



## Earth Science Engineering, P.C.

• Civil • Geotechnical • Environmental • Zebra Mussel Controls •

March 29, 2004

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

Re: Funding Application  
Black Ash Pond Environmental Restoration Project  
Willsboro, NY

Ladies and Gentlemen:

It is our pleasure, on behalf of the Town of Willsboro, to deliver this application to you. **As** you know, cost-effective investigation, restoration and reuse of Brownfield sites begins with experienced foresight and planning. The key to efficacious Brownfield investigation and remediation is a simple approach with close communication between the Town, the Engineer and the NYSDEC. Our past experience, local presence, and effective communication with the NYSDEC and the public will facilitate the resolution of issues resulting in no loss of integrity for the project, but save time and money.

The team we have assembled for this project understands these issues. These people were chosen based not only on their relevant technical experience, but their insight into the regulatory and administrative framework of the Brownfields program that will produce a successful project. Our team includes personnel that have managed numerous hazardous waste site investigation/remediation projects as well as recent Brownfields and Voluntary Cleanup Projects. Our experience with the Brownfields program and relationship with regional and central office NYSDEC staff will significantly benefit this project, the environment, and the citizens of the Town of Willsboro.

As you have seen, the Brownfields process does not have to be lengthy and expensive. By proactively implementing a focused approach, significant savings can be achieved while maintaining a high quality project. Through the use of preliminary scoping, interim submittals, proactive community outreach activities, and informal NYSDEC reviews, we can maintain an expedited schedule to allow a prompt and cost effective project. To that end, we hope to have your answer regarding the enclosed by mid-May. If warranted, we would like to begin remediation (e.g., streambank restoration) this summer.



Thank you for this opportunity to improve the environment and the quality of life for the Town of Willsboro. We look forward to working with you.

Sincerely,

A handwritten signature in black ink, reading 'Douglas R. Ferris', written in a cursive style.

*Earth Science Engineering, P.C.*  
Douglas R. Ferris, P.E.

Enclosure

cc. Mr. Victor J. Putman, Essex County Planning Office  
NYSDEC Region 5 Ray Brook Office  
Mr. Marc Usher, USDA w/o encl.  
Town of Willsboro Board Members w/o encl



**TOWN OF WILLSBORO  
BLACK ASH POND  
ENVIRONMENTAL RESTORATION PROJECT  
FUNDING APPLICATION**

- Civil
- Geotechnical
- Environmental
- Zebra Mussel Controls

Earth Science Engineering, P.C.  
24 South Main Street  
P.O. Box 226  
Willsboro, NY 12996

**TOWN OF WILLSBORO  
BLACK ASH POND  
ENVIRONMENTAL RESTORATION PROJECT  
FUNDING APPLICATION**

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**Prepared for:**

**Town of Willsboro  
P.O. Box 370  
Willsboro, NY 12996**

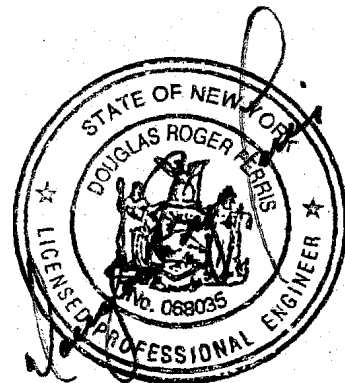
**Prepared By:**

**Victor J. Putman  
Essex County Department of Community Development and Planning  
P.O. Box 217  
Elizabethtown, NY 12932**

**and**

**Earth Science Engineering, P.C.  
P.O. Box 226  
Willsboro, NY 12996**

**March 24, 2004**



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**Douglas R Ferris, P.E.**

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## NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

**ENVIRONMENTAL RESTORATION PROGRAM (ERP) APPLICATION**  
**1996 CLEAN WATER/CLEAN AIR BOND ACT**  
**ECL ARTICLE 56 - 6NYCRR 375-4**

1/9/03

Applicant Information			
NAME OF MUNICIPALITY <b>Town of Willsboro</b>			
NAME OF INDIVIDUAL AUTHORIZED TO SIGN APPLICATION <b>Robert A. Ashline</b>			
TITLE OF AUTHORIZED INDIVIDUAL <b>Supervisor</b>			
ADDRESS P. O. <b>Box 370</b>			
CITY/TOWN <b>Willsboro</b>		ZIP CODE <b>12996</b>	
PHONE <b>518-963-8668</b>	FAX <b>518-963-7488</b>	E-MAIL <b>supervisor@willsborony.ny.com</b>	
NAME OF COMMUNITY BASED ORGANIZATION (IF APPLICABLE)			
COMMUNITY BASED ORGANIZATION'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Site Information			
SITE NAME <b>Willsboro Black Ash Pond</b>			
SITE ADDRESS <b>School Street</b>			
CITY/TOWN <b>Willsboro</b>		ZIP CODE <b>12996</b>	
COUNTY <b>Essex</b>		SIZE (ACRES) <b>25.65</b>	
LATITUDE <b>44.3585EN</b>		LONGITUDE <b>73.4161EW</b>	
PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE AUSGS 7.5 MINUTE QUADMAP IN WHICH THE SITE IS LOCATED.			
1.	DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
2.	IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? IF YES, FILL IN CURRENT REGISTRY SITE NUMBER AND CLASSIFICATION.		
3.	REGISTRY SITE NUMBER: _____ CLASSIFICATION: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

### Applicant Eligibility Information

1. HAS THE APPLICANT GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF, HAZARDOUS WASTE OR PETROLEUM ON THE SITE?  YES  NO

2. HAS THE APPLICANT UNDERTAKEN, OR INTEND TO UNDERTAKE, ANY INDEMNIFICATION OBLIGATION RESPECTING A PARTY RESPONSIBLE UNDER LAW FOR THE REMEDIATION OF THE SITE?  YES  NO

3. HAS THE APPLICANT LEASED THE SITE TO ANOTHER PARTY THAT GENERATED, TRANSPORTED OR DISPOSED OF, OR THAT ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF HAZARDOUS WASTE OR PETROLEUM ON THE SITE? IF YES, CHECK ONE OF THE FOLLOWING  YES  NO

A. THE APPLICANT DID NOT KNOW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM.

B. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND DID NOT TAKE ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.

C. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND TOOK ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.

4. DOES THE APPLICANT CURRENTLY OWN THE SITE OR HAS IT OBTAINED TEMPORARY INCIDENTS OF OWNERSHIP FOR AN INVESTIGATION PURSUANT TO ECL 56-0508?  YES  NO

### Project Description

PLEASE ATTACH 1/ DESCRIPTION OF THE PROJECT WHICH INCLUDES 1) LOWING INFORMATION (REFER TO THE ENVIRONMENTAL RESTORATION PROGRAM PROCEDURES HANDBOOK) 2) DETAILED INSTRUCTION(S)

#### PURPOSE AND SCOPE OF THE PROJECT:

CURRENT AND PROPOSED FUTURE USE OF THE SITE (RESIDENTIAL, COMMERCIAL, INDUSTRIAL);

ESTIMATED PROJECT COST (INCLUDE ANY RESPONSIBLE PARTY COST RECOVERY PAYMENTS RECEIVED OR ANTICIPATED, AS WELL AS ANY OTHER ACTUAL OR POTENTIAL FUNDING SOURCES FOR THE PROJECT);

HOW THE PROJECT WOULD SATISFY THE CRITERIA OF ECL 56-0505; AND

ESTIMATED PROJECT SCHEDULE (FIELDWORK MUST BEGIN WITHIN 12 MONTHS OF THE APPLICATION APPROVAL DATE)

### Site's Environmental History

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING

1. ENVIRONMENTAL DATA  
A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.

2. OWNERS  
A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE").

3. OPERATORS  
A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE").

GPR - Ground Penetrating Radar

**Contaminant Information**

Petroleum					
Chlorinated Solvents					
Other VOCs					
svocs					
Metals	Zinc, Arsenic, Selenium			zinc	
Pesticides					
PCBs					
Other*					

\*PLEASE DESCRIBE: See attached NYS DOH - Test results, 2/17/89

**Project Information (Complete for Remediation Projects Only)**

1. HAS THE DEC ISSUED A RECORD OF DECISION FOR THE SITE UNDER THE ERP?  YES  NO

2. HAS GROUNDWATER OR A SURFACE WATER BODY BEEN CONTAMINATED ABOVE STANDARDS?  YES  NO  
 IF YES, CHECK ALL THAT APPLY: TBD

B. A CLASS A OR AA SURFACE WATER BODY OR A PRIMARY OR PRINCIPAL AQUIFER HAS BEEN CONTAMINATED WITHOUT AFFECTING AN EXISTING WATER SUPPLY.

C. GROUNDWATER HAS BEEN CONTAMINATED ABOVE STANDARDS OR A SURFACE WATER HAS BEEN IMPACTED.

3. HAVE ENDANGERED, THREATENED OR RARE SPECIES, STATE PROTECTED STREAMS, OR STATE REGULATED WETLANDS BEEN IMPACTED BY RELEASES FROM THE SITE?  YES  NO

4. ARE CONTAMINANTS PRESENT IN SOILS/WASTE AT LEVELS THAT EXCEED DEC DMSION OF ENVIRONMENTAL REMEDIATION GUIDANCE VALUES?  YES  NO

5. IS THE SITE LOCATED IN A DESIGNATED EMPIRE ZONE?  YES  NO

6. IS THE SITE LOCATED IN A DESIGNATED DEN-ZONE PURSUANT TO TL § 21(B)(6)?  YES  NO

7. HAS ALL OR PART OF THE SITE BEEN IDLE OR ABANDONED FOR MORE THAN ONE YEAR?  YES  NO

7. HAS THE APPLICANT SIGNED AN AGREEMENT WITH A PRIVATE PARTY TO REUSE THE SITE ONCE IT IS RESTORED?  YES  NO

8. HAS THE APPLICANT COMMITTED TO A NEW PUBLIC OR RECREATIONAL USE?  YES  NO

9. HAS THE APPLICANT COMPLIED WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA) REGARDING THIS ACTION? IF YES, INCLUDE THE DETERMINATION (NEGATIVE DECLARATION OR FINDINGS STATEMENT) IN THE ATTACHED PROJECT DESCRIPTION AND IDENTIFY ALL INVOLVED AGENCIES IN THE COORDINATED REVIEW.  YES  NO N/A for Site Investigation Phase

10. IS THE APPLICANT AWARE OF OTHER FUNDING SOURCES FOR REMEDIATING THE SITE? IF YES, PROVIDE SOURCES(S) AND DOLLAR AMOUNT IN THE ATTACHED PROJECT DESCRIPTION.  YES  NO TBD

**Municipality Certification**

The undersigned on behalf of the applicant does hereby certify that:

All statements made for the purpose of obtaining State assistance for the proposed project either are set out in full in this application, or are set out in full in exhibits attached to this application and incorporated by this reference; and

The individual whose signature appears hereon is authorized to sign this application for the municipality.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

Signature of Individual Authorized to Sign the Application

3-24-04  
Date

**Community Based Organization Certification (if applicable)**

The undersigned on behalf of the Community Based Organization acting in partnership with the municipality does hereby certify that:

The Community Based Organization is a not-for-profit corporation, exempt from taxation under section 501(c)(3) of the internal revenue code whose stated mission is promoting reuse of brownfield sites within a specified geographic area in which the Community Based Organization is located, which has 25% or more of its board of directors residing in the community in such area;

The Community Based Organization represents a community with a demonstrated financial need;

Not more than 25% of the members, officers or directors of the Community Based Organization are or were employed by or receiving compensation from any person responsible for a site under title 13 or title 14 of article 27 of the Environmental Conservation Law, article 12 of the navigation law or under applicable principles of statutory or common law liability; and

The individual whose signature appears hereon is authorized to sign this application for the Community Based Organization.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

Signature of Individual Authorized to Sign for the Community Based Organization

Date

**SUBMITTAL INFORMATION:**

Four (4) complete copies, one with original signatures, are required.

- Three (3) of the copies, one with original signatures, must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

- One (1) copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices:  
<http://www.dec.state.ny.us/website/der/index.html>

**FOR DEPARTMENT USE ONLY:**

ERP SITE NO: \_\_\_\_\_ ERP SITE T&A CODE: \_\_\_\_\_ PROJECT MANAGER \_\_\_\_\_

TOWN OF WILLSBORO
MARCH 18,2004

Resolution 3.18.04- 2

Resolution to submit application to: New York State Department of Environmental Conservation (NYS-DEC) 1996 Clean Water/ Clean Air Bond Act Environmental Restoration Projects- Title 5

This resolution authorizes items 1through 4 listed below pursuant to the Clean Water/Clean Air Bond Act of 1996

WHEREAS, the Town of Willsboro herein called the "Municipality" after thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work, as described in its application and attachments, herein called the "Project" is desirable, is in the public interest, and is required in order to implement said Project, and

WHEREAS, Article 56 of the Environmental Conservation Law authorizes State assistance to municipalities for environmental restoration projects by means of a contract and the Municipality deems it to be in the public interest and benefit under this law to enter into contract therewith;

THEREFORE BE IT RESOLVED,

- 1) That the Jown of Willsboro designates Robert A. Ashline, Jown Supervisor as the representative authorized to act in behalf of the Municipality in ail matters related to state assistance under ECL Article 56, Title 5. The representative is also authorized to make application , execute the State Assistance Contract, submit Project documentation and otherwise act for the Municipality's governing body in all matters related to the project and to State Assistance.
2) That the Municipality agrees that it will fund its portion of the cost of the Project and that funds will be available to initiate the Projects field work within twelve (12) months of written approval of its application by the Department of Environmental Conservation.
3) That one (1) certified copy of this Authorization be prepared and sent to the Albany office of the NYS Department of Environmental Conservation together with application for State Assistance.
4) That this Authorization shall take effect immediately.

This resolution was offered by Nancy Huestis, who moved its adoption. This resolution was duly seconded by Spencer Stafford and adopted by roll call vote.

Charles Lustig Aye X NO
Spencer Stafford Aye X No
Nancy Huestis Aye X NO
Darren Oarrah Aye X NO
Robert Ashline Aye X NO

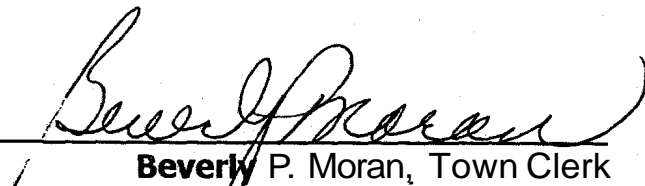
**TOWN OF WILLSBORO**  
Official Certification of Resolution

I do hereby certify that the attached Resolution (**3.18.04-2**) is a true and exact copy of the resolution adopted by the Willsboro Town Board at a specially convened meeting on March **18,2004**.

Said resolution has been recorded in my office in the book of resolutions

In witness thereof, I have hereunto set my hand this, **22<sup>nd</sup>** day of March, **2004**.

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**Beverly P. Moran, Town Clerk**  
**Town of Willsboro**

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## **SECTION 3.0**

### **TOWN OF WILLSBORO BLACK ASH POND ENVIRONMENTAL RESTORATION PROJECT**

#### **PROJECT DESCRIPTION**

##### **3.1 Purpose and Scope**

The proposed project includes the site investigation of a 25± acre parcel of land owned by the Town of Willsboro (hereinafter "Town") adjacent to the Boquet River, a designated Wild Scenic and Recreational River. The property was acquired by the Town on December 20, 1966, from Georgia-Pacific Corporation (GPC) at a time when GPC was liquidating real property assets in the community. The project area includes a ~~pulp mill waste deposition lagoon constructed along the Boquet River, consisting of a~~ large dike and decantation basin. Residual black ash was deposited to a depth of up to 15 A in the basin over a large area of the property. A 2400 linear-ft containment dike constructed along the riverbank perimeter is extremely unstable, allowing black ash, sand and dike construction material to discharge into the river.

The scope of the project incorporates the full investigation of the black ash pond and characterization of the waste onsite as well as the extent of related offsite environmental degradation present. Development of a Remedial Alternatives Report will be included. Site remediation is anticipated to include, as a minimum, the containment of the black ash material and stabilization of 2400± linear feet of the riverbank impacted by the black ash pond dike.

##### **3.2 Environmental History**

The project site was used as a deposition area for spent black liquor used in the making of paper pulp. The Champlain Fibre Company later known as the Willsboro Pulp Mill and most recently owned by GPC operated a pulp mill on the opposite side of the Boquet River from the black ash location from 1884 to 1965. The black liquor was a combination of soda ash, chemical lime, wood fiber and soft coal. The black ash is the residue of spent black liquor combustion dumped in a basin area approximately 900 ft long and 400 A wide. Surface samples of the black ash earlier (c. 1988) analyzed by the New York State Department of Health characterized the black ash as 98 percent carbon and small quantities of lime. However, in 2003 additional scrutiny of the black ash revealed the ash may contain metals exceeding the New York State Department of Environmental Conservation (NYSDEC) TAGM 4046 guidelines.

The deposition lagoons were formed by constructing a crescent shaped, 12 to 15-foot-high dike along the course of the riverbank. Concrete pavement is still evident on portions of the dike that has not eroded into the Boquet River indicating the use of the berm as a wheeled vehicle access. **As** noted in the photographs in Exhibit **A**, a large pipe protrudes through the remainder of the structure and outfalls into the river. The pipe documents the extent of dike erosion that has occurred. Construction material for the dike appears to have been onsite material from the riverbank, black ash, logs, bricks and other available materials. Black ash layers can be seen along the face of the dike and a black cloudy discharge into the Boquet River is evidence of offsite migration (see photographs in Exhibit **A**).

The recent testing of black ash material on adjacent properties indicating heavy metal contamination, combined with the fact that NYSDEC permits the Town to dump black ash into the Boquet River to facilitate the reduction of ice jams, has caused NYSDEC to desire a more comprehensive evaluation of the black ash pond and related pulp mill waste deposits.

### 3.3 Current and Proposed Future Use

The Boquet River is a major component of a NYSDEC salmonid restoration program in Lake Champlain and contains a fish ladder immediately upstream of the project site. The Willsboro Black Ash Pond Property contains a public access site for fishermen that routinely traverse the black ash pond and riverbanks (see Exhibit **A**) to access this extremely important recreational resource. The site includes access to a large crib structure and fishing platform adjacent to a large pool at the base of a large dam where migrating salmon congregate. In addition, the meandering bend of the river and islands provide excellent wading and shore fishing opportunities. Unfortunately, a large portion of the riverbank is inaccessible due to severe erosion with steep slopes and dike instability. The erosion has also contributed to sedimentation within the river to the mouth of the Boquet River, more than a mile downstream. A small boat launch is also located on the property near the downstream portion of the site. The property is situated adjacent to tax map lot number 45.001 which is occupied by the Town's secondary wastewater treatment plant. The treatment plant discharge pipe is located on tax map lot 20.1 following the route of the existing access road to a surface discharge site between the boat launch and the eastern limits of the black ash pond. The Town intends to improve this property for a tertiary-wastewater treatment system.

Moreover, the Town is committed to utilizing the property as a public recreational resource incorporating fishermen, boater access and ecological education. Wastewater treatment system expansion and storage of equipment and supplies relating to public utility functions are also contemplated.

## ESTIMATED PROJECT COST

Project : TOWN OF WILLSBORO - BLACK ASH POND Date: 03/24/04  
 Project Description: SITE INVESTIGATION & REMEDIAL ALTERNATIVES REPOF Engineering Firm: ESE  
 Client : TOWN OF WILLSBORO Project Number: P-01-002I  
 Client Contact: TBD Project Manager: Douglas R Ferris, P.E.

<u>Title</u>	<u>Avg Hourly Direct Salary (\$/hour)</u>		<u>Cost</u>
A. President/Managing Engineer	\$35.00	132 =	\$4,620.00
	\$0 00	0 =	\$0.00
B. Senior Project Engineer/Hydrogeologist	\$30 00	236 =	\$7,080.00
	\$0 00	0 =	\$0.00
C. Project Engineer	\$25 00	250 =	\$6,250.00
	\$0 00	0 =	\$0 00
D. Engineer/Environmental Technician	\$22.00	36 =	\$792.00
	\$0.00	0 =	\$0.00
E. Assistant Engineer	\$18.00	56 =	\$1,008.00
	\$0.00	0 =	16000
F. Environmental Scientist	\$25.00	56 =	\$1,400.00
	\$0.00	0 =	\$0.00
G. CADD Operator/Draftsman	\$16.00	56 =	\$896.00
	\$0.00	0 =	\$0.00
H. Technical Typist	\$12.00	38 =	\$456.00

**I. Total Personnel Billings:** **\$22,502.00**

**II. Multiplier 2.750** **\$61,880.50**

**III. Estimate of Direct Expenses**

A Travel by Auto	0 miles @	\$037 =	\$0.00
B Reproduction (Xerox)	3000 Pages @	\$0.05 =	\$150.00
C Reproduction (Prints)	50 Pages @	\$1.00 =	\$50.00
D Cadd Time	Days @	\$125.00 =	\$0.00
E PID Rental	5 Days @	\$100.00 =	\$500.00
Subtotal			\$700.00

F Services by Others (SBOs)			
1. Laboratory Analyses			\$26,250.00
2. Drilling/Subsurface Borings/Well Installation			\$11,050.00
3 Test Trench Excavation			\$2,770.00
4. Survey and Base Mapping			\$6,000.00

Subtotal \$46,070.00

**Total Estimate of Direct Expenses & SBOs** **\$46,770.00**

**III. Total Cost (I. + II.)** **\$108,651**

## ESTIMATED PROJECT COST

**Project :** TOWN OF WILLSBORO - BLACK ASH POND  
**Project Description :** SITE INVESTIGATION & REMEDIAL ALTERNATIVES REPORT  
**Client :** TOWN OF WILLSBORO  
**Client Contact :** TBD

**Date:** 03/24/04  
**Engineering Firm:** ESE  
**Project Number:** P-01-0021  
**Project Manager:** Douglas R. Ferris, P.E.

### Man-hours

Task	Man-hours										Sen. Proj. Eng./ Hyd.	Pres. Man. Eng.	Direct Costs	SBO	Totals			
	Tech. Typis	CADE Draft	Env. Scient.	Asst. Engr.	Eng.	Proj. Eng.	Eng.	Eng.	Eng.	Eng.								
1. Project Scoping and Workplan Preparation	8	8								24		20	8			\$4,686.00		
2. Site Investigations, IRM, and Reporting																		
a. Subcontractor Procurement and Admin.	6									20		20	8			\$3,993.00		
b. Prelim. Reconnaissance, Research, and Survey										8		8	8		\$6,000.00	\$7,980.00		
c. Prelim. Subsurface Investigations					16					40		4	4	\$200.00	\$9,970.00	\$14,427.00		
d. Subsurface Borings/Groundwater Investigations					16					52		4	4	\$300.00	\$18,250.00	\$23,632.00		
e. River Sediment and Seep Investigations					16					18		4	4		\$11,850.00	\$14,594.50		
f. Prep./Implement IRM (to be determined)																\$0.00		
g. Phase 2 Site Investigations (to be determined)										8		48	8			\$5,280.00		
h. Qualitative Health Risk Assessment										8		48	8			\$5,280.00		
i. Data Usability and SI Reporting	12	32	34		8					40		60	16	\$100.00		\$13,877.50		
3. Remedial Alternative Evaluation and Report	12	16	22					36		24		48	24	\$100.00		\$12,810.50		
4. Administration and Meetings										16		20	48			\$7,370.00		
<b>Totals</b>	<b>38</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>250</b>	<b>0</b>	<b>236</b>	<b>0</b>	<b>132</b>	<b>\$700.00</b>	<b>\$46,070.00</b>	<b>\$108,651</b>

## CALCULATION OF COSTS FOR SERVICES-BY-OTHERS(SBOs)

<u>TASK</u>	<u>COST</u>
<b>1. Field Survey and Base Mapping (incl. boundaries)</b>	<b><u>\$6,000</u></b>
<b>2. Test Pit/Trench Excavations</b>	<b><u>total \$2,770</u></b>
a. Mob/Demob	\$ 250
b. Test Pit Excavation   4 days x 9 hrs x \$70/hr.	\$2,520
<b>3. Subsurface Drilling via Geoprobe</b>	<b><u>total \$3,800</u></b>
a. Mob/Demob	\$ 500
b. Geoprobe Drilling    2 days x \$1,650/day	\$3,300
<b>4. Monitoring Well Drilling and Well Installation</b>	<b><u>total \$7,250</u></b>
a. Mob/Demob	\$ 350
b. Split Spoon Drilling   5 loc. x 25 l.f. x \$4/spoon	\$ 500
c. HSA	5 loc. x 23 l.f. x \$16/ft.   \$1,840
d. Well Screen	5 loc. x 10l.f. x \$14/ft.   \$ 700
e. Well Riser	80 l.f. x \$13/ft.           \$1,040
f. NX-Core	20 l.f. x                   \$1,100
g. Protective Casing	5 wells x \$120/ea.       \$ 600
h. Drums	6 drums x \$60/ea.       \$ 360
i. Steam Generator	5 days x \$70/day         \$ 350
j. Decon Pad	\$ 110
k. Moving bet. Wells	\$ 300
<b>5. Analytical Services</b>	<b><u>total \$21,600</u></b>
a. Test Trench Soil Samples	10 samples x \$635*   \$7,200
b. Boring Soil Samples	5 samples x \$635*   \$3,600
c. Groundwater Samples	5 samples x \$635*   \$3,600
d. Sediment/Seep Samples	10 samples x \$635*   \$7,200

Note: \* Includes costs for matrix spike/matrix spike (MS/MSD) duplicate samples

**ESTIMATED PRELIMINARY PROJECT SCHEDULE  
TOWN OF WILLSBORO - BLACK ASH POND  
BROWNFIELDS SITE INVESTIGATION/REMEDIAL ALTERNATIVE REPORT (SI/RAR)**

Tasks	Duration	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19	Week 20	Week 21	Week 22	Week 23	Week 24	Week 25	
<b>SITE INVESTIGATIONS</b>																											
1. Project Scoping and Workplan Preparation	3-weeks	█	█	█																							
2. NYSDEC Workplan Review	3-weeks				█	█	█																				
3. Subcontract Procurement	2-weeks					█	█																				
4. Survey and Preliminary Site Recon/Research	2-weeks							█	█																		
5. Preliminary Subsurface Investigations	1-week									█																	
4. Test Borings and Groundwater Investigations	2-weeks										█	█															
5. River Sediment and Waste Leachate Investigations	1-week												█														
6. Qual. Human Health Risk Assessment	1-week													█													
7. Data Usability Review and Site Investigation Report	4-weeks												█	█	█	█											
8. Meeting w/ Town & DEC; NYSDEC SI Report Review	2-weeks																█	█									
<b>REMEDIAL ALTERNATIVE DEVELOPMENT/REPORT</b>																											
1. Identify Remedial Action Objectives and Alternatives; ARAR Identification	2-weeks													█	█												
2. Initial Screening Alternatives; Determine Need for Additional Investigations	2-weeks															█	█										
3. Detailed Analysis of Alternatives	3-weeks																	█	█	█							
4. Recommendation of Remedy and Remedial Alternatives Report	2-weeks																			█	█						
5. NYSDEC SI/RAR Report Review	4-weeks																					█	█	█	█		
6. Public Meeting	1-week																										█

NOTE Overall timeframe will be adjusted for NYSDEC review and comment for Project Deliverables; Schedule does not incorporate time for IRM(s) or Phase 2 Site Investigations that may be needed

### 3.6 Compliance with ECL 56-0505

The proposed project complies with ECL56-0505 as follows:

- 1) There is an unquestionable benefit to the environment by the proposed project. If the black ash is determined to contain heavy metals, the annual erosion of the black ash into the Boquet River and sedimentation thereof downstream, would be arrested. Moreover, the practice of using the black ash to thaw ice in the spring of each year would be terminated. The absence of this metal surcharging in the environment would have a positive impact on the ecosystem.
- 2) The economic benefit to New York State is that if there is an environmental problem, if left unchecked, the problem could result in long-term damage to the environment or public health ultimately leading to lawsuits costing New York State potentially untold amounts of money for litigation and restitution.

---

- 3) The potential opportunity for public recreation is to ensure that fisherman and boaters will continue prime access to a choice launching site and fishing spots for salmon. Improved access would benefit the environment, residents and area anglers.
- 4) At this time there are no other funding sources available for site investigation and to determine if remediation is warranted.

### 3.7 Other Funding Sources

As stated above, funding sources are not available for the Site Investigation and Remedial Alternatives Report. However, funding has been and is being pursued for the redevelopment and/or remediation side of the project depending on the outcome of the Site Investigation and Remedial Alternatives Report.

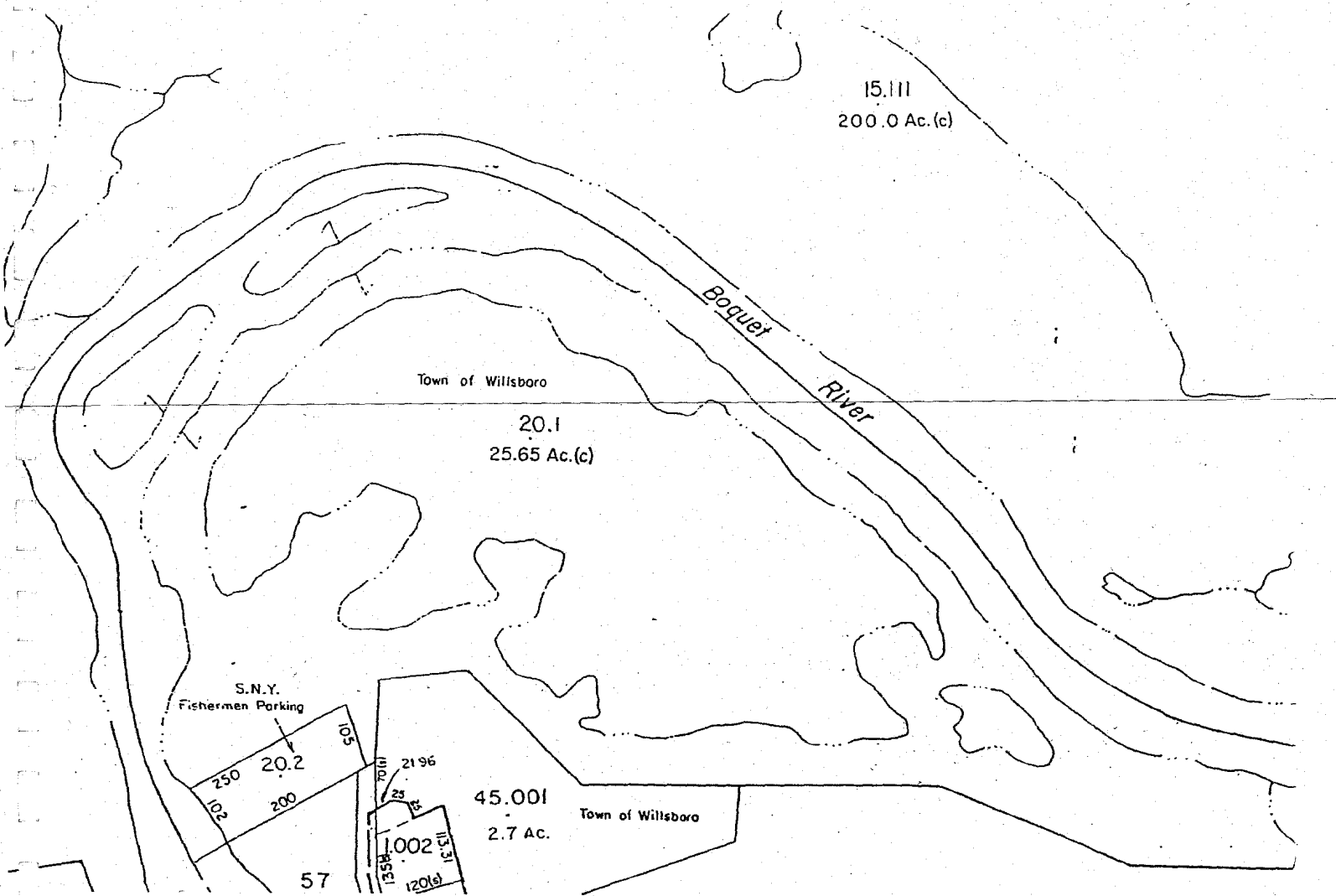
SITE LOCATION MAP



Name: WILLSBORO  
Date: 3/15/104  
Scale: 1 inch equals 1333 feet

Location: 044° 21' 34.7" N 073° 22' 58.3" W  
Caption: Town of Willsboro  
Blash Ash Pond  
Environmental Restoration Project

TAX MAP



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**EARTH SCIENCE ENGINEERING, P.C.**

24 S. Main Street, Willsboro, New York 12996  
Tel: (518) 963-8133 Fax: (518) 963-7490

Town of Willsboro      Tax Map  
Black Ash Pond      # 31.09-20.1  
Environmental Restoration Project 25.65 Acres

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## SECTION 5.0

### **ENVIRONMENTAL HISTORY AND EXISTING DATA**

The subject property has been owned by the Town since December 20, 1966, the property was sold to the Town by the Georgia-Pacific Corporation (GPC), who had acquired the pulp mill in July **1965**. Prior to GPC, the property had been owned and operated by Champlain Mills Properties, Inc. after acquisition from the Willsboro Realty Co. on June **8**, 1962. The **mill** had been operated by the New York and Pennsylvania Co. from December 31, 1945 until December 17, 1952 prior to selling to the Willsboro Realty Co. Prior to 1945 the property had been operated by the Lockhaven and Willsboro Company. The **mill** began operation in the 1880's.

The pulp mill was unique in that it was one of the few mills that utilized a soda ash process for **pulp** manufacturing. The pulp was typically used for newsprint and periodical stock. Chlorine was used for bleaching to whiten the product. Chemicals were recycled and recovered, Wastes from the plant were originally discharged into the Boquet River. Eventually chemical waste lagoons and outfall structures were constructed and sedimentation in the lagoons captured much of the waste. The subject property provided the resulting lagoon.

We have included copies of correspondence and reports related to the environmental history and available data for the project in Exhibit B.

<u>Approximate Dates Of Ownership</u>	<u>Property Owner</u>	<u>Property Usage</u>
1965 to Present	Town of Willsboro	Fallow, Waste Water Treatment Plant
1965 to <b>1966</b>	Georgia-Pacific Corporation	Pulp Mill, Fallow
1962 to 1965	Champlain Mills Properties, Inc.	Pulp Mill
1952 to 1962	Willsboro Realty Co., Inc.	Pulp Mill
1945 to 1952	New York & Pennsylvania <i>Co.</i>	Pulp Mill
? to 1945	Lockhaven & Willsboro Co.	Pulp Mill

**SECTION 6.0**

**Certification of Ownership**

I David Scaglione, being an attorney duly admitted to the practice of law in the State of New York, affirm under the penalties of perjury the following:

1. That I **am** the attorney for the Town of Willsboro, the Municipality which is the applicant for State Assistance pursuant to Title 5 of Article 56 of the Environmental Conservation Law to undertake an Environmental Restoration Project known as the Town of Willsboro Black Ash Pond Environmental Restoration Project;

2. That the Property located at School Street, Willsboro, New York **12996**, Essex County, the subject of the Project and is more particularly described **as** the 25 +/- acre parcel **owned by the Town of Willsboro** intended to be used for recreational purposes and other community benefits;

3. That I hereby certify to the Commissioner of Environmental Conservation that **I** have examined or caused to be examined the title to the Property, and that **I** have approved the same, and that as of the date of this affirmation a good and marketable title thereto in fee **is** vested in and may be conveyed by the Town of Willsboro.

4. That annexed hereto within Exhibit **C** **is** a certified copy of the deed whereby such title to the Property **was** conveyed to the Town of Willsboro, and that **I** hereby certify to the Commissioner of Environmental Conservation that the property title, conveyed by said deed, **is** identified to the Property which is the subject of the Project; **and,**

5. That I make this affirmation to be attached as an exhibit and incorporated by reference into such application.

Dated: David D. Scaglione, 20 3-25-04

(attorney signature)

David D. Scaglione, Esq.

Manning & Scaglione

13 Lake Shore Road

P.O. Box 309

Willsboro, NY 12996

**SECTION 7.0**

**PROJECT INFORMATION**

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**SECTION 8.0**

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**SEQRA COMPLIANCE**

LEFT BLANK INTENTIONALLY

**SECTION 9.0**

**REGISTRATION OF STORAGE TANKS**

The Willsboro Black Ash Pond is not known to contain any underground storage tanks (UST). The site investigation protocol will incorporate the use of intrusive sampling via machine excavation, hollow stem auger drilling and Geoprobe® penetration to determine if any USTs exist. If USTs are discovered, the Town will address this condition in the SI/RAR submission to NYSDEC.

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**EXHIBIT A**

**SITE PHOTOGRAPHS**



Willsboro Black Ash Site

View to the East, Overlooking Salmon  
Pool. Note: Crib Structure and  
Streambank

Crib Structure and Boquet River Falls

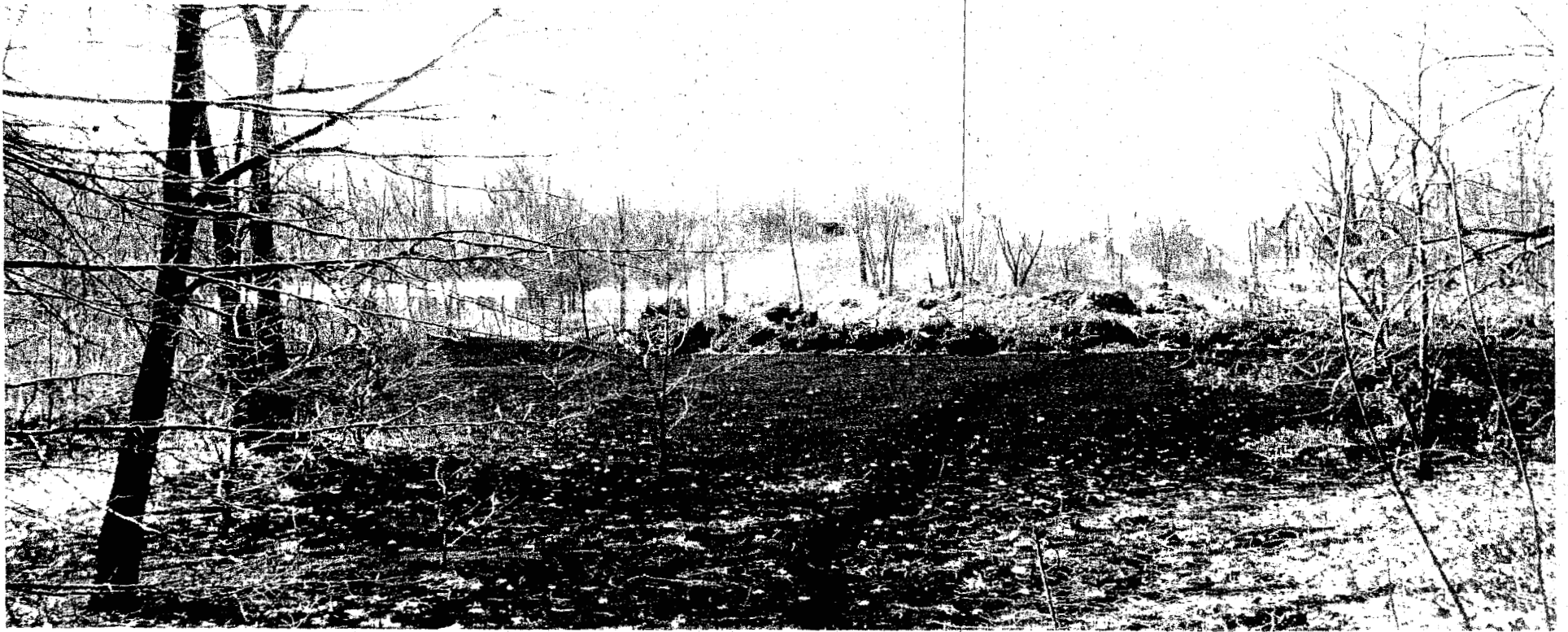




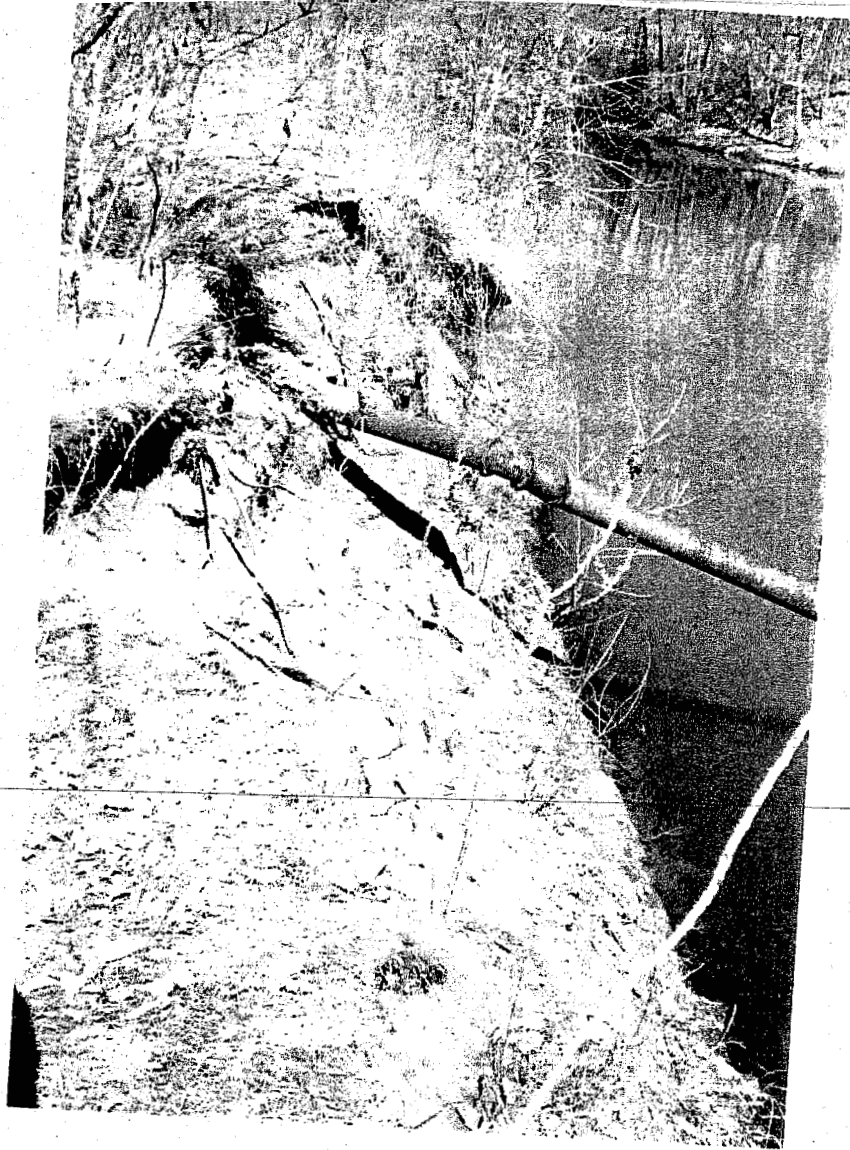
↑  
Willsboro Black Ash Site  
Streambank View Upstream from  
Boat Launch

Stream Bank - Dike View to East  
Downstream





Willsboro Black Ash Site  
View to South. Note: Sewage  
Treatment Plant - Left of Center and  
Pedestrian Trail Over Black Ash Area



Willsboro Black Ash Site  
View Upstream-West. Note  
← Decant/Discharge Pipe and  
Extension of Erosion

Willsboro Black Ash Site  
Top of Dike - Streambank Viewed  
West-Upstream. Note Black  
Discharge at Base of Slope





View to South Near Streambank



Willsboro Black Ash Site  
View to North. Note Vegetation  
Test Plot in Foreground





**Black Ash Pond and Sludge Lagoon**



**Sludge Lagoon**



**Eastern limit of parcel, eroded streambanks**



**Black Ash Pond, looking north**



**Black Ash Pond, looking west**



**Black Ash Pond and Sludge Lagoon, looking west**



**Town Waste Water Treatment Plant with Black Ash Pond in foreground**



**Former Pulp Mill**

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**EXHIBIT B**

**EXISTING DATA**



## Earth Science Engineering, P.C.

• Civil • Geotechnical • Environmental • Zebra Mussel Controls •

December 1, 2003

The Nature Conservancy of New York  
415 River Street  
Troy, NY 12180

Attn: Ms. Shauna DeSantis  
New York State Attorney

Re: Former Pulp Mill Property  
Willsboro, NY

Dear Ms. DeSantis:

On Friday, November 21, 2003, a random background soil sample for Arsenic and Selenium was obtained from a representative residence within the Hamlet of Willsboro. The residence purportedly was located downwind of the former pulp mill operation and the site had received little to no alteration due to imported fill, fertilizer, pesticides and/or herbicides. The soil was sampled by Douglas R. Ferris, P.E. and sent to Life Science Laboratories of East Syracuse, NY (chain of custody log and laboratory results attached). The results indicate **1.8 mg/kg** for Arsenic and less than **1 mg/kg** for Selenium. Based on this limited sampling of both the black ash (see November 4, 2003 report) and the representative residence, it appears the levels of Arsenic and Selenium are higher within the black ash soil matrix than background soils within the Town of Willsboro.

Therefore, the Adirondack Nature Conservancy should reconsider the Phase 1 Environmental Site Assessment (June 6, 2003) recommendation regarding the acquisition of the property excluding areas containing black ash. Conversely, the Nature Conservancy, with its network and knowledge of prevailing and proposed regulations within the State of New York, might be able to assess the true liability of purchasing property containing black ash since the goal of the Nature Conservancy is not to redevelop, but to preserve the land, and whereas the black ash within the proposed acquisition appears to be encapsulated beneath humus and topsoil.



Please contact us if you have any questions or if we can be of further service. Thank you.

Sincerely,

*Earth Science Engineering, P.C*  
Douglas R. Ferris, P.E.

DRF/meo

Enc.

---

cc: **Mr. Robert A. Ashline**, Town of Willsboro  
**Mr. Edward P. Hatch**, Covered Bridge Realty  
**Mr. Russell L. Huyck**, NYSDEC  
**Mr. John T. Manning**, Attorney at Law  
**Mr. Chris Maron**, Adirondack Nature Conservancy  
**Mr. Peter S. Paine Jr.**, Adirondack Nature Conservancy  
**Mr. Daniel M. Ruzow**, Whiteman, Osterman, & Hanna



# Laboratory Analysis Report For Earth Science Engineering

LSL Project ID: 0318676

Phone: (518) 963-8133

FAX: (518) 963-7490

Dale Ferris  
Earth Science Engineering  
24 South Main Street  
Willsboro, NY 12996

A copy of this report was sent to;

Sample ID: 23 Point Rd. Res.

LSL Sample ID: 0318676401

Location:

Receive Date/Time: 11/24/03 8:06

Sampled 11/21/03 1:30

Project Rec'd by: GS

Sampled By: DR

Matrix: SHW as Recd

Analytical Method	Analyte	Result	Units	Prep Date	Analysis Date & Time	Analyst Initials
(1) EPA 6010 Total Metals	Arsenic	1.8	mg/kg	11/24/03	11/24/03	PEF
	Selenium	<1	mg/kg	11/24/03	11/24/03	PEF

## Life Science Laboratories, Inc.

LSL Central Lab  
5854 Butternut Drive  
East Syracuse, NY 13057  
Tel. (315) 445-1105  
Fax (315) 445-1301  
NYS DOH ELAP #10248

LSL North Lab  
131 St. Lawrence Avenue  
Waddington, NY 13694  
Tel. (315) 388-4476  
Fax (315) 388-4061  
NYS DOH ELAP #10900

LSL Finger Lakes Lab  
16 N. Main St., PO Box 424  
Wayland, NY 14572  
Tel. (585) 728-3320  
Fax (585) 728-2711  
NYS DOH ELAP #11667

LSL Southern Tier Lab  
30 East Main St.  
Cuba, NY 14727  
Tel. (585) 968-2640  
Fax (585) 968-0906  
NYS DOH ELAP #10760

LSL Middlesex Lab  
5611 Water St.  
Middlesex, NY 14507  
Tel. (585) 554-5347  
Fax. (585) 554-6743  
NYS DOH ELAP #11369

Reviewed by

*Yvonne Watson QC*11/25/03  
Date

Life Science Laboratories, Inc. warrants, to the best of its knowledge and belief, the accuracy of the analytical test results contained in this report, but makes no other warranty, expressed or implied, especially no warranties of merchantability or fitness for a particular purpose. By the Client's acceptance and/or use of this report, the Client agrees that LSL is hereby released from any and all liabilities, claims, damages or causes of action affecting or which may affect the Client as regards to the results contained in this report. The Client further agrees that the only remedy available to the Client in the event of proven non-conformity with the above warranty shall be for LSL to re-perform the analytical test(s) at no charge to the Client. The data contained in this report are for the exclusive use of the Client to whom it is addressed, and the release of these data to any other party, or the use of the name, trademark or service mark of Life Science Laboratories, Inc. especially for the use of advertising to the general public, is strictly prohibited without express prior written consent of Life Science Laboratories, Inc. This report may only be reproduced in its entirety. No partial duplication is allowed. The Chain of Custody document submitted with these samples is considered by LSL to be an appendix of this report and may contain specific information that pertains to the samples included in this report. The analytical result(s) in this report are only representative of the sample(s) submitted for analysis. LSL makes no claim of a sample's representativeness, or integrity, if sampling was not performed by LSL personnel.

Analysis performed at NYSDOH ELAP Number: (1) 10248, (2) 10900, (3) 11667, (4) 30760, (5) 11369 Page 1 of 1

003/003

LSL

11/25/03 16:48 FAX 315 445 1301

0318676  
Invoiced Check

# Life Science Laboratories, Inc

## CHAIN OF CUSTODY RECORD

North Lab 131 St. Lawrence Ave Waddington, NY 13694  
 Central Lab 6854 Butternut Dr Ely, NY 13327  
 Finger Lakes Lab 16 N Main St, PO Box 424 Weyland, NY 14572  
 So Tier Lab 30 East Main St Middlesex, NY 14507  
 Mid 5811 Middlesex, NY 14507  
 P1# 315-445-1105 Fax# 315-445-1301  
 P1# 716-728-3320 Fax# 716-728-2711  
 P1# 585-988-2640 Fax# 585-988-0908  
 P1# 585-554-5347 Fax# 585-554-0743

**Report Address:** Dale Ferris  
 Earth Science Engineering  
 24 South Main Street  
 Lathrop, NY  
 Zip: 13996  
 Fax: 518-963-7990  
**Client Project ID/Client Site ID**  
 LSL Project Number:  
 Authorization or P.O. #  
 Date Needed or Special Instructions:  
 Normal  Pre-Authorized  14 Day  Next Day  3-Day  7-Day  
 \*Additional Charges may apply

Client's Sample Identifications	Sample Date	Sample Time	Type	Matrix	Added	Preserv #	Containers size/type	Analytes	Check	LSL ID#
88 Point Rd. Residence	11/21/03	11:30	Comp	Soil	-	1	500 ml	Arsenic, Selenium		001

**Sampled By:** D.R. Ferris  
**Received By:** M.E. O'H  
**Requisitioned By:** M.E. O'H  
**Shipment Method:** Received Intact: Y, N  
**Received for Lab By:** Y, N  
**Sample Temp**

All areas of this Chain of Custody Record MUST be filled out in order to process samples in a timely manner IN PEN ONLY

Doc



## Earth Science Engineering, P.C.

• Civil • Geotechnical • Environmental • Zebra Mussel Controls •

November 4, 2003

The Nature Conservancy of New York  
415 River Street  
Troy, NY 12180

Attn: Ms. Shauna DeSantis  
New York State Attorney

Re: Former Pulp Mill Property  
Willsboro, NY

---

On behalf of ~~Mr.~~ Jon Kaledin of the Adirondack Nature Conservancy (ANC), Earth Science Engineering, P.C. (ESE) was retained to conduct a Phase I Environmental Site Assessment (ESA) at the Former Pulp Mill Property located in the vicinity of the termini of Mill and School Streets in the Town of Willsboro, Essex County, NY. Upon the completion of the Phase I ESA, it was recommended a Phase II Investigation be performed.

Subsequently, a limited Phase II investigation was undertaken for the portion of the parcel south of the Bouquet River, as this property is being considered for transfer of ownership. The limited Phase II Investigation consisted of the field sampling and analytical laboratory testing of a soil sample obtained from the vicinity of an animal burrow discovered during the Phase I ESA. The animal burrow revealed that past practices of the Former Pulp Mill included wasting of black ash on other areas besides the Black Ash Pond. The soil sample was analyzed for RCRA metals, semi-volatile organic compounds (EPA 8270), polychlorinated biphenyl's (PCB's), dioxins and furans. The results of the analytical laboratory testing are included in Exhibit A.

The results indicate that analyzed compounds were typically non-detectable or below maximum contaminant level (MCL) values with the exception of arsenic and selenium. A personal conversation with Mr. Russell Huyck, P.E. of the New York State Department of Environmental Conservation (NYSDEC) regarding the results led to the consideration that the Town of Willsboro hamlet might have background soil values similar to the black ash. Thus, an additional random sampling of background values within the Hamlet of Willsboro was scheduled to be performed pursuant to a conversation with Mr. Peter S. Paine, Jr. of the ANC.



Should the background sampling confirm a higher value of arsenic and selenium typical for the area, the arsenic and selenium detected in the animal burrow sample can be regarded as *de minimis*. However, should the background sample show arsenic and selenium are not elevated, consideration should be given to the recommendations of the Phase I **ESA** whereby ANC would not obtain that portion of the property that may contain black ash contamination or possibly pursue deed restrictions for (i.e., public access, biking trails, etc.) those portions of the property containing black ash.

We will contact you as soon as the analytical test results are available. Please contact us if you have any questions or if we can be of further assistance. Thank you.

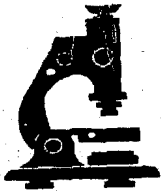
Sincerely,

*Earth Science Engineering, P.C.*  
Douglas R. Ferris, P.E.

DRF/meo

Enc.

cc: **Mr.** Robert A. Ashline, Town of Willsboro  
**Mr.** Edward P. Hatch, Covered Bridge Realty  
**Mr.** Russell L. Huyck, NYSDEC  
**Mr.** John T. Manning, Attorney at Law  
**Mr.** Chris Maron, Adirondack Nature Conservancy  
**Mr.** Peter S. Paine Jr., Adirondack Nature Conservancy  
**Mr.** Daniel M. Ruzow, Whiteman, Osterman, & Hanna



# Alchemy Environmental Laboratories, Inc.

3 15 New York Road  
Plattsburgh, NY 12903

(518) 563-1720

ELAP ID# 11531 Fax (518) 563-0052

USEPA ID# NY00949

NELAP Accredited Laboratory



## Analysis Report Revised

Report Generated On: Wed, Oct 08.03

Account Number: EA-8I33

Project ID:

Report ID: 036459-6459

For: Earth Science Engineering  
24 South Main St.  
Willsboro, NY 12996

FAX: 518-963-7490

Page 1 of 3

Lab ID#: S036459

Client's Reference: Former Pulp Mill Willsboro, NY

Collected: 26-Aug-03 1700 By: DA

Comments:

Received: 27-Aug-03 1115

Matrix: SO

Received By: NR

Sample Receipt: Sample received in acceptable condition

Analvte	Result	Units	MRL	Prep Date	Analysis Completed	Meth Ref	BL
Arsenic (Furnace)	18	mg/Kg	0.10		12-Sep-03	SW7060/206.2	LS/10248
Barium, Total	100	mg/Kg	0.0		12-Sep-03	EPA	LS 10248
Cadmium	<1	mg/Kg	0.05		12-Sep-03	6010/E200.7	LS 10248
Chromium	6.8	mg/Kg	0.10		12-Sep-03	6010/E200.7	LS 10248

### EPA 8270 Soil

1,2,4-Trichlorobenzene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
1,2-Dichlorobenzene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
1,2-Diphenylhydrazine	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
1,3-Dichlorobenzene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8170	LS/10248
1,4-Dichlorobenzene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
2,4,5-Trichlorophenol	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
2,4,6-Trichlorophenol	ND	ug/Kg (dry)	660		13-Sep-03	SW s270	LS/10248
2,4-Dichlorophenol	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
2,4-Dimethylphenol	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
2,4-Dinitrophenol	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
2,4-Dinitrotoluene	ND	ug/Kg (dry)	660		13-Sep-03	SW 6270	LS/10248
2,6-Dichlorophenol	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
2,6-Dinitrotoluene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
2-Chloronaphthalene	ND	ug/Kg (dry)	660		13-Sep-03	SW s270	LS/10248
1-Chlorophenol	ND	ug/Kg (dry)	660		13-Sep-03	SW s270	LS/10248
2-Mrthynaphthalene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
2-Methylphenol (o-cresol)	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
2-Nitroaniline	ND	ug/Kg (dry)	3300		13-Sep-03	SW 8270	LS/10248
2-Nitrophenol	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
3&4 Methylphenol (m&p-cresol)	ND	ug/Kg (dry)	660		13-Sep-03	SW s270	LS/10248
3,3-Dichlorobenzidine	ND	ug/Kg (dry)	1300		13-Sep-03	SW 8270	LS/10248
3-Nitroaniline	ND	ug/Kg (dry)	3300		13-Sep-07	SW s270	LS/10248
4,6-Dinitro-2-methylphenol	ND	ug/Kg (dry)	3300		13-Sep-03	SW 8270	LS/10248
4-Bromophenyl phenyl ether	ND	ug/Kg (dry)	660		13-Sep-03	SW s270	LS/10248
4-Chloro-3-methylphenol	ND	ug/Kg (dry)	1300		13-Sep-03	SW 8170	LS/10248

# Analysis Report Revised

Report Generated On: Wed, Oct 08, 03

Account Number: EA-8133

Project ID:

Report ID: 036459-6459

For: Earth Science Engineering  
24 South Main St.  
Willsboro, NY 12996

FAX: 518-963-7490

Page 2 of 3

Lab ID#: S036459

Received: 27-Aug-03 1115

Matrix: SO

Client's Reference: Fonner Pulp Mill Willsboro, NY

Received By: NR

Collected: 26-Aug-03 1700 By: DA

Sample Receipt: Sample received in acceptahlr condition

Comments:

Analvte	Result	Units	MRL	Prep Date	Analysis Completed	Meth Ref	BY
<b>EPA 8270 Soil</b>							
4-Chloroaniline	ND	ug/Kg (dry)	1300		13-Sep-03	SW 8270	LS/10248
4-Chlorophenyl phenyl ether	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
4-Nitroaniline	ND	ug/Kg (dry)	3300		13-Sep-03	SW 8270	LS/10248
4-Nitrophenol	ND	ug/Kg (dry)	3300		13-Sep-03	SW 8770	LS/10248
Acenaphthene	ND	ug/Kg (dry)	660		13-Sep-03	SM 8270	LS 10248
Acenaphthylene	ND	ug/Kg (dry)	660		13-Sep-03	SW s770	LS 10248
Anthracene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Benz(a)anthracene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Benzidine	ND	ug/Kg (dry)	3300		13-Sep-03	SW 8270	LS/10248
Benzo(a)pyrene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8770	LS/10248
<del>Benzo(b)fluoranthene</del>	<del>ND</del>	<del>ug/Kg (dry)</del>	<del>660</del>		<del>13-Sep-03</del>	<del>SW 8270</del>	<del>LS/10248</del>
Benzo(ghi)perylene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Benzo(k)fluoranthene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Benzoic acid	ND	ug/Kg (dry)	3300		13-Sep-03	SW 8270	LS/10248
Benzyl alcohol	ND	ug/Kg (dry)	1300		13-Sep-03	SW 8270	LS/10248
Benzyl butyl phthalate	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Bis(2-chloroethoxy)methane	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Bis(2-chloroethyl)ether	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Bis(2-chloroisopropyl)ether	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Bis(2-ethylhexyl)phthalate	ND	ug/Kg (dry)	660		13-Sep-03	SW s270	LS/10248
Chrysene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Di-n-butylphthalate	ND	ug/Kg (dry)	660		13-Sep-03	SW 8770	LS/10248
Di-n-octylphthalate	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Dibenz(a,h)anthracene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Dibenzofuran	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Diethyl phthalate	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Dimethylphthalate	ND	ug/Kg (dry)	660		13-Sep-03	SW s270	LS 10248
Fluoranthene	ND	ug/Kg (dry)	660		13-Sep-03	SW s770	LS/10248
Fluorene	ND	ug/Kg (dry)	660		13-Sep-03	SW s270	LS/10248
Hexachlorobenzene	ND	ug/Kg (dry)	660		13-Sep-03	SW s270	LS/10248
Hexachlorobutadiene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Hexachlorocyclopentadiene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Hexachloroethane	ND	ug/Kg (dry)	660		13-Sep-03	SW 6270	LS/10248
Indeo(1,2,3-cd)pyrene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8770	LS/10248
Isophorone	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
N-Nitrosodi-n-propylamine	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
N-Nitrosodimethylamine	ND	ug/Kg (dry)	1300		13-Sep-03	SW 8270	LS/10248

# Analysis Report Revised

Report Generated On: Wed, Oct 08, 03  
Account Number: EA-8133

For: Earth Science Engineering  
24 South Main St.  
Willsboro, NY 12996

Project ID:  
Report ID: 036459-6459

FAX: 518-963-7490

Page 3 of 3

Lab ID#: S036459  
Client's Reference: Former Pulp Mill Willsboro, NY  
Collected: 26-Aug-03 1700 By: DA

Received: 27-Aug-03 1115 Matrix: SO  
Received By: NR  
Sample Receipt: Sample received in acceptable condition

Comments:

Analyte	Result	Units	MRL	Prep Date	Analysis Completed	Meth Ref	BY
<b>EPA 8270 Soil</b>							
N-Nitrosodimethylamine	ND	ug/Kg (dry)	1300		13-Sep-03	SW 8270	LS/10248
N-Nitrosodiphenylamine	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Naphthalene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Nitrobenzene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Pentachlorophenol	ND	ug/Kg (dry)	3300		13-Sep-03	SW 8270	LS/10248
Phenanthrene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Phenol	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Pyrene	ND	ug/Kg (dry)	660		13-Sep-03	SW 8270	LS/10248
Pyridine	ND	ug/Kg (dry)	3300		13-Sep-03	SW 8270	LS/10248
% 2,4,6-Tribromophenol	32	% Surrogate			13-Sep-03	SW 8270	LS/10248
% 2-Fluorobiphenyl	32	% Surrogate			13-Sep-03	SW 8270	LS/10248
% 2-Fluorophenol	28	% Surrogate			13-Sep-03	SW 8270	LS/10248
% Nitrobenzene-d5	37	% Surrogate			13-Sep-03	SW 8270	LS/10248
% Phenol-d5	30	% Surrogate			13-Sep-03	SW 8270	LS/10248
% Terphenyl-d14	26	% Surrogate			13-Sep-03	SW 8270	LS/10248
Lead	16	mg/Kg	0.10		12-Sep-03	6010/E200.7	LS/10248
Mercury Digestion	Completed	mg/Kg			12-Sep-03	SW7471	LS/10248
Mercury	<0.02	mg/Kg	0.10		12-Sep-03	SW7471	LS/10248
Total Metal Digestion	Completed	mg/Kg			12-Sep-03	SW846-3050B	LS/10248
<b>PCBs In Solids</b>							
Aroclor 1016	ND	ug/Kg	400.0		15-Sep-03	SW8082/8270	LS/10248
Aroclor 1221	ND	ug/Kg	400.0		15-Sep-03	SW8082/8270	LS/10248
Aroclor 1232	ND	ug/Kg	400.0		15-Sep-03	SW8082/8270	LS/10248
Aroclor 1242	ND	ug/Kg	400.0		15-Sep-03	SW8082/8270	LS/10248
Aroclor 1248	ND	ug/Kg	400.0		15-Sep-03	SW8082/8270	LS/10248
Aroclor 1254	ND	ug/Kg	400.0		15-Sep-03	SW8082/8270	LS/10248
Aroclor 1260	ND	ug/Kg	400.0		15-Sep-03	SW8082/8270	LS/10248
Selenium	2.9	mg/Kg	1.00		12-Sep-03	6010/E200.7	LS/10248
Silver, Total	<1	mg/Kg	0.00		12-Sep-03	6010/E200.7	LS/10248
Total Dioxins	See Attached	mg/Kg	0		08-Oct-03	EPA 8290	PA 11647
Total Furans	See Attached	mg/Kg	0		08-Oct-03	EPA 8290	PA 11647

Comments: ND = Not Detected MRL = Minimum Reportable Limit BRL = Below Reportable Limit MCL = Maximum Allowed

These results represent the analysis of samples submitted by the client. Sample location, description, area, volume etc., was provided by the client. This report shall not be reproduced, except in full, without written consent of Alchemy Environmental Laboratories, Inc.

These results meet all National Environmental Laboratory Accreditation Program requirements.

Approved by: *Heggs Harvey*

Date: 08-Oct-2003



Laboratory Director

info@aelabs.com

Visit us on the Web

www.aelabs.com



# Alchemy Environmental Laboratories, Inc.

316 New York Road  
 Suite 85  
 Plattsburgh, NY 12903  
 (518) 563-1720 Fax (518) 563-0052  
 NELAP Accredited Laboratory



E-Mail [director@aelabs.com](mailto:director@aelabs.com) [www.aelabs.com](http://www.aelabs.com)

Batch Number

Report

Due Date:

*Earth Sciences Inc, PC*  
 Address: *PO Box 226*  
 City, State & ZIP: *Willisboro NY 12976*  
 Contact: *Douglas Ferris*  
 Phone: *963-8133*  
 Fax: *963-7490*

System  
 PWS No.  
 POE No.  
 Collection Point  
 Collector's Name  
 Chlorine Residual

SAMPLE TYPE CODES		Compliance	Monitoring	Y	N	Page	of
Drinking water	TS-solvent blank						
Drinking water	SD-solid						
Monitoring well	SO-sol	Y	N				
Monitoring well	SL-sludge						

TURNAROUND TIME REQUESTED

Standard  
 RSM  
 Special

Lab Manager Approval

Sample Type

PCBs  
 Dioxin  
 Furans  
 PCRA metals

CLIENT'S SAMPLE IDENTIFICATION	Date/Time	SO	PCBs	Dioxin	Furans	PCRA metals	Chlorine Residual
<i>former Pulp mill Willisboro, NY</i>	<i>8/26/03 1200</i>	<i>SO</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>

Notes/Comments/Special Requirements:

SAMPLE RECEIPT

Date	Time	Sample Collected/Relinquished By	Samples Received By
<i>8/27/03</i>	<i>11:35</i>	<i>Marie E. Oas</i>	<i>M. M. Russell</i>
<i>8/27/03</i>	<i>11:40</i>		

Containers:  Lab Custody  Relinquished To:  By / Date, Time

Disposal

**received**  
 (CAC 27 Aug 03)

Alchemy Environmental Laboratories terms are: N15 Minimum billing is \$30 with an open up to date account Invoice Number must appear on remittance  
 USE ONLY Analysis Fee \$ AR Payment Method  Cash  Check  MCMs Check Number  
 \$10 Surcharge on Bacteriology Samples received on Fridays



Earth Science Engineering, P.C.  
P.O. Box 226  
Willsboro, New York 12996  
Telephone: (518) 963-8133  
Facsimile: (518) 963-7490

- Civil
- Geotechnical
- Environmental
- Zebra Mussel Controls

**Marie E. Ori**

email: zebratec8willlex.com

## MEMO

**RE:** Chain of Custody Log

Samples Date: 8/26/03

Samples Time: 1700

Samples Location: Gopher Burrow, Top of Bank, South Parcel.  
Former Pulp Mill Property

Sampled By: D. Ferris

---

Transferred to: M. Ori, 8/27/03, 0800

Testing: Semi-volatiles, PCBs, Dioxins, Furans, RCRA Metals  
One (1) sample, two (2) jars



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**Pace Analytical Services, Inc.**

1700 Elm Street, Suite 200  
Minneapolis, MN 55414

Phone: 612.607.1700

Fax: 612.607.6444

## **DETERMINATION OF PCDD/PCDF LEVELS**

**Prepared for:**  
**Life Sciences Laboratories, Inc.**  
**Attn: Chris Glow**  
**5854 Butternut Drive**  
**East Syracuse, NY 13057**

This report contains 13 pages.

The results reported herein conform to the most current NELAC standards, where applicable, unless otherwise narrated in the body of the report.

**Project: 0314315**

**Client Purchase Order Number: SO50915**

## **REPORT OF LABORATORY ANALYSIS**

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**PROJECT:** PCDD/PCDF ANALYSES

**DATE:** October 1, 2003

**ISSUED TO:** Life Sciences Laboratories, Inc.  
Attn: Chris Glow  
5854 Butternut Drive  
East Syracuse, NY 13057

**REPORT NO:** 03-1078079

### INTRODUCTION

This report presents the results from the analyses performed on one sample submitted by a representative of Life Sciences Laboratories, Inc. The sample was analyzed for the presence or absence of polychlorinated dibenzo-p-dioxins (PCDDs) and dibenzofurans (PCDFs) using a modified version of USEPA Method 8290.

### SAMPLE IDENTIFICATION

<u>Client ID</u>	<u>Sample Type</u>	<u>Date Received</u>	<u>Pace ID</u>
314315-001	Solid	09/11/03	104869326

### DISCUSSION

The recoveries of the isotopically-labeled PCDD/PCDF internal standards in the sample extract ranged from 55-132% and indicate a level of efficiency through the extraction and enrichment steps that is considered typical for this matrix. All of the labeled standard recoveries obtained for the sample were within the target range specified in the method. Also, since the quantification of the native 2,3,7,8-substituted congeners was based on isotope dilution, the data were automatically corrected for variation in recovery and accurate values were obtained.

A laboratory method blank was prepared and analyzed with the sample batch as part of our routine quality control procedures. The results, found at the beginning of Appendix B, show the blank to be free of PCDDs and PCDFs at the reporting limits. This indicates that the sample preparation procedures did not contribute significantly to the results obtained for the field sample.

## **REPORT OF LABORATORY ANALYSIS**

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www.pacelabs.com **REPORT OF: CHEMICAL ANALYSES**

**Pace Analytical Services, Inc.**  
1700 Elm Street, Suite 200  
Minneapolis, MN 55414  
Phone: 612.607.1700  
Fax: 612.607.6444

**PROJECT:** PCDD/PCDF ANALYSES

**DATE:** October 1, 2003

**PAGE:** 2

**REPORT NO:** 03-1078079

**DISCUSSION (Cont.)**

Laboratory and matrix spike samples were also prepared with the sample batch by extracting clean sand and sample material that had been fortified with native standard materials. The results, included at the end of Appendix B, show that the spiked native compounds were recovered at 81-118%, with relative percent differences of 0.3-14.7%. These results indicate high degrees of accuracy and precision for these determinations. It should be noted that a low level of recovery (15-23%) was obtained for the labeled internal standards in the matrix spike duplicate sample due to an accident that occurred during the sample processing steps.

**REMARKS**

The sample extract will be retained for a period of 30 days from the date of this report and then discarded unless other arrangements are made. The raw mass spectral data will be archived for a period of not less than one year. Questions regarding the data contained in this report may be directed to the author at the number provided below.

**Pace Analytical Services, Inc.**

  
Scott C. Unze  
Project Manager, HRMS  
(612) 607-6383

**REPORT OF LABORATORY ANALYSES**

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**TABLE 1. 2,3,7,8-TCDD Equivalency Factors (TEFs) for the Polychlorinated Dibenzo-p-dioxins and Dibenzofurans**

Number	Compound(s)	TEF
1	2,3,7,8-TCDD	1.00
2	1,2,3,7,8-PeCDD	0.50
3	1,2,3,6,7,8-HxCDD	0.1
4	1,2,3,7,8,9-HxCDD	0.1
5	1,2,3,4,7,8-HxCDD	0.1
6	1,2,3,4,6,7,8-HpCDD	0.01
7	OCDD	0.001
8	* Total - TCDD	0.0
9	* Total - PeCDD	0.0
10	* Total - HxCDD	0.0
11	* Total - HpCDD	0.0
12	2,3,7,8-TCDF	0.10
13	1,2,3,7,8-PeCDF	0.05
14	2,3,4,7,8-PeCDF	0.5
15	1,2,3,6,7,8-HxCDF	0.1
16	1,2,3,7,8,9-HxCDF	0.1
17	1,2,3,4,7,8-HxCDF	0.1
18	2,3,4,6,7,8-HxCDF	0.1
19	1,2,3,4,6,7,8-HpCDF	0.01
20	1,2,3,4,7,8,9-HpCDF	0.01
21	OCDF	0.001
22	* Total - TCDF	0.0
23	* Total - PeCDF	0.0
24	* Total - HxCDF	0.0
25	* Total - HpCDF	0.0

\*Excluding the 2,3,7,8-substituted congeners.

Reference: 1989 ITEFs

## REPORT OF LABORATORY ANALYSIS

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---

**Appendix A**

**REPORT OF LABORATORY ANALYSIS**

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---

## Appendix B

### REPORT OF LABORATORY ANALYSIS

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### Method 8290 Blank Analysis Results

Client - Life Sciences Laboratory, Inc.

Lab Sample ID	BLANK-3781	Matrix	Solid
Filename	F30927A_05	Dilution	NA
Total Amount Extracted	20.2 g	Extracted	09/24/2003
ICAL Date	09/07/2003	Analyzed	09/27/2003 20:40
CCal Filename(s)	F30927A_01 & F30927A_15	Injected By	BAL

Native Isomers	Conc ng/Kg	EMPC ng/Kg	LRL ng/Kg	Internal Standards	ng's Added	Percent Recovery
2,3,7,8-TCDF	ND	----	0.099	2,3,7,8-TCDF-13C	2.00	99
Total TCDF	ND	----	0.099	2,3,7,8-TCDD-13C	2.00	88
				1,2,3,7,8-PeCDF-13C	2.00	111
2,3,7,8-TCDD	ND	----	0.099	2,3,4,7,8-PeCDF-13C	2.00	101
Total TCDD	ND	----	0.099	1,2,3,7,8-PeCDD-13C	2.00	94
				1,2,3,4,7,8-HxCDF-13C	2.00	101
1,2,3,7,8-PeCDF	ND	----	0.490	1,2,3,6,7,8-HxCDF-13C	2.00	105
2,3,4,7,8-PeCDF	ND	----	0.490	2,3,4,6,7,8-HxCDF-13C	2.00	132
Total PeCDF	ND	----	0.490	1,2,3,7,8,9-HxCDF-13C	2.00	94
				1,2,3,4,7,8-HxCDD-13C	2.00	94
1,2,3,7,8-PeCDD	ND	----	0.490	1,2,3,6,7,8-HxCDD-13C	2.00	105
Total PeCDD	ND	----	0.490	1,2,3,4,6,7,8-HpCDF-13C	2.00	78
				1,2,3,4,7,8,9-HpCDF-13C	2.00	67
1,2,3,4,7,8-HxCDF	ND	----	0.490	1,2,3,4,6,7,8-HpCDD-13C	2.00	67
1,2,3,6,7,8-HxCDF	ND	----	0.490	OCDD-13C	4.00	56
2,3,4,6,7,8-HxCDF	ND	----	0.490			
1,2,3,7,8,9-HxCDF	ND	----	0.490	1,2,3,4-TCDD-13C	2.00	NA
Total HxCDF	ND	----	0.490	1,2,3,7,8,9-HxCDD-13C	2.00	NA
1,2,3,4,7,8-HxCDD	ND	----	0.490	2,3,7,8-TCDD-37Cl4	0.20	92
1,2,3,6,7,8-HxCDD	ND	----	0.490			
1,2,3,7,8,9-HxCDD	ND	----	0.490			
Total HxCDD	ND	----	0.490			
1,2,3,4,6,7,8-HpCDF	ND	----	0.490	Total 2,3,7,8-TCDD		
1,2,3,4,7,8,9-HpCDF	ND	----	0.490	Equivalence: 0.00 ng/Kg		
Total HpCDF	ND	----	0.490	(Using ITE Factors)		
1,2,3,4,6,7,8-HpCDD	ND	----	0.490			
Total HpCDD	ND	----	0.490			
OCDF	ND	----	0.990			
OCDD	ND	----	0.990			

Conc = Concentration (Totals include 2,3,7,8-substituted isomers).  
 EMPC = Estimated Maximum Possible Concentration  
 LRL = Lower Reporting Limit  
 J = Concentration detected is below the calibration range  
 P = Recovery outside of target range  
 A = Detection Limit based on signal-to-noise measurement

I = Interference  
 E = PCDE Interference  
 ND = Not Detected  
 NA = Not Applicable  
 NC = Not Calculated  
 \* = See Discussion

Report No..... 1078079

## REPORT OF LABORATORY ANALYSIS

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**Method 8290 Analysis Results**

Client - Life Sciences Laboratory, Inc.

Client's Sample ID	314315-001				
Lab Sample ID	104869326				
Filename	U30927A_13				
Injected By	BAL				
Total Amount Extracted	12.2 g	Matrix	Solid		
% Moisture	17.5	Dilution	NA		
Dry Weight Extracted	10.1 g	Collected	08/26/2003		
ICAL Date	07/17/2003	Received	09/11/2003		
CCal Filename(s)	U30927A_04 & U30927A_19	Extracted	09/24/2003		
Method Blank ID	BLANK-3781	Analyzed	09/28/2003 03:23		

Native Isomers	Conc ng/Kg	EMPC ng/Kg	LRL ng/Kg	Internal Standards	ng's Added	Percent Recovery
2,3,7,8-TCDF	ND	----	0.200	2,3,7,8-TCDF-13C	2.00	81
Total TCDF	ND	----	0.200	2,3,7,8-TCDD-13C	2.00	96
				1,2,3,7,8-PeCDF-13C	2.00	91
2,3,7,8-TCDD	ND	----	0.200	2,3,4,7,8-PeCDF-13C	2.00	89
Total TCDD	ND	----	0.200	1,2,3,7,8-PeCDD-13C	2.00	97
				1,2,3,4,7,8-HxCDF-13C	2.00	97
1,2,3,7,8-PeCDF	ND	----	0.990	1,2,3,6,7,8-HxCDF-13C	2.00	57
2,3,4,7,8-PeCDF	ND	----	0.990	2,3,4,6,7,8-HxCDF-13C	2.00	83
Total PeCDF	ND	----	0.990	1,2,3,7,8,9-HxCDF-13C	2.00	91
				1,2,3,4,7,8-HxCDD-13C	2.00	132
1,2,3,7,8-PeCDD	ND	----	0.990	1,2,3,6,7,8-HxCDD-13C	2.00	55
Total PeCDD	ND	----	0.990	1,2,3,4,6,7,8-HpCDF-13C	2.00	85
				1,2,3,4,7,8,9-HpCDF-13C	2.00	93
1,2,3,4,7,8-HxCDF	ND	----	0.990	1,2,3,4,6,7,8-HpCDD-13C	2.00	83
1,2,3,6,7,8-HxCDF	ND	----	0.990	OCDD-13C	4.00	91
2,3,4,6,7,8-HxCDF	ND	----	0.990			
1,2,3,7,8,9-HxCDF	ND	----	0.990	1,2,3,4-TCDD-13C	2.00	NA
Total HxCDF	ND	----	0.990	1,2,3,7,8,9-HxCDD-13C	2.00	NA
1,2,3,4,7,8-HxCDD	ND	----	0.990	2,3,7,8-TCDD-37Cl4	0.20	92
1,2,3,6,7,8-HxCDD	ND	----	0.990			
1,2,3,7,8,9-HxCDD	ND	----	0.990			
Total HxCDD	ND	----	0.990			
1,2,3,4,6,7,8-HpCDF	ND	----	0.990	Total 2,3,7,8-TCDD		
1,2,3,4,7,8,9-HpCDF	ND	----	0.990	Equivalence: 0.0034 ng/Kg		
Total HpCDF	ND	----	0.990	(Using ITE Factors)		
1,2,3,4,6,7,8-HpCDD	ND	----	0.990			
Total HpCDD	ND	----	0.990			
OCDF	ND	----	2.000			
OCDD	3.4	----	2.000 J			

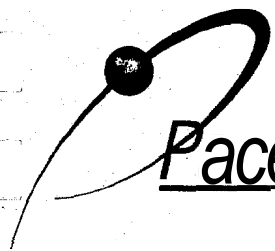
Results reported on a dry weight basis  
 Conc = Concentration (Totals include 2,3,7,8-substituted isomers)  
 EMPC = Estimated Maximum Possible Concentration  
 A = Detection Limit based on signal-to-noise measurement  
 J = Concentration detected is below the calibration range  
 B = Less than 10 times higher than method blank level  
 P = Recovery outside of target range  
 Nn = Value obtained from additional analysis

LRL = Lower Reporting Limit  
 I = Interference  
 E = PCDE Interference  
 S = Saturated signal  
 ND = Not Detected  
 NA = Not Applicable  
 NC = Not Calculated  
 \* = See Discussion

Report No. ...1078079

**REPORT OF LABORATORY ANALYSIS**

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**Method 8290 Laboratory Control Spike Results**

Client - Life Sciences Laboratory, Inc.

Lab Sample ID	LCS-3782	Matrix	Solid
Filename	F30926A_13	Dilution	NA
Total Amount Extracted	20.2 g	Extracted	09/24/2003
ICAL Date	09/07/2003	Analyzed	09/26/2003 19:55
CCal Filename(s)	F30926A_01 & F30926A_14	Injected By	BAL
Method Blank ID	BLANK-3781		

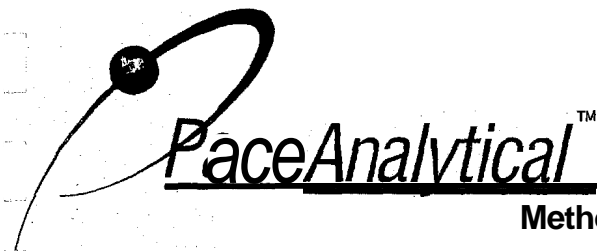
Native Isomers	Qs (ng)	Qm (ng)	% Rec.	Internal Standards	ng's Added	Percent Recovery
2,3,7,8-TCDF	0.20	0.20	100	2,3,7,8-TCDF-13C	2.00	100
				2,3,7,8-TCDD-13C	2.00	94
				1,2,3,7,8-PeCDF-13C	2.00	99
2,3,7,8-TCDD	0.20	0.21	103	2,3,4,7,8-PeCDF-13C	2.00	99
				1,2,3,7,8-PeCDD-13C	2.00	97
				1,2,3,4,7,8-HxCDF-13C	2.00	80
1,2,3,7,8-PeCDF	1.00	1.05	105	1,2,3,6,7,8-HxCDF-13C	2.00	88
2,3,4,7,8-PeCDF	1.00	1.02	102	2,3,4,6,7,8-HxCDF-13C	2.00	95
				1,2,3,7,8,9-HxCDF-13C	2.00	94
				1,2,3,4,7,8-HxCDD-13C	2.00	92
1,2,3,7,8-PeCDD	1.00	1.10	110	1,2,3,6,7,8-HxCDD-13C	2.00	101
				1,2,3,4,6,7,8-HpCDF-13C	2.00	73
				1,2,3,4,7,8,9-HpCDF-13C	2.00	64
1,2,3,4,7,8-HxCDF	1.00	0.99	99	1,2,3,4,6,7,8-HpCDD-13C	2.00	72
1,2,3,6,7,8-HxCDF	1.00	0.98	98	OCDD-13C	4.00	77
2,3,4,6,7,8-HxCDF	1.00	0.96	96			
1,2,3,7,8,9-HxCDF	1.00	0.81	81	1,2,3,4-TCDD-13C	2.00	NA
				1,2,3,7,8,9-HxCDD-13C	2.00	NA
1,2,3,4,7,8-HxCDD	1.00	1.03	103	2,3,7,8-TCDD-37Cl4	0.20	96
1,2,3,6,7,8-HxCDD	1.00	0.96	96			
1,2,3,7,8,9-HxCDD	1.00	0.98	98			
1,2,3,4,6,7,8-HpCDF	1.00	1.12	112			
1,2,3,4,7,8,9-HpCDF	1.00	1.10	110			
1,2,3,4,6,7,8-HpCDD	1.00	1.13	113			
OCDF	2.00	2.37	118			
OCDD	2.00	2.21	111			

Qs = Quantity Spiked  
 Qm = Quantity Measured  
 Rec. = Recovery (Expressed as Percent)  
 P = Recovery outside of target range  
 X = Background subtracted value  
 Nn = Value obtained from additional analysis  
 NA = Not Applicable  
 \* = See Discussion

Report No.....1078079

**REPORT OF LABORATORY ANALYSIS**

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### Method 8290 Spike Sample Results

Client - Life Sciences Laboratory, Inc.

Client's Sample ID	314315-001-MS	Matrix	Solid
Lab Sample ID	104869326-MS	Dilution	NA
Filename	U30927A_16	Extracted	09/24/2003
Total Amount Extracted	12.2 g	Analyzed	09/28/2003 05:41
ICAL Date	07/17/2003	Injected By	BAL
CCal Filename(s)	U30927A_04 & U30927A_19		
Method Blank ID	BLANK-3781		

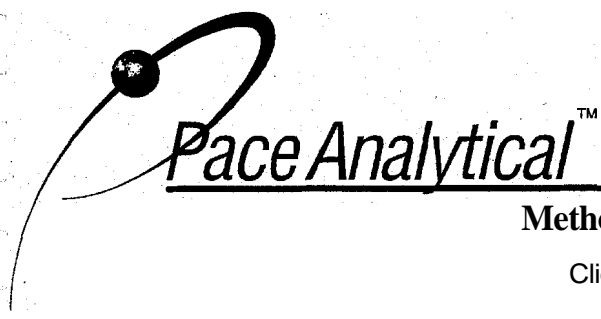
Native Isomers	Qs (ng)	Qm (ng)	% Rec.	Internal Standards	ng's Added	Percent Recovery
2,3,7,8-TCDF	0.20	0.20	100	2,3,7,8-TCDF-13C	2.00	74
				2,3,7,8-TCDD-13C	2.00	89
				1,2,3,7,8-PeCDF-13C	2.00	83
2,3,7,8-TCDD	0.20	0.18	89	2,3,4,7,8-PeCDF-13C	2.00	85
				1,2,3,7,8-PeCDD-13C	2.00	93
				1,2,3,4,7,8-HxCDF-13C	2.00	87
1,2,3,7,8-PeCDF	1.00	1.06	106	1,2,3,6,7,8-HxCDF-13C	2.00	66
2,3,4,7,8-PeCDF	1.00	1.04	104	2,3,4,6,7,8-HxCDF-13C	2.00	82
				1,2,3,7,8,9-HxCDF-13C	2.00	89
				1,2,3,4,7,8-HxCDD-13C	2.00	113
1,2,3,7,8-PeCDD	1.00	1.00	100	1,2,3,6,7,8-HxCDD-13C	2.00	67
				1,2,3,4,6,7,8-HpCDF-13C	2.00	86
				1,2,3,4,7,8,9-HpCDF-13C	2.00	94
1,2,3,4,7,8-HxCDF	1.00	1.07	107	1,2,3,4,6,7,8-HpCDD-13C	2.00	88
1,2,3,6,7,8-HxCDF	1.00	1.08	108	OCDD-13C	4.00	99
2,3,4,6,7,8-HxCDF	1.00	1.05	105			
1,2,3,7,8,9-HxCDF	1.00	1.05	105	1,2,3,4-TCDD-13C	2.00	NA
				1,2,3,7,8,9-HxCDD-13C	2.00	NA
1,2,3,4,7,8-HxCDD	1.00	1.08	108	2,3,7,8-TCDD-37Cl4	0.20	85
1,2,3,6,7,8-HxCDD	1.00	0.93	93			
1,2,3,7,8,9-HxCDD	1.00	1.05	105			
1,2,3,4,6,7,8-HpCDF	1.00	1.01	101			
1,2,3,4,7,8,9-HpCDF	1.00	0.98	98			
1,2,3,4,6,7,8-HpCDD	1.00	0.97	97			
OCDF	2.00	1.88	94			
OCDD	2.00	2.12	106			

Qs = Quantity Spiked  
 Qm = Quantity Measured  
 Rec. = Recovery (Expressed as Percent)  
 P = Recovery outside of target range of 40-135%  
 X = Background subtracted value  
 E = PCDE Interference  
 Nn = Value obtained from additional analysis  
 NA = Not Applicable  
 \* = See Discussion

Report No.....1078079

## REPORT OF LABORATORY ANALYSIS

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### Method 8290 Spike Sample Results

Client - Life Sciences Laboratory, Inc.

Client's Sample ID	314315-001-MSD	Matrix	Solid
Lab Sample ID	104869326-MSD	Dilution	NA
Filename	U30927A_17	Extracted	09/24/2003
Total Amount Extracted	12.2 g	Analyzed	09/28/2003 06:27
ICAL Date	07/17/2003	Injected By	BAL
CCal Filename(s)	U30927A_04 & U30927A_19		
Method Blank ID	BLANK-3781		

Native Isomers	Qs (ng)	Qm (ng)	% Rec.	Internal Standards	ng's Added	Percent Recovery
2,3,7,8-TCDF	0.20	0.19	96	2,3,7,8-TCDF-13C	2.00	15 P
				2,3,7,8-TCDD-13C	2.00	17 P
				1,2,3,7,8-PeCDF-13C	2.00	17 P
2,3,7,8-TCDD	0.20	0.20	99	2,3,4,7,8-PeCDF-13C	2.00	17 P
				1,2,3,7,8-PeCDD-13C	2.00	19 P
				1,2,3,4,7,8-HxCDF-13C	2.00	18 P
1,2,3,7,8-PeCDF	1.00	1.07	107	1,2,3,6,7,8-HxCDF-13C	2.00	13 P
2,3,4,7,8-PeCDF	1.00	1.08	108	2,3,4,6,7,8-HxCDF-13C	2.00	16 P
				1,2,3,7,8,9-HxCDF-13C	2.00	17 P
1,2,3,7,8-PeCDD	1.00	1.03	103	1,2,3,4,7,8-HxCDD-13C	2.00	23 P
				1,2,3,6,7,8-HxCDD-13C	2.00	13 P
				1,2,3,4,6,7,8-HpCDF-13C	2.00	16 P
1,2,3,4,7,8-HxCDF	1.00	1.12	112	1,2,3,4,7,8,9-HpCDF-13C	2.00	17 P
1,2,3,6,7,8-HxCDF	1.00	1.11	111	1,2,3,4,6,7,8-HpCDD-13C	2.00	18 P
2,3,4,6,7,8-HxCDF	1.00	1.11	111	OCDD-13C	4.00	18 P
1,2,3,7,8,9-HxCDF	1.00	1.13	113	1,2,3,4-TCDD-13C	2.00	NA
				1,2,3,7,8,9-HxCDD-13C	2.00	NA
1,2,3,4,7,8-HxCDD	1.00	1.07	107	2,3,7,8-TCDD-37Cl4	0.20	95
1,2,3,6,7,8-HxCDD	1.00	1.07	107			
1,2,3,7,8,9-HxCDD	1.00	1.11	111			
1,2,3,4,6,7,8-HpCDF	1.00	1.08	108			
1,2,3,4,7,8,9-HpCDF	1.00	1.06	106			
1,2,3,4,6,7,8-HpCDD	1.00	0.95	95			
OCDF	2.00	2.01	100			
OCDD	2.00	2.23	111			

Qs = Quantity Spiked  
 Qm = Quantity Measured  
 Rec. = Recovery (Expressed as Percent)  
 P = Recovery outside of target range of 40-135%  
 X = Background subtracted value  
 E = PCDE Interference  
 Nn = Value obtained from additional analysis  
 NA = Not Applicable  
 \* = See Discussion

Report No.....1078079

## REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, Inc.  
 1700 Elm Street - Suite 200  
 Minneapolis, MN 55414

Tel: 612-607-1700  
 Fax: 612-607-6444

### Method 8290 Spike Sample Results

Client - Life Sciences Laboratory, Inc.

Client Sample ID 314315-001  
 Lab Sample ID 104869326  
 MS ID 104869326-MS  
 MSD ID 104869326-MSD

Sample Filename U30927A\_13  
 MS Filename U30927A\_16  
 MSD Filename U30927A\_17

#### Dry Weights

Sample Amount 10.1 g  
 MS Amount 12.2 g  
 MSD Amount 12.2 g

Analyte	Sample Conc. ng/Kg	MS/MSD Qs (ng)	MS Qm (ng)	MSD Qm (ng)	RPD	Background Subtracted		
						MS % Rec.	MSD % Rec.	RPD
2,3,7,8-TCDF	0.000	0.20	0.20	0.19	4.8	100	96	4.8
2,3,7,8-TCDD	0.000	0.20	0.18	0.20	10.6	89	99	10.6
1,2,3,7,8-PeCDF	0.000	1.00	1.06	1.07	0.8	106	107	0.8
2,3,4,7,8-PeCDF	0.000	1.00	1.04	1.08	3.4	104	108	3.4
1,2,3,7,8-PeCDD	0.000	1.00	1.00	1.03	3.2	100	103	3.2
1,2,3,4,7,8-HxCDF	0.000	1.00	1.07	1.12	4.0	107	112	4.0
1,2,3,6,7,8-HxCDF	0.000	1.00	1.08	1.11	2.8	108	111	2.8
2,3,4,6,7,8-HxCDF	0.000	1.00	1.05	1.11	5.9	105	111	5.9
1,2,3,7,8,9-HxCDF	0.000	1.00	1.05	1.13	7.5	105	113	7.5
1,2,3,4,7,8-HxCDD	0.000	1.00	1.08	1.07	0.3	108	107	0.3
1,2,3,6,7,8-HxCDD	0.000	1.00	0.93	1.07	14.7	93	107	14.7
1,2,3,7,8,9-HxCDD	0.000	1.00	1.05	1.11	5.7	105	111	5.7
1,2,3,4,6,7,8-HpCDF	0.000	1.00	1.01	1.08	7.0	101	108	7.0
1,2,3,4,7,8,9-HpCDF	0.000	1.00	0.98	1.06	7.4	98	106	7.4
1,2,3,4,6,7,8-HpCDD	0.000	1.00	0.97	0.95	2.0	97	95	2.0
OCDF	0.000	2.00	1.88	2.01	6.3	94	100	6.3
OCDD	3.414	2.00	2.12	2.23	5.2	104	110	5.3

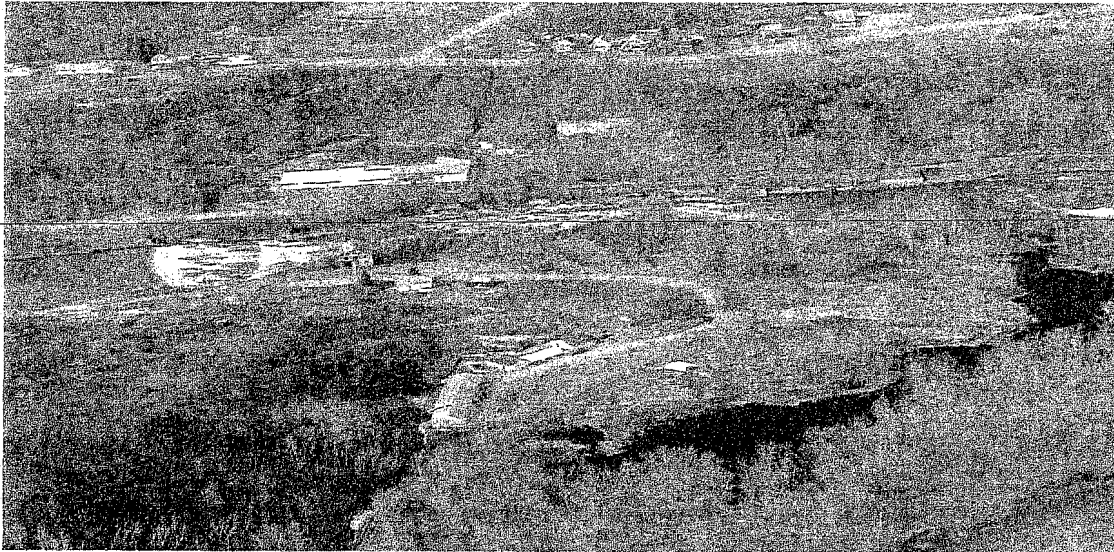
#### Definitions

MS = Matrix Spike  
 MSD = Matrix Spike Duplicate  
 Qm = Quantity Measured  
 Qs = Quantity Spiked  
 % Rec. = Percent Recovery  
 RPD = Relative Percent Difference

CDD = Chlorinated dibenzo-p-dioxin  
 CDF = Chlorinated dibenzo-p-furan  
 T = Tetra  
 Pe = Penta  
 Hx = Hexa  
 Hp = Hepta  
 O = Octa

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**FORMER PULP MILL PROPERTY  
WILLSBORO, NY**



PREPARED FOR:

**ADIRONDACK NATURE CONSERVANCY  
P.O. Box 65  
KEENE VALLEY, NY 12943**

PREPARED BY:

***EARTH SCIENCE ENGINEERING, P.C.*  
P.O. Box 226  
WILLSBORO, NY 12996**

**JUNE 6, 2003**

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**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**FORMER PULP MILL PROPERTY**

**EXECUTIVE SUMMARY**

*EARTH SCIENCE ENGINEERING, P.C. (ESE)* was retained by **Mr.** Chris Maron of the Adirondack Nature Conservancy (hereinafter "*ANC*") to conduct a Phase I Environmental Site Assessment (ESA) of the approximate 200-acre former pulp mill property located in the vicinity of the termini of Mill and School Streets, in the Town of Willsboro, Essex County, New York (hereinafter "the subject property"). The subject property is situated in an area characterized by residential and light industrial/commercial development located in the northeast quadrant of the Hamlet of Willsboro.

The **ESA** was conducted in general accordance with the American Society of Testing and Materials' (ASTM's) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Practice E1527-97)*, published in May 1997 (initially published as *ASTM Practice E1527-93* in June 1993).

The subject property consists of the remaining lands of a larger parcel formerly owned by a pulp paper manufacturer, that has been gradually subdivided to a variety of grantees. The subject property is bisected by the Bouquet River. For reporting purposes, the subject property has been divided into north and south parcels. The north parcel was utilized extensively for pulp manufacturing and contains numerous Recognized Environmental Conditions. The north parcel requires a Phase II Environmental Site Assessment to characterize its environmental condition. The south parcel has had most, if not all, potential Recognized Environmental Conditions subdivided to other grantees and the majority of the subject property is undeveloped woodlands.

A review of the federal and state environmental databases recommended by ASTM Standard Practice E1527-97 indicates that the subject property is not listed. However, within the prescribed radii of the subject property's location there were numerous petroleum spills identified. These spills were typically of no consequence to the subject property and have been closed. The identified sites are not expected to impose any environmental impact on the subject property.

The methodologies and findings of the Phase I **ESA** are presented in detail in the following report. It is the opinion of the author of this report, that no significant environmental conditions exist on the south parcel of the property and the south parcel is suitable for transaction. However, the north parcel requires an extensive Phase II investigation prior to its disposition.

---

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**FORMER PULP MILL PROPERTY**

**1. INTRODUCTION**

**1.1 BACKGROUND**

The following report describes the methodologies and findings of the Phase I Environmental Site Assessment (ESA) of an approximate 200-acre parcel located within the hamlet of Willsboro, Essex County, New York, completed by ESE during the period of March 4, 2003 through May 30, 2003. The subject property formerly was utilized by the pulp manufacturing industry for the approximate period of 1886 through 1965. Thereafter, portions of the property have been subdivided to the Town of Willsboro and to the Essex County Industrial Development Agency for a municipal wastewater treatment plant (south parcel) and fruit and vegetable warehousing and distribution business (north parcel), respectively,

The ESA was undertaken by Earth Science Engineering, P.C. (ESE) on behalf of the Adirondack Nature Conservancy (ANC), in connection with the transfer of the property.

**1.2 PURPOSE AND SCOPE**

The Phase I ESA conducted at the subject property and described herein was performed in general accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Practice E1527-97)*, published by the American Society for Testing and Materials (ASTM) in May 1997 (initially published as *ASTM Practice E1527-93* in June 1993). This practice was developed to “define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate”.

The purpose of the **ESA** was to identify existing and/or potential issues or conditions that may indicate or suggest a recent or continual release, a past release, or the material threat of a release of hazardous substances or petroleum products, as a result of past and/or present activities at the site and surrounding area. For the purposes of this report, and as consistent with *ASTM Practice E1.527-97*, such issues or conditions shall be termed “recognized environmental conditions.”

### *1.3 METHODOLOGY*

The Phase I **ESA** for the subject property was undertaken by ESE on March 4, 2003. Title to the property is held by Willsboro Industries, Inc. The Phase I outlined historical usage of the property that may have resulted in contamination of soil and/or groundwater at the property and included the following elements:

- Review of the current tax map on file at the Town of Willsboro office, historic aerial photographs, available pulp mill documentation, and topographic maps.
- Visual reconnaissance of the subject property and existing structures on March 28, 2003 to observe existing visible features and current development/use of contiguous properties.
- Personal interviews with numerous Town of Willsboro residents formerly associated with the pulp mill operations to gain insight into the property's past general usage patterns, e.g., former pulp mill operations, chemical waste lagoons, etc. See Section 7 for a list of references.

- Search of federal and state environmental databases prescribed by *ASTM Practice E1527-97* to determine whether the subject property is currently listed, and to identify listed sites that are located within ASTM-specified search distances of the subject property. These records were obtained from Environmental Data Resources, Inc., of Southport, Connecticut, a commercial vendor of such information.
  - Preparation of this report, documenting the methodologies, findings, and results of the Phase I ESA, and presenting opinions/conclusions regarding the likelihood for the presence of Recognized Environmental Conditions at the site.
- 

Field work was performed by ESE personnel and Strategic Environmental Management, Inc. of Canton and Baldwinsville, New York, under the direction of Project Manager, Douglas R. Ferris, P.E., N.S.P.E.

#### 1.4 *LIMITATIONS*

The Phase I ESA summarized herein has been conducted on behalf of, and for the sole use of ANC. ESE assumes no responsibility or liability that may result from reliance on the contents of this report by other parties, if such reliance is without prior written authorization by ANC and ESE.

In preparing this report, ESE has relied on information provided by certain third party individuals and/or governmental records. To the extent possible, efforts have been made to corroborate and confirm the validity of the information obtained through field investigation; however, it is not possible to warrant that the information obtained is factual, accurate, and complete.

The objective of the Phase I ESA, such as that conducted at the subject property and described herein, was to identify and evaluate risks associated with Recognized Environmental Conditions that may have existed at the subject property. The program cannot completely eliminate uncertainty as to the potential for issues of potential environmental concern existing at, and/or in the vicinity of the subject property. As such, the findings and conclusions presented in this report are not scientific certainties, but rather are professional opinions concerning the significance of the information compiled in the course of the program, based on approved standard investigative/analytical practices, current environmental statutes and guidelines, and the details and veracity of the sources referenced herein.

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The conclusions and opinions of *this* investigation reflect those activities and conditions observed and documented at the time of the site visits, and historical research. *ASTM Practice E1.527-97* provides that an ESA may be presumed to be valid for a period of **180** days following completion, unless there is a material change in the operation or activities at the subject property. Future reliance on the information resulting from this assessment beyond **180** days and/or following change in ownership and operation of the site should be subject to review, confirmation, and updating by a Licensed Professional Engineer.

## 2. SITE DESCRIPTION

### 2.1 LOCATION AND LEGAL DESCRIPTION

The subject property encompasses the approximate 200-acre Willsboro Industries, Inc. property located at the termini of MU and School Streets, in the Town of Willsboro, Essex County, New York. The subject property is situated in a rural residential area dominated by undeveloped woodlands with areas of light commercial/industrial development within the northeast quadrant of the Hamlet of Willsboro. The site is positioned at approximately 73°23' W longitude and 44°22' N latitude, and is depicted on an excerpt of a United States Geological Survey (USGS) map presented as a Site Location Map in Attachment A.

---

The boundaries of the subject property were approximated during the initial site Visit on March 2, 2003 through a review of current tax maps available from the Town of Willsboro offices (Tax Map Parcel No. 31.09-1-15.111).

### 2.2 REGIONAL CHARACTERISTICS AND PHYSIOGRAPHY

The subject property is bisected by the Bouquet River into two parcels, a north parcel and a south parcel, located approximately four miles from the Bouquet River's outlet into Lake Champlain. The parcels are separated by this meandering stream that has carved a ravine into the riverine sediments. The former pulp mill operations were concentrated at the base of the ravine to the west and north of the Bouquet River on the north parcel. The upland portion of the north parcel is wooded and borders residential development along Route 22 and the Point Road of Willsboro.

The south parcel consists of a large sandbar along the Bouquet River opposite the scour side of the north parcel, and its eastern limit of a wetland. The upland portion of the south parcel appears to be possibly third cut timber and is undeveloped.

### 2.3 *SUBJECT PROPERTY CHARACTERISTICS, BUILDINGS, AND IMPROVEMENTS*

The existing development at the site consists of remnants of former building foundations from the pulp mill concentrated at the southern portion of the north parcel. Former chemical waste lagoons border the Bouquet River, and an outfall structure for the lagoons still stands at the eastern limit of the north parcel. The stressed vegetation and exposed profiles of the subsurface strata due to storm water runoff within the lagoons reveal layers of chemical waste sludge atop in situ soils.

The south parcel primarily consists of undeveloped woodlands/wetlands scarred by all terrain vehicle (ATV) trails and resident incursions. A portion of the original south parcel had been used as a sludge bed (locally referred to as the "Black Ash Pond") for the mill. The Black Ash Pond and accompanying acreage had been subdivided and purchased by the Town of Willsboro as the site for the municipal wastewater treatment plant. However, during the field investigation on March 28, 2003, it was evident that some black ash may have been deposited onto the remaining south parcel. Wildlife revealed the presence of black ash on the subject parcel within the spoil from a burrow,

Based on a review of documents provided by the Bouquet River Association, chemical analyses performed on the black ash c. 1990, showed the black ash may exceed some of the guidelines published in the New York State Department of Environmental Conservation (NYSDEC) Technical Assistance Guideline Memorandum (TAGM) 4046. Moreover, from the available data it appears that testing **may** not have been conducted for polychlorinated biphenyl's (PCB's), dioxin, semi-volatile organic compounds (SVOC's), and other contaminants that would

have been appropriate analyses given the nature of the processes. Documentation from the NYSDEC furthermore indicates that the data may not have been widely distributed so that additional testing that otherwise may have been warranted, was not performed.

Additionally, the site walkover revealed remnants of dump sites from residences, i.e., bottles, cans, car bodies, etc., littered along the ravine slope of the south parcel as well as scattered sites from camping, parties, bonfires, burn pits, etc.

The western perimeter of the south parcel shows likely encroachments by neighbors with typical residential debris. There was litter along the riverbank, likely due to fishermen. It appeared that the materials discovered on the site walkover of the south parcel were *de minimis* status and would not be considered Recognized Environmental Conditions.

### 3. HISTORICAL USE INFORMATION

The subject property has been owned by Willsboro Industries, Inc. since August 16, 1967. The property was purchased from the Willsboro Citizen's Committee shortly after acquisition from the Georgia Pacific Corporation (GPC) on July 25, 1967. GPC had acquired the pulp mill as part of a larger acquisition and closed the mill in July 1965 after nearly 80 years of operation. Prior to GPC, the property had been owned and operated by Champlain Mills Properties, Inc. which had acquired it from the Willsboro Realty Co., on June 8, 1962. The mill had been operated by the New York and Pennsylvania Company from December 31, 1945 until December 17, 1952.

The Paine family began the pulp mill in the 1880's and acquired additional contiguous properties over the next 40 years along the length and mouth of the Bouquet River. Prior to 1945 the property was operated by the Lock Haven and Willsboro Company.

The pulp mill was unique in that it was one of the few mills that utilized a soda ash process for pulp manufacturing. The pulp was typically used for newsprint and periodical stock. Chlorine was used for bleaching to whiten the product. Chemicals were recycled and recovered industry standards, and wastes from the plant were originally discharged into the Bouquet River. Eventually, the chemical waste lagoons and their outfall structure were constructed, and sedimentation in the lagoons may have captured much of the waste.

The south parcel provided a sludge bed for the black ash, which purportedly consisted of primarily coal ash slurry and carbonate of lime. The remainder of the property was used for minimal minerals extraction and timber. Reportedly, the timber was used to construct/repair the ~~dams across the Bouquet River. Portions of the original parcel have been subdivided to provide~~ homes along the bordering streets, property for the school, a satellite farm for the local cable company, and the aforementioned site of the Ashline Fruit and Vegetable Company on the north parcel. ESE's familiarity with this particular location dates back to the late 1960's.

#### **4. STANDARD ENVIRONMENTAL RECORD REVIEW**

As recommended in *ASTM Practice E1527-97*, the federal and state environmental databases listed below were reviewed to determine whether the subject property is currently listed, and to document listed sites, if any, that are located within the respective search distance of the subject property. These databases identify sites having operations and/or conditions which are known and regulated by the pertinent regulatory agency(ies), and do not reflect conditions that have not yet been discovered and/or reported to the appropriate regulatory body(ies). The database information was obtained through a computerized system that is updated and maintained by Environmental Data Resources, Inc. The "Date of Data" noted for each database reflects the date at which the corresponding listing was updated.

It is noted that additional databases not specifically recommended by *ASTM Practice E1527-97* were reviewed during the course of this assessment, and are included in the attached copy of the Environmental Data Resources, Inc. **Summary** Report (Attachment G).

(a). ***National Priorities List (NPL)*** - EPA listing of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. Date of Data: 1/29/03. The ASTM-recommended search distance for the NPL is 1.0 mile.

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-Review of the NPL revealed that the subject property is not currently listed, and no listed sites within the recommended search distance were identified.

(b). ***Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)*** - The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the USEPA for the release, or threatened release of hazardous substances. Date of Data: 12/13/02. ASTM-recommended search distance for this database is 0.5 miles.

-Review of the CERCLIS Listing revealed that the subject property is not currently listed, and no listed sites within the recommended search distance were identified.

(c). ***Resource Conservation and Recovery Information System (RCRIS) Non-corrective Action Treatment, Storage, and Disposal (TSD) Facilities*** - The RCRIS TSD report contains information pertaining to facilities which are permitted to treat, store, or dispose of EPA regulated hazardous waste. Date of Data: 9/9/02. The ASTM-

recommended search distance for this list is 0.5 miles.

-Review of the RCRIS TSD Listing revealed that the subject property is not currently listed, however that two (2) listed sites are within approximately 0.25 miles of the subject property at the former Willsboro Central School.

(d). **Resource Conservation and Recovery Information System - Large and Small Quantity Generators** - The RCRIS Generator report contains information pertaining to facilities which are known and permitted to generate between 100kg and 1000kg (Small Quantity Generator) or more than 1000 kg (Large Quantity Generator) of EPA regulated hazardous waste per month, or meet other requirements of the Resource Conservation and Recovery Act. ~~Date of Data: 9/9/02. The ASTM-recommended search distance for this list is~~ 0.25 miles.

-Review of the RCRIS Generator Report Listing revealed that the subject property is not currently listed, and no listed sites within the recommended search distance were identified.

(e). **Emergency Response Notification System (ERNS)** - The ERNS database is a national computer database system that is used to store information concerning known and reported incidents of sudden and/or accidental release of hazardous substances, including petroleum, into the environment. Date of Data: 12/31/01. The ASTM-recommended search distance for this list is for the subject property only.

-Review of the ERNS Database revealed that the subject property is not currently listed.

(f). **New York State Inactive Hazardous Waste Disposal Site Listing (IHWS)** - The New York Inactive Hazardous Waste Disposal Site list contains summary information pertaining to those facilities at which disposal of substances that are deemed potentially hazardous to the public health and welfare by the New York State Department of

Environmental Conservation (NYSDEC) is known or documented to have occurred. Date of Data: 4/1/02. The ASTM-recommended search distance for this list is 1.0 mile.

-Review of the NYS Inactive Hazardous Waste Disposal Site Listing revealed that the subject property is not currently listed, and no listed sites within the recommended search distance were identified.

(g). *New York State Solid Waste Facilities List (SWF)* - The New York State Solid Waste Facility List is a comprehensive listing of active and inactive permitted solid waste disposal facilities within the State of New York, that are permitted by the NYSDEC. Date of Data: 12/31/01. The ASTM-recommended search distance for this list is 0.5 miles.

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-Review of the NYS Solid Waste Disposal Site Listing revealed that the subject property is not currently listed, and no listed sites within the recommended search distance were identified.

(h). *New York State Petroleum Bulk Storage Registry (PBS)* - The New York Petroleum Bulk Storage Registry is a listing of active and inactive facilities having combined petroleum storage capacities of equal to or greater than 1,100 gallons and less than 400,000 gallons that have been registered with the NYSDEC. Date of Data: 1/1/02. The ASTM-recommended search distance for this list includes the subject and adjoining properties.

-Review of the NYS PBS Registry revealed that the subject property is not currently listed, and one (1) site is listed within the recommended search distance. The former Willsboro Central School, located south, west and topographically upgradient from the subject property.

(i). *New York Chemical Bulk Storage Registry (CBS)* - The New York Chemical Bulk Storage Registry is a listing of active and inactive facilities that have been registered with the NYSDEC, that store regulated substances other than petroleum products, in aboveground storage tanks with capacities of 185 or more gallons, and in underground storage tanks of any

size. Date of Data: 1/1/02. The ASTM-recommended search distance for this list includes the subject and adjoining properties.

-Review of the NYS CBS Registry revealed that the subject property is not currently listed, and no listed sites within the recommended search distance were identified.

(j). *New York Major Oil Storage Facilities (MOSF)* - The MOSF registry contains information on petroleum storage facilities registered with and permitted by the NYSDEC, having combined storage capacities of 400,000 gallons or greater. Date of Data: 1/1/02. The ASTM-recommended search distance for this list includes the subject and adjoining properties.

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-Review of the NYS MOSF Registry revealed that the subject property is not currently listed, and no listed sites within the recommended search distance were identified.

(k). *New York Petroleum Spill Site Listing (SPILLS)* - New York Petroleum Spill Site Listing identifies petroleum and hazardous material spills that have been reported to the NYSDEC. Date of Data: 1/1/02. The ASTM-recommended search distance for this list is 0.25 miles.

--Review of the NYS LST data revealed that the subject property is not currently listed, and no listed sites are within 0.25 miles of the subject property.

There are approximately two dozen (24) documented additional petroleum product spills/leaks within the Hamlet of Willsboro that have occurred within the past 20 years. Due to the respective sizes and types of spills they are not expected to impact the subject property. However, the historical interviews revealed a purported fuel oil spill at the former pulp mill fuel oil storage building adjacent to the west bank of the Bouquet River on the north parcel. It is possible that residual contamination may be present, however this condition does not affect the south parcel of the subject property.

(1). *New York Leaking Storage Tank Data (LST)* - New York Leaking Storage Tank Data identifies reported leaking storage tanks in the State of New York which have not yet been remediated or resolved. The information is derived from the larger New York Spills Database (SPILLS). Date of Data: **1/1/02**. The ASTM-recommended search distance for the list is 0.5 miles.

--Review of the NYS LST data revealed that the subject property is not currently listed and two (2) entries are within 0.5 miles of the subject property. Both spills were overfills of No. 2 fuel oil tanks. Due to the size and type of spills, these are not liable to pose a significant threat of impact to the subject property.

---

## 5. SUMMARY OF FINDINGS

The following subsections describe those items or issues observed at the subject property during the course of the investigation, and/or identified as a result of the historical research, that are/were considered to be Recognized Environmental Conditions.

### 5.1 CONTAMINATED SOILS

The north parcel was utilized for the manufacturing of pulp through a soda ash process that involved a variety of chemicals. The chemical wastes were originally discharged into the Bouquet River until an outlet structure with settling lagoons was built along the north parcel parallel to the Bouquet River. Available literature and historical interviews indicate the wastes could have included polychlorinated biphenyls (PCB's), bleaches, dioxins, semi-volatile organic compounds (SVOC's) and potentially, a trace of mercury. The stressed vegetation extant within the lagoons nearly four decades after termination of mill operations and the exposed soil profiles

within the lagoons show residual sludge providing a poor substrate for plant growth. These soils may contain compounds exceeding prevailing NYSDEC regulations, and leaching/surface water runoff is still communicating with the Bouquet River and Lake Champlain:

At least one purported petroleum spill occurred adjacent to the Bouquet River, and it is possible that other latent conditions exist at the footprint of the former mill operations (i.e., coal piles, other fueling operations, etc.).

The south parcel was utilized as a drying bed for spent coal/lime sludge. The majority of the former property associated with sludge disposal has been subdivided and sold to others. This ~~black ash, based on available data appears to have been not completely characterized by available~~ technologies. It is possible that black ash was either deposited or tracked incidentally onto the remaining lands of the south parcel of the subject property, as an animal burrow revealed that black ash may be present in the subsurface soils.

Residential encroachment and activities have distributed debris and refuse throughout the parcel, as these lands have been traversed extensively by fishermen and ATV enthusiasts. Remnants of old cars, campsites, and dump sites can be found. The northeast corner of the south parcel consists of wetlands.

## **5.2 NEARBY PROPERTIES OF CONCERN**

The Federal and State Environmental Data Base search conducted in connection with this ESA identified facilities as known/listed sites of concern. The search revealed that, due to action taken by the responsible parties for the respective spills and, also due to the type of events that had occurred, the nearby properties of concern are not anticipated to affect the value and usefulness of the subject property.

### 5.3 *DESCRIPTION OF SITE PROCESSES*

The subject property is not currently in use.

### 5.4 *HAZARDOUS SUBSTANCE USAGE/STORAGE*

Hazardous substances are not being currently used or stored on the subject property.

### 5.5 *PETROLEUM PRODUCTS USAGE/STORAGE*

~~Petroleum products are not being currently used or stored in the subject property.~~

### 5.6 *UNDERGROUND AND ABOVE GROUND STORAGE TANKS*

There are currently no underground and above ground storage tanks on the subject property.

### 5.7 *DRUMS, CONTAINERS*

No drums were identified on the subject property.

### 5.8 *PCBs USAGE*

Any black ash or sludge should be tested for PCB's. No testing ~~of~~ PCB's ~~was~~ accomplished as part of this assessment.

## **5.9 STAINS, CORROSION, STRAINED VEGETATION**

Strained vegetation was identified on the subject property in the vicinity of the former chemical waste lagoons. The black ash may extend onto portions of the remaining lands of the south parcel.

## **5.10 FILL/SOLID WASTE DISPOSAL**

Solid waste disposal, consisting of domestic trash, automobiles, appliances, and scrap metal were identified on the subject property. Small burn pits exist in the center of the south parcel. No evidence of fill from an outside source was identified on the subject property.

---

## **5.11 WASTE WATER**

Storm water originating on the site from rainfall and snowmelt flows east, south, and north to the Bouquet River.

## **5.12 WELLS**

No wells of any kind (i.e. drinking water, monitoring, etc.) were identified on the subject property.

## **5.13 SEWAGE DISPOSAL SYSTEMS**

No onsite septic disposal systems were identified, however, it is possible abandoned components from the previous mill operations may exist on the north parcel.

#### **5.14 DRAINS AND SUMPS**

No drains or sumps were identified on the subject property.

#### **5.15 PITS, PONDS, LAGOONS**

See Section 5.1.

#### **5.16 ASBESTOS**

No asbestos containing materials were identified on the subject property. No testing of materials for ~~asbestos~~ was accomplished as part of this assessment.

---

#### **5.17 LEAD PAINT**

No lead paint containing materials were identified on the subject property. No lead based paint testing was accomplished during this assessment.

#### **5.18 LEAD IN DRINKING WATER**

Lead is typically present in drinking water as a result of exposure to internal lead-tin soldered piping. The property is serviced by town water. The **risk** of significant levels of lead in drinking water on site is low. Water service taps are currently not available at the subject property.

#### **5.19 RADON**

There was no evidence of a radon mitigation system on site, and no indication of elevated radon levels in the surrounding region. Typical radon levels in Essex County are below the U.S.E.P.A. remedial guideline of 4.0 picocuries per liter.

## 5.20 OTHER ISSUES OF CONCERN

No other issues of concern were observed during the site visit.

## 7. REFERENCES

- R. Ashline (personal communication, April 18,2003)  
W. Benedict (personal communication, March 19,2003)  
E. Collins (personal communication, March 21,2003)  
S. Marcotte (personal communication, March 18,2003) —  
G. White (personal communication, May 17,2003)

H.N. Lee, A.M.; J.N. Stephenson, M.S.; R.W. Hovey, D.Sc.; S.R. Turner, D.Sc.; H.S. Buncke, C.E.; B. Jahnsen, Dr.Eng.; et al (1937). *The Manufacture of Pulp and Paper*, (3rd ed., Vol. 111). New York: McGraw-Hill.

Griffin International. (2001, May). *Phase I Environmental Site Assessment: Ashline Fruit Company, Inc.* Williston, VT: M. McCullough.

Griffin Intrnational. (2001, August). *Phase II Environmental Site Assessment: Ashline Fruit Company, Inc.*, Williston, VT: M. McCullough.

## 8. CONCLUSIONS AND RECOMMENDATIONS

The north parcel should be subjected to a Phase II investigation to explore, sample, and analyze areas of concern identified in the Phase I. Additional areas will need to be investigated therein as more details are obtained regarding petroleum product, coal, and chemical waste

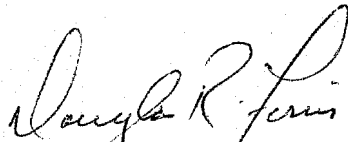
handling. The chemical waste lagoon sludge should be analyzed at a minimum for RCRA metals, PCB's, SVOC's, and Dioxin.

The south parcel appears to have conditions that are *de minimis* with the exception that the prospective buyer should not purchase any of the remaining lands containing black ash. It is possible that the black ash may not have been fully characterized previously, and if so, this oversight would not exempt this material from future scrutiny and remedial action.

In addition, due to the fact that prior to chemical waste lagoon construction, chemical wastes were discharged into the river, contaminants could be trapped in the sediments at the bottom of the river. Thus, to the extent the Seller may own the bottom of the river, the prospective buyer should consider drafting a deed whereby the property boundary is the seasonal low water **mark**, not the centerline of the river. This would protect the future landowner from potential cleanup costs associated with dredging of contaminated river sediments.

Notwithstanding, in consideration of the information detailed herein, no further investigation is recommended for the south parcel of the subject property. We, the undersigned, hereby declare that the findings presented in this report are true and accurate to the best of our ability, information, knowledge, and belief at this time. Please contact us if you have questions or if we can be of further assistance.

Respectfully submitted,



EARTH/SCIENCE ENGINEERING, P.C.  
Douglas R. Ferris, P.E.

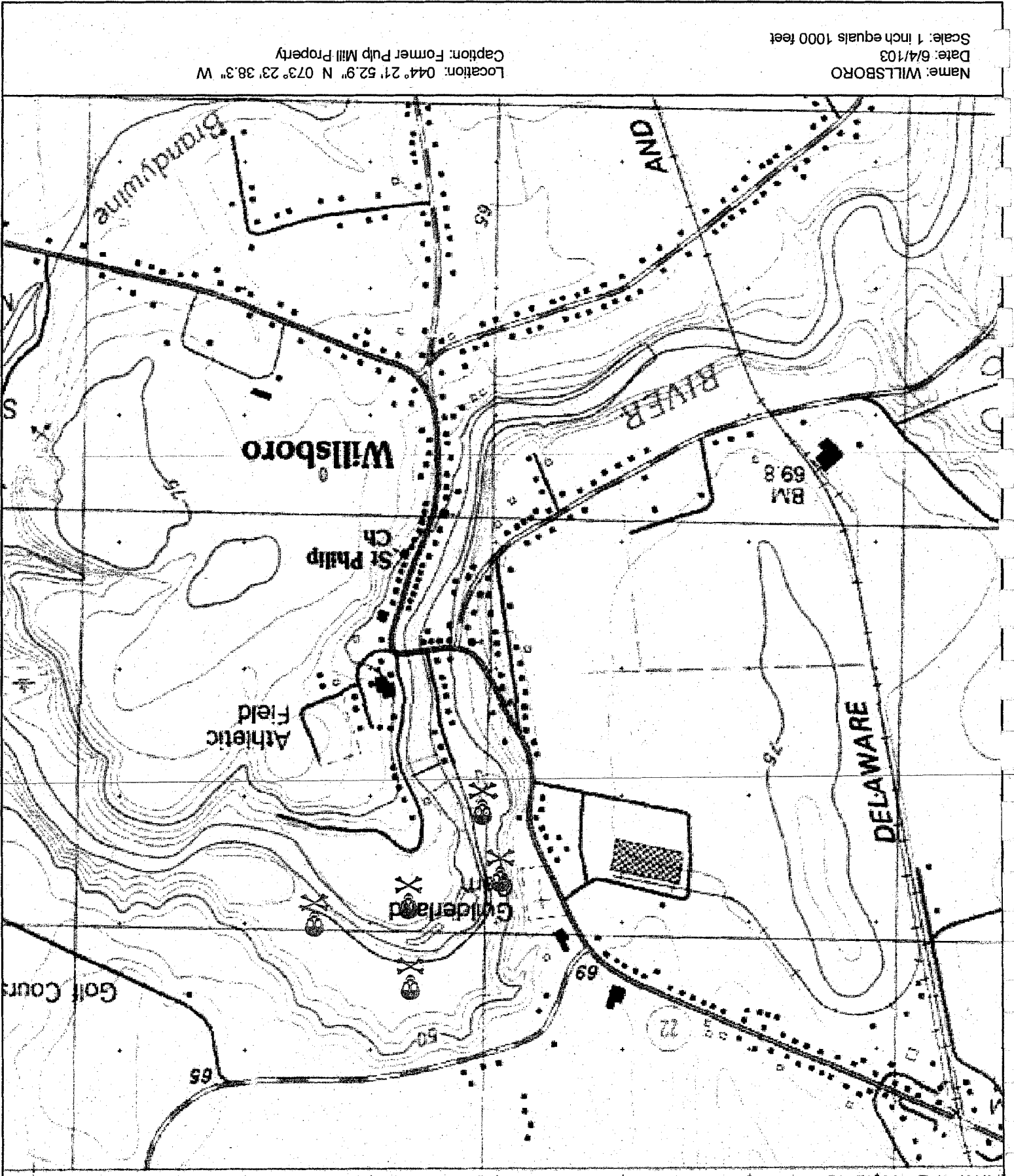
DRF/meo  
Attachments

EARTH/SCIENCE ENGINEERING, P.C.

**ATTACHMENT A**

---

**SITE LOCATION MAP**



ESSEVILLE 18 KM

KM. TO INTERSTATE 87

SITE LOCATION MAP

628

629

Name: WILLISBORO  
 Date: 6/4/03  
 Scale: 1 inch equals 1000 feet  
 Location: 044° 21' 52.9" N 073° 23' 38.3" W  
 Caption: Former Pulp Mill Property

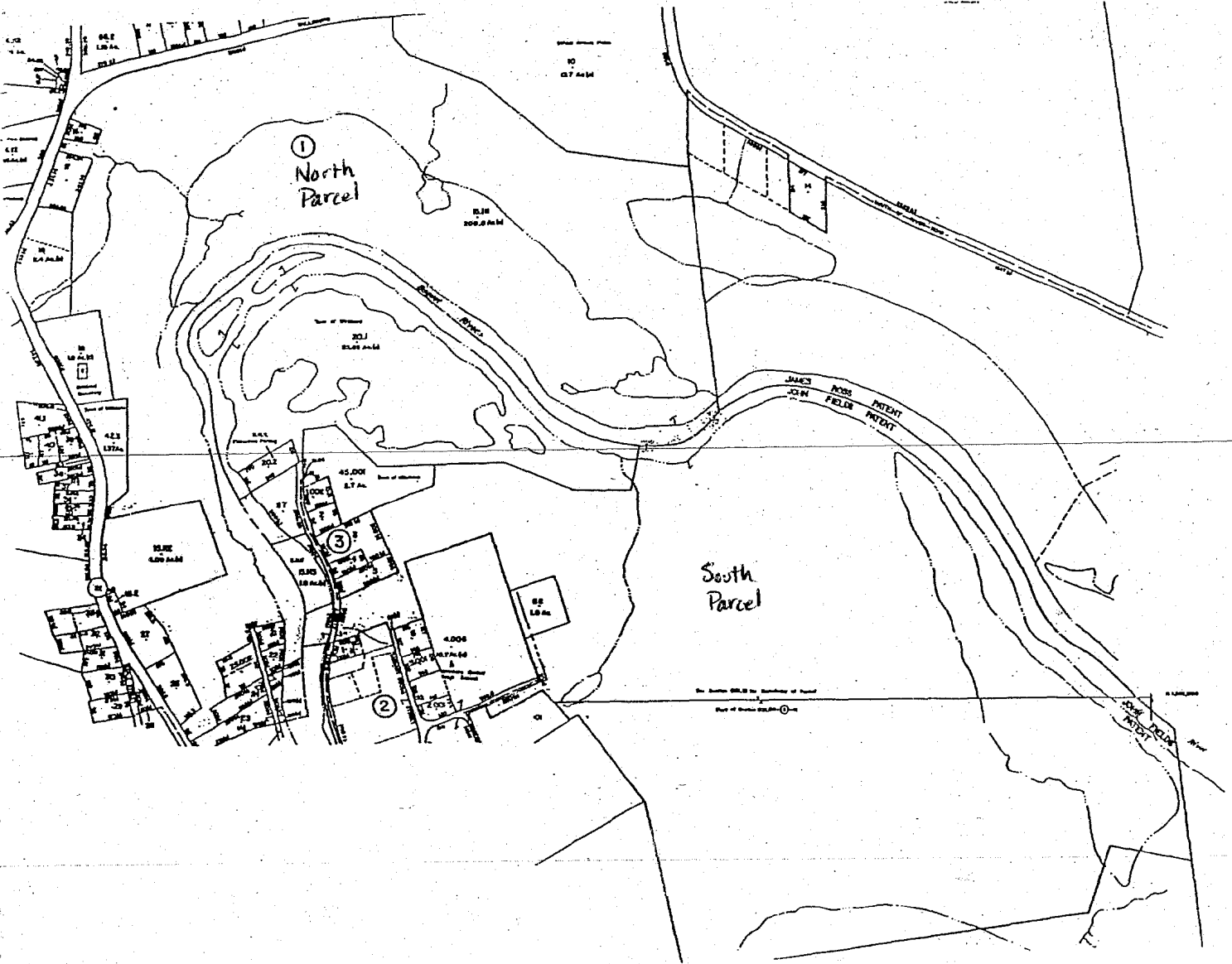
**ATTACHMENT B**

---

**TAX MAP**

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# TAX MAP



**FORMER PULP MILL PROPERTY  
WILLSBORO, NY**

---

## **EARTH SCIENCE ENGINEERING, P.C.**

24 South Main Street, Willsboro, New York 22996  
Tel: (518) 963-8133 Fax: (518) 963-7490

TAX MAP PARCEL NO. 31.09-1-15.111  
200 acres

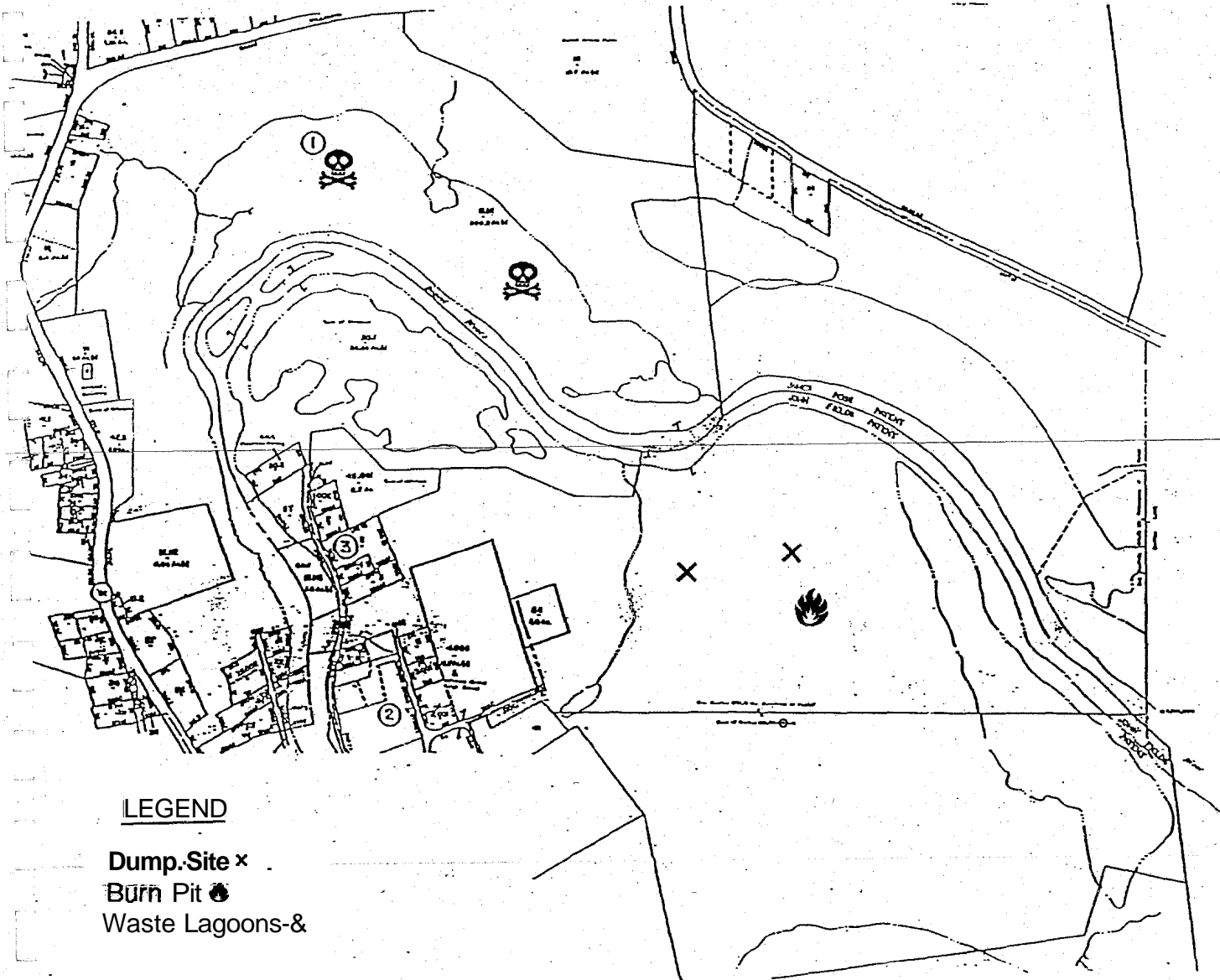
---

**ATTACHMENT C**

**SITE SKETCH**

---

# SITE SKETCH



## LEGEND

- Dump Site x
- Burn Pit
- Waste Lagoons &

WILLSBORO INDUSTRIES FORMER PULP MILL  
WILLSBORO, NY

---

## EARTH SCIENCE ENGINEERING, P.C.

24 South Main Street, Willsboro, New York 12994  
Tel: (518) 963-8133 Fax: (518) 963-7490

TAX MAP NO. 31.09-1-15.111  
200 acres

---

**ATTACHMENT D**

---

**AERIAL PHOTOGRAPHS**

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1974



5  
8.0

16.9  
8  
11.7 13.7

1	2.5
2	3.3
3	3.3
4	3.5
5	3.4
6	3.5
7	3.4

30.0 3.4 8.5

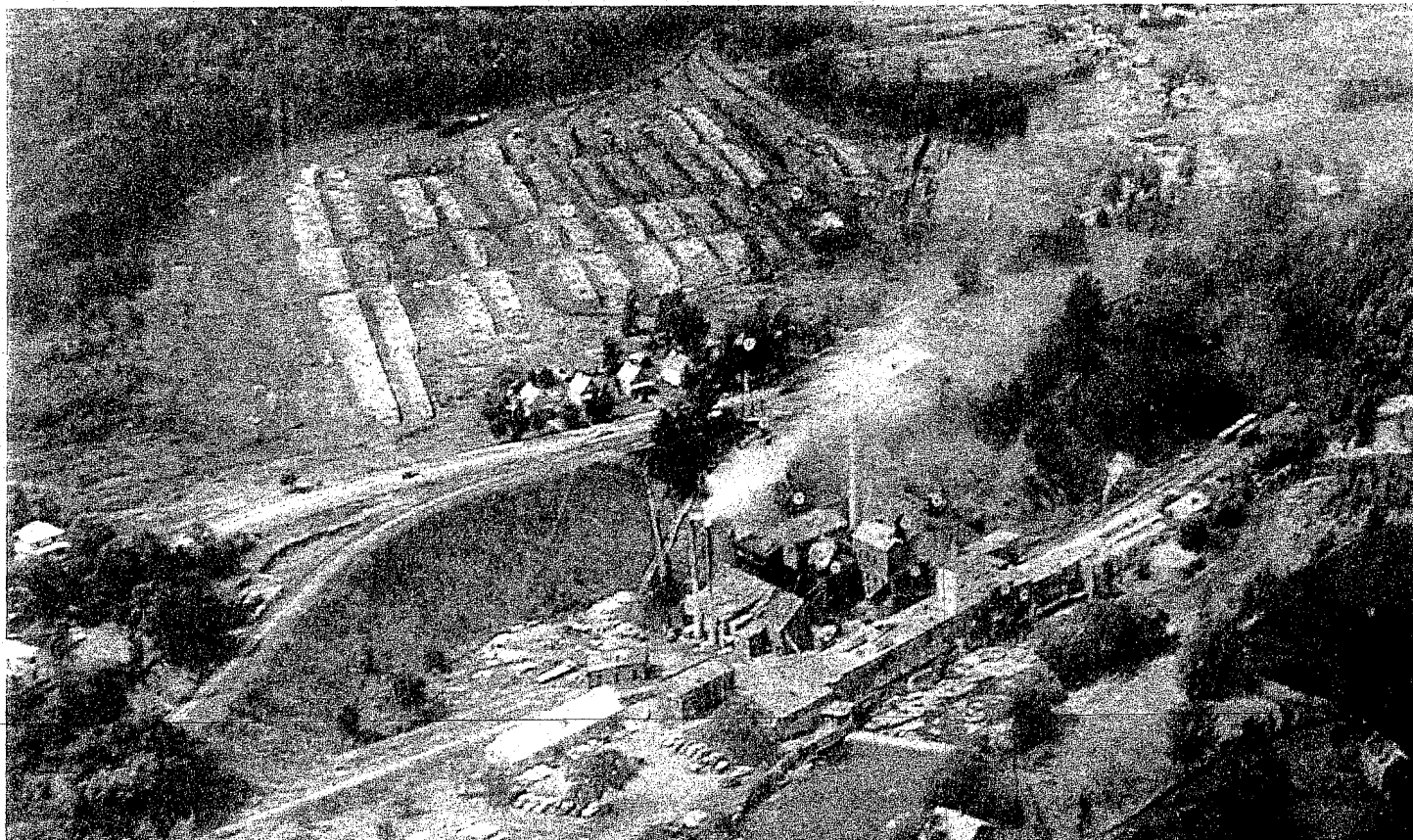
EA  
-8

25.1

20.6

12 out of  
AG 3.0

10  
E  
F  
8.3  
8.2  
8.2  
3.3



"C. 1950"



May 29, 2003

**ATTACHMENT E**

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**SITE PHOTOGRAPHS**

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Dump Site  
GPS 44 21.699N 73 22.718 W



Debris



Walking Path



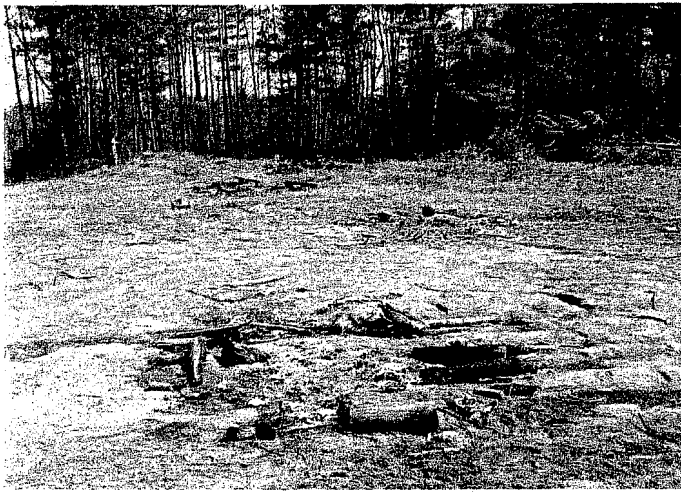
Wetlands



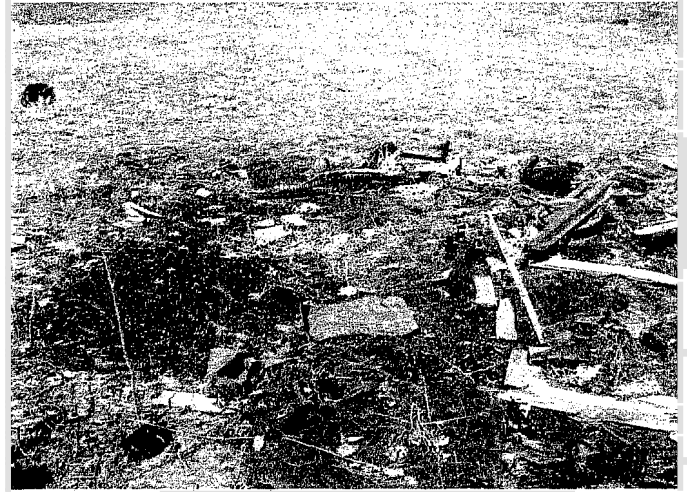
Dump Site  
GPS 44 21.785N 73 22.833 W



Wetlands



Camper Site



Dumpsite/burn pit  
GPS 44 21.762N 73 22.768W



Dump Site



Debris



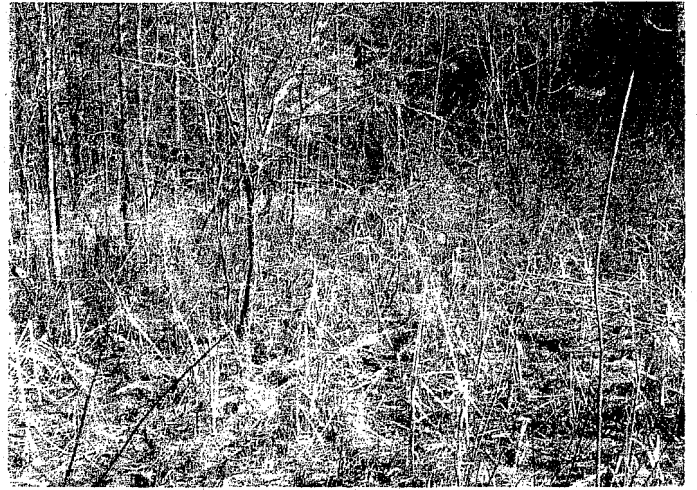
Burn Barrel



Debris  
GPS 44 21.908 N 73 23.220W



Dump site  
GPS. 44 21'.908 N 73 23'.220 W



Wetlands



Access Road



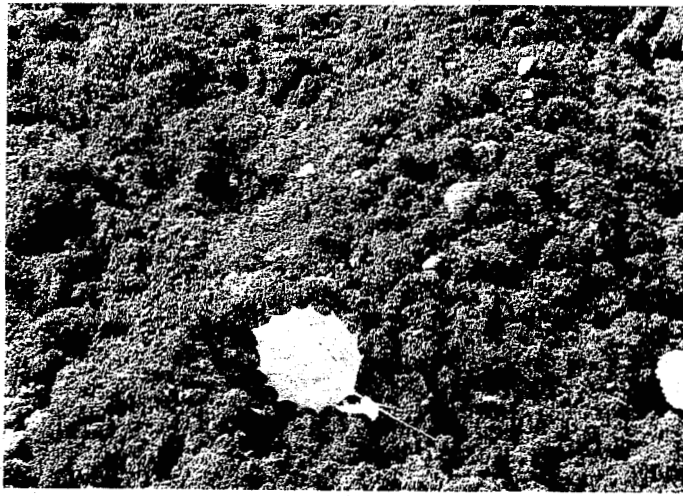
Mammal Burrow



Debris



Debris



Black ash



Black ash pond

**ATTACHMENT F**

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**ENVIRONMENTAL DATA RESOURCES, INC. (EDR)**

**SUMMARY REPORT**

---



## **The EDR Radius Map with GeoCheck®**

**Former Champlain Mill Property  
Mill Street  
Willsboro, NY 12996**

**Inquiry Number: 09484023s**

**March 26,2003**

## ***The Source* For Environmental Risk Management Data**

3530 Post Road  
Southport, Connecticut 06890

**Nationwide** Customer Service

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: ;www.edrnet.com

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**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 meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

## TARGET PROPERTY INFORMATION

### ADDRESS

MILL STREET  
WILLSBORO, NY 12996

### COORDINATES

Latitude (North): 44.366600- 44° 21' 59.8"  
Longitude (West): 73.393200- 73° 23' 35.5"  
Universal Transverse Mercator: Zone 18  
UTM X (Meters): 628032.0  
UTM Y (Meters): 4913630.5

## USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2444073-C4 WILLSBORO, NY  
Source: USGS 7.5 min quad index

## TARGET PROPERTY SEARCH RESULTS

The target property was not **listed** in any of the databases searched by EDR.

## 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 ASTM E 1527-00 search radius around the target property for the following databases:

## FEDERAL ASTM STANDARD

**NPL**..... National Priority List  
**Proposed NPL**..... Proposed National Priority List Sites  
**CERCLIS**..... Comprehensive Environmental Response, Compensation, and Liability Information System  
**CERC-NFRAP**..... CERCLIS No Further Remedial Action Planned  
**CORRACTS**..... Corrective Action Report  
**RCRIS-TSD**..... Resource Conservation and Recovery Information System  
**RCRIS-LQG**..... Resource Conservation and Recovery Information System  
**ERNS**..... Emergency Response Notification System

## STATE ASTM STANDARD

**SHWS**..... Inactive Hazardous Waste Disposal Sites in New York State

## EXECUTIVE SUMMARY

<b>SWF/LF</b> .....	Facility Register
<b>CBS UST</b> .....	Chemical Bulk Storage Database
<b>MOSF UST</b> .....	Major Oil Storage Facilities Database
<b>VCP</b> .....	Voluntary Cleanup Agreements
<b>SWTIRE</b> .....	Registered Waste Tire Storage & Facility List
<b>SWRCY</b> .....	Registered Recycling Facility List

### FEDERAL ASTM SUPPLEMENTAL

<b>CONSENT</b> .....	Superfund (CERCLA) Consent Decrees
<b>ROD</b> .....	Records Of Decision
<b>Delisted NPL</b> .....	National Priority List Deletions
<b>FINDS</b> .....	Facility Index System/Facility Identification Initiative Program Summary Report
<b>HMIRS</b> .....	Hazardous Materials Information Reporting System
<b>MLTS</b> .....	Material Licensing Tracking System
<b>MINES</b> .....	Mines Master Index File
<b>NPL Liens</b> .....	Federal Superfund Liens
<b>PADS</b> .....	PCB Activity Database System
<b>RAATS</b> .....	RCRA Administrative Action Tracking System
<b>TRIS</b> .....	Toxic Chemical Release Inventory System
<b>TSCA</b> .....	Toxic Substances Control Act
<b>SSTS</b> .....	<b>Section 7 Tracking Systems</b>
<b>FTTS</b> .....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### STATE OR LOCAL ASTM SUPPLEMENTAL

<b>HSWDS</b> .....	Hazardous Substance Waste Disposal Site Inventory
<b>AST</b> .....	Petroleum Bulk Storage
<b>CBS AST</b> .....	Chemical Bulk Storage Database
<b>MOSF AST</b> .....	Major Oil Storage Facilities Database
<b>NY Spills</b> .....	Spills Information Database

### EDR PROPRIETARY HISTORICAL DATABASES

<b>Coal Gas</b> .....	Former Manufactured Gas (Coal Gas) Sites
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### BROWNRELEASER DATABASES

<b>Brownfields</b> .....	Brownfields Site List
<b>VCP</b> .....	Voluntary Cleanup Agreements

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

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. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. 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 (by more than 10 feet). 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.

## EXECUTIVE SUMMARY

### FEDERAL ASTM STANDARD

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 09/09/2002 has revealed that there are 2 RCRIS-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>NYSDOT BIN 1017220</b>	<b>RTE 22 &amp; BOUQUET RIVER</b>	<b>1/8 - 1/4 SE</b>	<b>A1</b>	<b>6</b>
<b>WILLSBORO CENTRAL SCHOOL DIST</b>	<b>1 SCHOOL ST</b>	<b>1/8 - 1/4 SE</b>	<b>A4</b>	<b>11</b>

### STATE ASTM STANDARD

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 LTANKS list, as provided by EDR, and dated 01/01/2002 has revealed that there are 2 LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>WILLSBORO CENTRAL SCHOOL DIST.</b>	<b>2 SCHOOL STREET</b>	<b>1/8 - 1/4 SE</b>	<b>A2</b>	<b>6</b>
<b>JOHN ALDEN</b>	<b>10 MAPLE STREET</b>	<b>1/4 - 1/2 S</b>	<b>5</b>	<b>11</b>

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 UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>WILLSBORO CENTRAL SCHOOL DIST.</b>	<b>2 SCHOOL STREET</b>	<b>1/8 - 1/4 SE</b>	<b>A2</b>	<b>6</b>
<b>WILLSBORO CENTRAL SCHOOL DISTR</b>	<b>2 SCHOOL STREET</b>	<b>1/8 - 1/4 SE</b>	<b>A3</b>	<b>9</b>

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
VILLAGE MEAT MARKET	LTANKS
CP RAIL SYSTEM	LTANKS
WILLSBORO CENTRAL SCHOOL	LTANKS
D & H RAILROAD CANADIAN PACIFIC	UST, AST
VILLAGE MEAT MARKET	UST
TOWN OF WILLSBORO HIGHWAY GARAGE	UST, AST
A R SANDRI INC - FORMER HATHAWAYS SUNOCO	RCRIS-SQG, FINDS
NYCO DIV OF PROCESSED MINERALS INC	RCRIS-SQG, FINDS
TAMPAX INC	RCRIS-SQG, FINDS
IFO CLOSED STATION	NY Spills
THE COUNTRY STORE	NY Spills
VILLAGE MEAT MARKET	NY Spills
REYNOLDS CHEVROLET	NY Spills
KINGS - JUNKYARD	NY Spills
WILLSBORO	NY Spills
27 LAKE VIEW DRIVE	NY Spills
WILLSBORO WPCP CONSTRUCT.	NY Spills
CONSTRUCTION SITE	NY Spills
<b>TRAFFIC ACCIDENT</b>	NY Spills
TRACTOR TRAILER ACCIDENT	NY Spills
LAKE CHAMPLAIN @ LAGAMIRE	NY Spills
WILLSBORO FISH LADDER	NY Spills
TRAFFIC ACCIDENT	NY Spills
GRAND UNION	NY Spills

**OVERVIEW MAP - 0948402.3s - Strategic Env. Management, Inc**

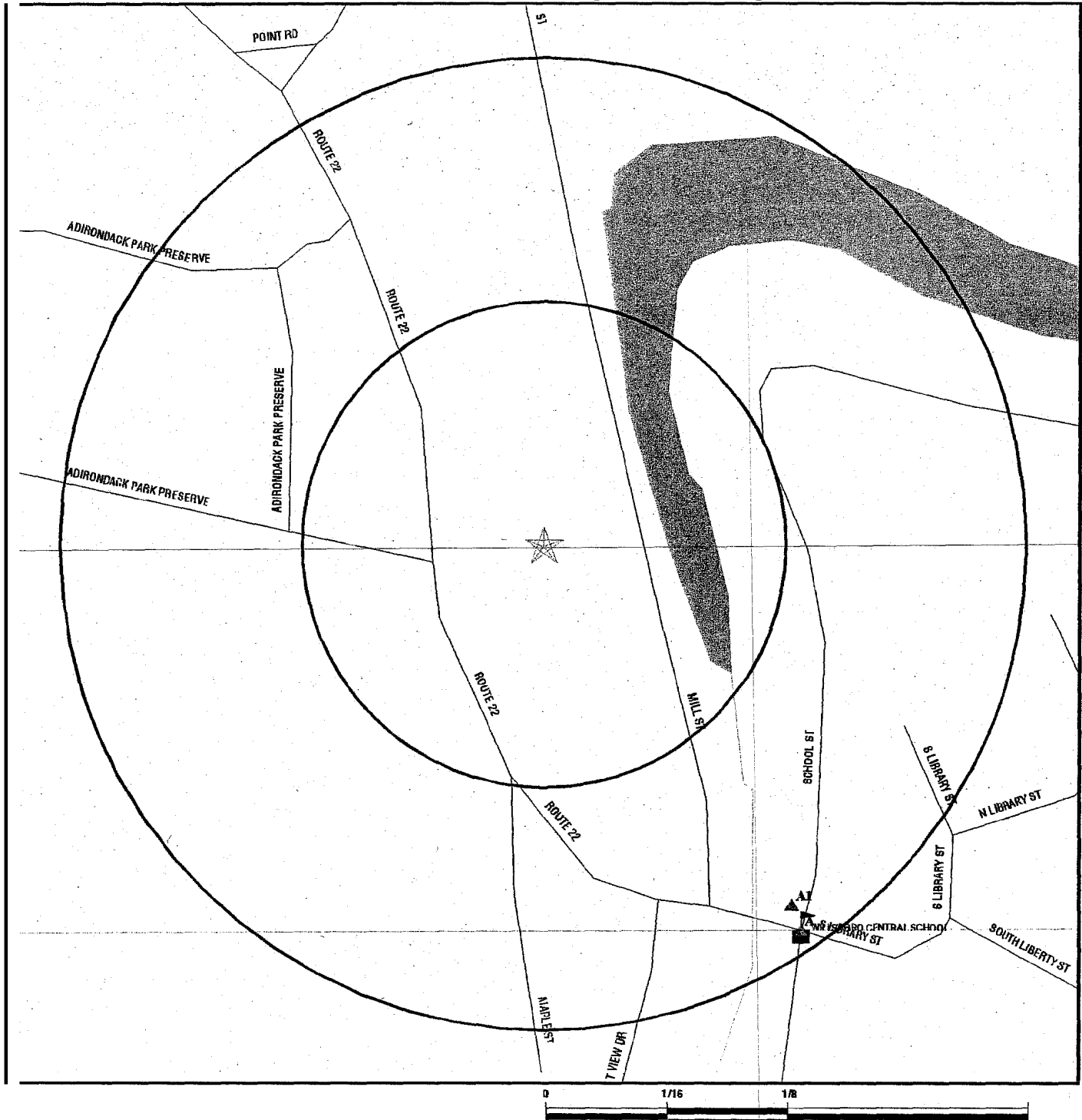


- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites

- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- Wetlands

<b>TARGET PROPERTY:</b>	Former Champlain Mill Property	<b>CUSTOMER:</b>	Strategic Env. Management, Inc
<b>ADDRESS:</b>	Mill Street	<b>CONTACT:</b>	Erin L Loope
<b>CITY/STATE/ZIP:</b>	Willsboro NY 12996	<b>INQUIRY #</b>	0948402.3s
<b>LAT/LONG:</b>	44.3666 173.3932	<b>DATE</b>	March 26, 2003 6:14 pm

**DETAIL MAP - 0948402.3s - Strategic Env. Management, Inc**



<b>TARGET PROPERTY:</b> <b>ADDRESS</b> <b>CITY/STATE/ZIP:</b> <b>LAT/LONG:</b>	Former Charnplain Mill Property Mill Street Willsboro NY 12996 44.3666 173.3932	<b>CUSTOMER CONTACT:</b> <b>INQUIRY #:</b> <b>DATE:</b>	Strategic Env. Management, Inc Erin L Loope 0948402.3s March 26, 2003 6:14 pm
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## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>FEDERAL ASTM STANDARD</u></b>								
	NPL	1.000	0	0	0	0	NR	0
	Proposed NPL	1.000	0	0	0	0	NR	0
	CERCLIS	0.500	0	0	0	NR	NR	0
	CERC-NFRAP	0.250	0	0	NR	NR	NR	0
	CORRACTS	1.000	0	0	0	0	NR	0
	RCRIS-TSD	0.500	0	0	0	NR	NR	0
	RCRIS Lg. Quan. Gen.	0.250	0	0	NR	NR	NR	0
	RCRIS Sm. Quan. Gen.	0.250	0	2	NR	NR	NR	2
	ERNS	TP	NR	NR	NR	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
	State Haz. Waste	1.000	0	0	0	0	NR	0
	State Landfill	0.500	0	0	0	NR	NR	0
	LTANKS	0.500	0	1	1	NR	NR	2
	UST	0.250	0	2	NR	NR	NR	2
	CBS UST	0.250	0	0	NR	NR	NR	0
	MOSF UST	0.500	0	0	0	NR	NR	0
	VCP	0.500	0	0	0	NR	NR	0
	SWTIRE	0.500	0	0	0	NR	NR	0
	SWRCY	0.500	0	0	0	NR	NR	0
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
	CONSENT	1.000	0	0	0	0	NR	0
	ROD	1.000	0	0	0	0	NR	0
	Delisted NPL	1.000	0	0	0	0	NR	0
	FINDS	TP	NR	NR	NR	NR	NR	0
	HMIRS	TP	NR	NR	NR	NR	NR	0
	MLTS	TP	NR	NR	NR	NR	NR	0
	MINES	0.250	0	0	NR	NR	NR	0
	NPL Liens	TP	NR	NR	NR	NR	NR	0
	PADS	TP	NR	NR	NR	NR	NR	0
	RAATS	TP	NR	NR	NR	NR	NR	0
	TRIS	TP	NR	NR	NR	NR	NR	0
	TSCA	TP	NR	NR	NR	NR	NR	0
	SSTS	TP	NR	NR	NR	NR	NR	0
	FTTS	TP	NR	NR	NR	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
	HSWDS	0.500	0	0	0	NR	NR	0
	AST	TP	NR	NR	NR	NR	NR	0
	CBS AST	0.250	0	0	NR	NR	NR	0
	MOSF AST	0.500	0	0	0	NR	NR	0
	NY Spills	0.125	0	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
<b><u>EDR PROPRIETARY HISTORICAL DATABASES</u></b>								
Coal Gas		1.000	0	0	0	0	NR	0
<b><u>BROWNFIELDS DATABASES</u></b>								
Brownfields		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0

NOTES:

**AQUIFLOW** - see EDR Physical Setting Source Addendum

**TP** = Target Property

**NR** = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

**MAP FINDINGS**

Database(s) EDR ID Number  
EPA ID Number

**Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.**

**A1  
SE  
1/8-1/4  
1189 ft  
Higher**

**NYSDOT BIN 1017220  
RTE 22 & BOUQUET RIVER  
WILLSBORO, NY 12396  
Site 1 of 4 in cluster A**

**RCRIS-SQG 1001224286  
FINDS NYR000055020**

**RCRIS:**

Owner: NYSDOT  
(518) 474-6562  
EPA ID: NYR000055020  
Contact: ROBERT REMMERS  
(518) 474-6562  
Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Violation Status: No violations found

**FINDS:**

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

**A2  
SE  
1/8-1/4  
1261 ft  
Higher**

**WILLSBORO CENTRAL SCHOOL DIST.  
2 SCHOOL STREET  
WILLSBORO, NY 12996  
Site 2 of 4 in cluster A**

**UST U001846803  
LTANKS N/A**

**LTANKS:**

Spill Number:	9713540	Region of Spill:	5
Facility Contact:	ALVIN MCLEAN	Facility Tele:	(518) 963-4456
Investigator:	SL	SWIS:	15
Caller Name:	Not reported	Caller Agency:	Not reported
Caller Phone:	Not reported	Caller Extension:	Not reported
Notifier Name:	Not reported	Notifier Agency:	Not reported
Notifier Phone:	Not reported	Notifier Extension:	Not reported
Spiller Contact:	Not reported	Spiller Phone:	(518) 561-2290
Spiller:	AGWAY INC		
Spiller Address:	PO BOX 710 PLATTSBURGH, NY 12901		
Spill Class:	Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.		
Spill Closed Dt:	01/04/1999		
Spill Cause:	Tank Overfill	Resource Affected:	On Land
Water Affected:	Not reported	Spill Source:	Other Non Commercial/Industrial
Spill Notifier:	Health Department	PBS Number:	Not reported
Spill Date:	02/25/1998 12:00	Reported to Dept:	03/04/1998 14:00
Cleanup Ceased:	Not reported		
Last Inspection:	Not reported		
Cleanup Meets Standard:	False		
Recommended Penalty:	Penalty Not Recommended		
Spiller Cleanup Date:	Not reported		
Enforcement Date:	Not reported		
Investigation Complete:	Not reported		
UST Involvement:	False		

Map ID  
Direction  
Distance  
Distance (#)  
Elevation Site

MAP FINDINGS

EDR ID Number  
EPA ID Number  
Database(s)

WILLSBORO CENTRAL SCHOOL DIST. (Continued)

U001846803

Spill Record Last Update: 01/04/1999  
Is Updated: False  
Corrective Action Plan Submitted: Not reported  
Date Spill Entered In Computer Data File: 03/06/1998  
Date Region Sent Summary to Central Office: Not reported  
Tank Test:  
PBS Number: Not reported  
Tank Number: Not reported  
Test Method: Not reported  
Capacity of Failed Tank: Not reported  
Leak Rate Failed Tank: Not reported  
Gross Leak Rate: Not reported

Material:  
Material Class Type: 1  
Quantity Spilled: 0  
Units: Gallons  
Unknown Qty Spilled: No  
Quantity Recovered: 0  
~~Unknown Qty Recovered: True~~  
Material: #2 FUEL OIL  
Class Type: Petroleum  
Chem Abstract Service Number: #2 FUEL OIL  
Last Date: 12/07/1994  
Num Times Material Entry In File: 24464

DEC Remarks: 03/05/98: DEC SL) met with School personnel. School in process of installing new 275 gal aboveground fuel oil tank for boiler adjacent to bus garage. New tank was filled by Agway on 2/18/98 (258 gals). Lines from new tank to boiler were not yet connected when another delivery (17 gals) to same tank was made by Agway on 2/25/98 causing release to boiler room. Quantity spilled unknown. Petroleum odors from spill impacted two adjoining classrooms through hot air duct work connecting the area of the spill with the classrooms. Two impacted classmoms have been evacuated since time of spill. DEC not notified at time of release. Spill cleaned up adequately by School personnel. DEC notified NYS Dept of Health of evacuation. Questions regarding indoor air quality should be directed to NYS Dept. of Health. Petroleum Bulk Storage inspection also conducted on 3/5/98. WC: Cleanup complete.

Spill Cause: DOH received call of potential spill at Willsboro School - relayed to DEC. SL called facility two classmoms have been evacuated for approximately one week due to odors from fuel oil spill.

PBS UST:  
PBS Number: 5-461105 CBS Number: Not reported  
SPDES Number: Not reported SWIS ID: 1552  
Operator: WILLSBORO CENTRAL SCHOOL DIST.  
(518) 963-4456  
Emergency Contact: RAYMOND PFUND  
(518) 963-4456  
Total Tanks: 2  
Owner: WILLSBORO CENTRAL SCHOOL DIST.  
2 SCHOOL STREET  
WILLSBORO, NY 12996  
(518) 963-4456  
Owner Type: Local Government  
Owner Mark: First Owner  
Owner Subtype: Not reported  
Mailing Address: WILLSBORO CENTRAL SCHOOL DIST.  
ATTN: MARY CORREA

Map ID  
 Direction  
 Distance  
 Distance (ft.)  
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
 EPA ID Number

**WILLSBORO CENTRAL SCHOOL DIST. (Continued)**

**U001846803**

2 SCHOOL STREET  
 WILLSBORO, NY 12996  
**(518) 963-4456**

Tank Status:	In Service	Install Date:	<b>09/01/1988</b>
Capacity (gals):	<b>12000</b>	Product Stored:	NOS 1,2, OR 4 FUEL OIL
Tank Location:	UNDERGROUND	Pipe Internal:	NONE
Tank Id:	<b>001</b>	Pipe Type:	GALVANIZED STEEL
Tank Type:	Steel/carbon steel		
Tank Internal:	NONE		
Pipe Location:	Underground		
Tank External:	PAINTED/ASPHALT COATING/SACRIFICIAL ANODE		
Missing Data for Tank:	No Missing Data		
Pipe External:	NONE		
Second Containment:	DOUBLED-WALLED TANK		
Leak Detection:	INTERSTITIAL MONITORING		
Overfill Prot:	Product Level Gauge	Dispenser:	Suction
Date Tested:	Not reported	Next Test Date:	Not reported
Date Closed:	Not reported	Test Method:	Not reported
Deleted:	False	Updated:	True
Dead Letter:	Fake	Owner Screen:	No data missing
FAMT:	Fiscal amount for registration fee is correct		
Total Capacity:	14000	Renewal Date:	<b>08/03/1998</b>
Tank Screen:	No data missing	Federal ID:	Not reported
Renew Flag:	Renwal has not been printed	Facility Screen:	No data missing
Certification Flag:	False	Certification Date:	<b>02/23/2000</b>
Old PES Number:	Not reported	Expiration Date:	<b>10/14/2003</b>
Inspected Date:	Not reported	Inspector:	Not reported
Inspection Result:	Not reported		
Lat/long:	Not reported		
Faality Type:	SCHOOL		
Town or City:	WILLSBORO		
Town or City Code:	<b>52</b>		
County Code:	<b>15</b>		
Region:	<b>5</b>		
PBS Number:	<b>5-461105</b>	CES Number:	Not reported
SPDES Number:	Not reported	SWIS ID	<b>1552</b>
Operator:	WILLSBORO CENTRAL SCHOOL DIST. <b>(518) 963-4456</b>		
Emergency Contact:	RAYMOND PFUND <b>(518) 963-4456</b>		
Total Tanks:	2		
Owner:	WILLSBORO CENTRAL SCHOOL DIST. 2 SCHOOL STREET WILLSBORO, NY 12996 <b>(518) 963-4456</b>		
Owner Type:	Local Government		
Owner Mark:	First Owner		
Owner Subtype:	Not reported		
Mailing Address:	WILLSBORO CENTRAL SCHOOL DIST. ATTN: MARY CORREA 2 SCHOOL STREET WILLSBORO, NY 12996 <b>(518) 963-4456</b>		
Tank Status:	In Service		
Capacity (gals):	<b>2000</b>		
Tank Location:	UNDERGROUND		

Map ID  
 Direction  
 Distance  
 Distance (ft.)  
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
 EPA ID Number

**WILLSBORO CENTRAL SCHOOL DIST. (Continued)**

**U001846803**

Tank Id:	002	Install Date:	Not reported
Tank Type:	Steel/carbon steel	Product Stored:	DIESEL
Tank Internal:	NONE	Pipe Internal:	NONE
Pipe Location:	Underground	Pipe Type:	GALVANIZED STEEL
Tank External:	PAINTED/ASPHALT COATING/SACRIFICIAL ANODE		
Missing Data for Tank:	No Missing Data		
Pipe External:	NONE		
Second Containment:	DOUBLED-WALLED TANK		
Leak Detection:	INTERSTITIAL MONITORING		
Overfill Prot:	None	Dispenser:	Suction
Date Tested:	08/01/1996	Next Test Date:	Not reported
Date Closed:	Not reported	Test Method:	HORNER
Deleted:	False	Updated:	True
Dead Letter:	False	Owner Screen:	No data missing
FAMT:	Fiscal amount for registration fee is correct		
Total Capacity:	14000	Renewal Date:	08/03/1998
Tank Screen:	No data missing	Federal ID:	Not reported
Renew Flag:	Renewal has not been printed	Facility Screen:	No data missing

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Certification Flag:	False	Certification Date:	02/23/2000
Old PBS Number:	Not reported	Expiration Date:	10/14/2003
Inspected Date:	Not reported	Inspector:	Not reported
Inspection Result:	Not reported		
Lat/long:	Not reported		
Facility Type:	SCHOOL		
Town or City:	WILLSBORO		
Town or City code:	52		
County Code:	15		
Region:	5		

**A3**  
 SE  
 1/8-1/4  
 1261 ft.  
 Higher

**WILLSBORO CENTRAL SCHOOL DISTRICT**  
 2 SCHOOL STREET  
 WILLSBORO, NY 12996

**UST U001736328**  
 NIA

**Site 3 of 4 in cluster A**

PBS UST:			
PBS Number:	5-600207	CBS Number:	Not reported
SPDES Number:	Not reported	SWIS ID:	1552
Operator:	WILLSBORO CENTRAL (518) 963-4456		
Emergency Contact:	ALVIN MCLEAN (518) 963-4456		
Total Tanks:	0		
Owner:	WILLSBORO CENTRAL SCHOOL DISTRICT 2 SCHOOL STREET WILLSBORO, NY 12996 (518) 963-4456		
Owner Type:	Corporate/Commercial		
Owner Mark:	First Owner		
Owner Subtype:	Not reported		
Mailing Address:	WILLSBORO CENTRAL SCHOOL DISTRICT 2 SCHOOL STREET WILLSBORO, NY 12996 (518) 963-4456		
Tank Status:	Closed - Removed		
Capacity (gals):	2000		
Tank Location:	UNDERGROUND		
Tank Id:	002	Install Date:	Not reported
Tank Type:	Steel/carbon steel	Product Stored:	UNLEADED GASOLINE

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

**WILLSBORO CENTRAL SCHOOL DISTRICT** (Continued)

**U001736328**

Tank Internal:	NONE	Pipe Internal:	NONE
Pipe Location:	Underground	Pipe Type:	STEEUIRON
Tank External:	NONEINONE		
Missing Data for Tank	No Missing Data		
Pipe External:	NONEINONE		
Second Containment:	NONEINONE		
Leak Detection:	NONE/NONE		
Overfill Prot:	Float Vent Valve	Dispenser:	Suction
Date Tested:	05/01/1995	Next Test Date:	Not reported
Date Closed:	10/01/1996	Test Method:	PETRO-TITE
Deleted:	False	Updated:	True
Dead Letter:	False	Owner Screen:	No data missing
FAMT:	Fiscal amount for registration <del>fee</del> is correct		
Total Capacity:	0	Renewal Date:	Not reported
Tank Screen:	0	Federal ID:	Not reported
Renew Flag:	Renwal has not been printed	Facility Screen:	No data missing
Certification Flag:	False	Certification Date:	10/30/1996
Old PBS Number:	Not reported	Expiration Date:	09/02/1998
Inspected Date:	<b>Not reported</b>	Inspector:	Not reported
Inspection Result:	Not reported		
Lat/long:	Not reported		
Facility Type:	SCHOOL		
Town or City:	WILLSBORO		
Town or City Code:	52		
County Code:	15		
Region:	5		
PBS Number:	5-600207	CBS Number:	Not reported
SPDES Number:	Not reported	SWIS ID:	1552
Operator:	WILLSBORO CENTRAL <b>(518) 963-4456</b>		
Emergency Contact:	ALVIN MCLEAN <b>(518) 963-4456</b>		
Total Tanks:	0		
Owner:	WILLSBORO CENTRAL SCHOOL DISTRICT 2 SCHOOL STREET WILLSBORO, NY 12996 <b>(518) 963-4456</b>		
Owner Type:	Corporate/Commercial		
Owner Mark:	First Owner		
Owner Subtype:	Not reported		
Mailing Address:	WILLSBORO CENTRAL SCHOOLDISTRICT 2 SCHOOL STREET WILLSBORO, NY 12996 <b>(518) 963-4456</b>		
Tank Status:	Administratively Closed ( See Site Staus )		
Capacity (gals):	2000		
Tank Location:	UNDERGROUND		
Tank Id:	003	Install Date:	Not reported
Tank Type:	Steel/carbon steel	Product Stored:	DIESEL
Tank Internal:	NONE	Pipe Internal:	NONE
Pipe Location:	Underground	Pipe Type:	STEEUIRON
Tank External:	NONE/SACRIFICIAL ANODE		
Missing Data for Tank:	No Missing Data		
Pipe External:	NONEINONE		
Second Containment:	NONUDOUBLED-WALLED TANK		
Leak Detection:	NONE/NONE		

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

WILLSBORO CENTRAL SCHOOL DISTRICT (Continued)

U001736328

Overfill Prot:	Float Vent Valve	Dispenser:	Suction
Date Tested:	08/01/1996	Next Test Date:	08/01/2001
Date Closed:	11/01/1996	Test Method:	HORNER
Deleted:	False	Updated:	True
Dead Letter:	False	Owner Screen:	No data missing
FAMT:	Fiscal amount for registration fee is correct		
Total Capacity:	0	Renewal Date:	Not reported
Tank Screen:	0	Federal ID:	Not reported
Renew Flag:	Renewal has not been printed	Facility Screen:	No data missing
Certification Fhg:	False	Certification Date:	10/30/1996
Old PBS Number:	Not reported	Expiration Date:	09/02/1998
Inspected Date:	Not reported	Inspector:	Not reported
Inspection Result:	Not reported		
Lat/long:	Not reported		
Facility Type:	SCHOOL		
Town or City:	WILLSBORO		
Town or City Code:	52		
County Code:	15		
Region:	5		

A4  
SE  
1/8-1/4  
1261ft.  
Higher

WILLSBORO CENTRAL SCHOOL DIST  
1 SCHOOL ST  
WILLSBORO, NY 12996

RCRIS-SQG 1004758837  
FINDS NYD987026085

Site 4 of 4 In cluster A

RCRIS:

Owner: WILLSBORO CENTRAL SCHOOL DIST  
(518) 963-4456  
EPA ID: NYD987026085  
Contact: JAMES LATFORD  
(518) 963-4456

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Violation Status: No violations found

NY MANIFEST

Additional details available in NY MANIFEST. Please contact your EDR Account Executive for more information.

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

5  
south  
1/4-1/2  
1619ft  
Higher

JOHN ALDEN  
10 MAPLE STREET  
WILLSBORO, NY

LTANKS S102665780  
NIA

LTANKS:

Spill Number:	9610692	Region of Spill:	5
Facility Contact:	Not reported	Facility Tele:	Not reported
Investigator:	RH	SWIS:	15
Caller Name:	Not reported	Caller Agency:	Not reported
Caller Phone:	Not reported	Caller Extension:	Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

JOHN ALDEN (Continued)

S 102665780

Notifier Name: Not reported Notifier Agency: Not reported  
Notifier Phone: Not reported Notifier Extension: Not reported  
Spiller Contact: Not reported Spiller Phone: Not reported  
Spiller: AGWAY ENERGY PRODUCTS  
Spiller Address: -  
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.  
Spill Closed Dt: 12/10/1996 Resource Affected: On Land  
Spill Cause: Tank Overfill Spill Source: Private Dwelling  
Water Affected: Not reported PBS Number: Not reported  
Spill Notifier: Affected Persons Reported to Dept: 11/26/1996 14:25  
Spill Date: 11/25/1996 14:55  
Cleanup Ceased: Not reported  
Last Inspection: Not reported  
Cleanup Meets Standard: False  
Recommended Penalty: Penalty Not Recommended  
Spiller Cleanup Date: Not reported  
Enforcement Date: Not reported  
Investigation Complete: Not reported  
UST Involvement: False  
Spill Record Last Update: 12/10/1996  
Is Updated: False  
Corrective Action Plan Submitted: Not reported  
Date Spill Entered In Computer Data File: 11/26/1996  
Date Region Sent Summary to Central Office: Not reported  
Tank Test  
PBS Number: Not reported  
Tank Number: Not reported  
Test Method: Not reported  
Capacity of Failed Tank: Not reported  
Leak Rate Failed Tank: Not reported  
Gross Leak Rate: Not reported  
Material:  
Material Class Type: 1  
Quantity Spilled: 2  
Units: Gallons  
Unknown Qty Spilled: 2  
Quantity Recovered: 2  
Unknown Qty Recovered: False  
Material: #2 FUEL OIL  
class Type: Petroleum  
Chem Abstract Service Number: #2 FUEL OIL  
Last Date: 12/07/1994  
Num Times Material Entry In File: 24464  
DEC Remarks: Spill adequately cleaned up by Agway.  
Spill Cause: J ALDEN CALLED TO ADVISE THAT EARLER TODAY AGWAY OVERFILLED HIS RESIDENT  
AL HEATING TANK. SOME ODOR IN BASEMENT. AGWAY TO RETURN TO CONDUCT FUR  
THER CLEANUP. ADVISED ALDEN TO CALL AND ADVISE HOW SITUATION TURNS OUT.  
WILL CALL BACK IF ASSISTANCE IS NEEDED.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WILLSBORO	U003076828	D & H RAILROAD CANADIANPACIFIC	RT 22	12996	UST, AST
WILLSBORO	S102232893	VILLAGE MEAT MARKET	RT 22		LTANKS
WILLSEORO	S100492179	CP RAIL SYSTEM	ROUTE 22		LTANKS
WILLSBORO	S103484164	I FO CLOSED STATION	ROUTE 22		NY Spills
WILLSBORO	S102119860	THE COUNTRY STORE	RT. 22		NY Spills
WILLSBORO	S103571375	VILLAGE MEAT MARKET	ROUTE 22 ESSEX ROAD		NY Spills
WILLSBORO	S103571437	REYNOLDS CHEVROLET	ROUTE 22		NY Spills
WILLSBORO	S102119769	KINGS - JUNKYARD	RT. 22, STATION ROAD		NY Spills
WILLSBORO	1001888207	WILLSBORO	ROUTE 22, MAINST.		NY Spills
WILLSBORO	U001846585	VILLAGE MEAT MARKET	ESSEX ROAD, RT. 22	12996	UST
WILLSBORO	S105057921	27 LAKE VIEW DRIVE	27 LAKE VIEW DRIVE		NY Spills
WILLSBORO	1004757082	A R SANDRI INC - FORMER HATHAWAYS SUNOCO	6 LAKESHORE DR & RTE 22	12996	RCRIS-SQG, FINDS
WILLSBORO	5102399548	WILLSBORO CENTRAL SCHOOL	LIBRARY STREET		LTANKS
WILLSBORO	S102119770	WILLSBORO WPCP CONSTRUCT.	MILL ST.		NY Spills
WILLSBORO	1000325116	NYCO DIV OF PROCESSED MINERALS INC	MOUNT VIEW DR	12996	RCRIS-SQG, FINDS
WILLSBORO	S102116908	CONSTRUCTION SITE	MOUNTAINVIEW DRIVE		NY Spills
WILLSBORO	S102120398	TRAFFIC ACCIDENT	MOUNTAINVIEW DRIVE		NY Spills
WILLSBORO	S102665972	TRACTOR TRAILER ACCIDENT	MOUNTAINVIEW DR, CO RT		NY Spills
WILLSBORO	S104195353	LAKE CHAMPLAIN @ LAGAMIRE	OFF HALE ROAD		NY Spills
WILLSBORO	S102676233	WILLSBORO FISH LADDER,	OFF RT.22-NR. FISH LADDER		NY Spills
WILLSBORO	I000345545	TAMPAX INC	STATION RD RTE 22	12996	RCRIS-SQG, FINDS
WILLSBORO	U003076835	TOWN OF WILLSBORO HIGHWAY GARAGE	MT. VIEW DRIVE	12896	UST, AST
WILLSBORO	S102117483	TRAFFIC ACCIDENT	MT. VIEW DRIVE		NY Spills
WILLSBORO	S102119609	GRAND UNION	MT. VIEW DRIVE (ROADWAY		NY Spills

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Elapsed ASTM days:** Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

## FEDERAL ASTM STANDARD RECORDS

### **NPL** National Priority List

Source: EPA  
Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/29/03  
Date Made Active at EDR 03/04/03  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03  
Elapsed ASTM days: 28  
Date of Last EDR Contact: 02/04/03

### **NPL** Site Boundaries

#### **sources:**

EPA's Environmental Photographic Interpretation Center (EPIC) -  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 8  
Telephone: 303-312-6774

EPA Region 4  
Telephone 404-562-8033

### **Proposed NPL:** Proposed National Priority List Sites

Source: EPA  
Telephone: N/A

Date of Government Version: 01/29/03  
Date Made Active at EDR: 03/04/03  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03  
Elapsed ASTM days: 28  
Date of Last EDR Contact: 02/04/03

### **CERCLIS:** Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA  
Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/13/02  
Date Made Active at EDR: 01/15/03  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/02  
Elapsed ASTM days: 20  
Date of Last EDR Contact: 12/26/02

### **CERCLIS-NFRAP:** CERCLIS No Further Remedial Action Planned

Source: EPA  
Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/13/02  
Date Made Active at EDR: 01/15/03  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/02  
Elapsed ASTM days: 20  
Date of Last EDR Contact: 12/26/02

## **CORRACTS:** Corrective Action Report

**Source:** EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 01/15/03  
Date Made Active at EDR: 03/04/03  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/21/03  
Elapsed ASTM days: 42  
Date of Last EDR Contact: 03/10/03

## **RCRIS:** Resource Conservation and Recovery Information System

**Source:** EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS 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).

Date of Government Version: 09/09/02  
Date Made Active at EDR: 10/28/02  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02  
Elapsed ASTM days: 34  
Date of Last EDR Contact: 03/07/03

## **ERNS:** Emergency Response Notification System

**Source:** National Response Center, United States Coast Guard

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01  
Date Made Active at EDR: 07/15/02  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/02/02  
Elapsed ASTM days: 13  
Date of Last EDR Contact: 01/27/03

## **FEDERAL ASTM SUPPLEMENTAL RECORDS**

### **BRS:** Biennial Reporting System

**Source:** EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99  
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/17/03  
Date of Next Scheduled EDR Contact: 06/16/03

### **CONSENT:** Superfund (CERCLA) Consent Decrees

**Source:** EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A  
Database Release Frequency: Varies

Date of Last EDR Contact: N/A  
Date of Next Scheduled EDR Contact: N/A

### **ROD:** Records Of Decision

**Source:** EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/09/03  
Database Release Frequency: Annually

Date of Last EDR Contact: 01/07/03  
Date of Next Scheduled EDR Contact: 04/07/03

## DELISTED NPL: National Priority List Deletions

Source: EPA  
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/29/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/04/03  
Date of Next Scheduled EDR Contact: 05/05/03

## FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA  
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), CDOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes) and PADS (PCB Activity Data System).

Date of Government Version: 01/14/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03  
Date of Next Scheduled EDR Contact: 04/07/03

## HYIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation  
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 11/30/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 01/23/03  
Date of Next Scheduled EDR Contact: 04/21/03

## MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/16/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03  
Date of Next Scheduled EDR Contact: 04/07/03

## MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959

Date of Government Version: 09/10/02  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/03/03  
Date of Next Scheduled EDR Contact: 03/31/03

## NPL LIENS: Federal Superfund Liens

Source: EPA  
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/27/03  
Date of Next Scheduled EDR Contact: 05/26/03

## **PADS** PCB Actiity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to **notify** the EPA of such activities.

Date of Government Version: 12/12/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 02/10/03  
Date of Next Scheduled EDR Contact 05/12/03

## **RAATS: RCRA Administrative Action Tracking System**

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to **terminate** RAATS because a decrease in agency resources made it impossible to continue to update the **information** contained in the database.

Date of Government Version: 04/17/95  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/10/03  
Date of Next Scheduled EDR Contact: 06/09/03

## **TRIS: Toxic Chemical Release Inventory System**

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00  
Database Release Frequency: Annually

Date of Last EDR Contact: 12/26/02  
Date of Next Scheduled EDR Contact: 03/24/03

## **TSCA Toxic Substances Control Act**

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the **production volume** of these substances by plant site.

Date of Government Version: 12/31/98  
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 03/06/03  
Date of Next Scheduled EDR Contact 06/09/03

## **FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 01/28/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02  
Date of Next Scheduled EDR Contact: 03/24/03

## **SSTS: Section 7 Tracking Systems**

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00  
Database Release Frequency: Annually

Date of Last EDR Contact: 01/21/03  
Date of Next Scheduled EDR Contact: 04/21/03

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**FTTS:** FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA.

TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/28/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02

Date of Next Scheduled EDR Contact 03/24/03

## STATE OF NEW YORK ASTM STANDARD RECORDS

**SHWS:** Inactive Hazardous Waste Disposal Sites in New York State

Source: Department of Environmental Conservation

Telephone: 518-402-9553

State Hazardous Waste Sites. State hazardous waste site 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. Available information varies by state.

Date of Government Version: 04/01/02

Date Made Active at EDR 11/12/02

Database Release Frequency: Annually

Date of Data Arrival at EDR 10/22/02

Elapsed ASTM days: 21

Date of Last EDR Contact: 02/24/03

## **SWFRF** Facility Register

Source: Department of Environmental Conservation

Telephone: 518-457-2051

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/31/01

Date Made Active at EDR: 04/18/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/28/02

Elapsed ASTM days 21

Date of Last EDR Contact: 02/05/03

## **LTANKS:** Spills Information Database

Source: Department of Environmental Conservation

Telephone: 518-402-9549

Leaking Storage Tank Incident Reports. These records maintain 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.

Date of Government Version: 01/01/02

Date Made Active at EDR: 03/22/02

Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02

Elapsed ASTM days: 30

Date of Last EDR Contact: 01/28/03

## **UST:** Petroleum Bulk Storage (PBS) Database

Source: Department of Environmental Conservation

Telephone: 518402-9549

Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 01/01/02

Date Made Active at EDR 03/22/02

Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02

Elapsed ASTM days: 30

Date of Last EDR Contact: 01/28/03

## **CBS UST** Chemical Bulk Storage Database

Source: NYSDEC

Telephone: 518-402-9549

Facilities that store regulated hazardous substances in underground tanks of any size

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/02  
Date Made Active at EDR: 03/22/02  
Database Release Frequency: Vanes

Date of Data Arrival at EDR: 02/20/02  
Elapsed ASTM days: 30  
Date of Last EDR Contact: 01/28/03

## MOSF UST: Major Oil Storage Facilities Database

Source: NYSDEC  
Telephone: 518-402-9549

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/02  
Date Made Active at EDR: 03/22/02  
Database Release Frequency: Vanes

Date of Data Arrival at EDR: 02/20/02  
Elapsed ASTM days: 30  
Date of Last EDR Contact: 01/28/03

## VCP: Voluntary Cleanup Agreements

Source: Department of Environmental Conservation  
Telephone: 518-402-9711

The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

Date of Government Version: 12/17/02  
Date Made Active at EDR: 01/16/03  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/27/02  
Elapsed ASTM days: 20  
Date of Last EDR Contact: 12/16/02

## SWRCY: Registered Recycling Facility List

Source: Department of Environmental Conservation  
Telephone: 518-402-8705

A listing of recycling facilities.

Date of Government Version: 07/17/00  
Date Made Active at EDR: 09/13/00  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/24/00  
Elapsed ASTM days: 20  
Date of Last EDR Contact: 02/19/03

## SWTIRE: Registered Waste Tire Storage & Facility List

Source: Department of Environmental Conservation  
Telephone: 518-402-8694

Date of Government Version: 11/01/02  
Date Made Active at EDR: 03/04/03  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/18/03  
Elapsed ASTM days: 14  
Date of Last EDR Contact: 02/18/03

## STATE OF NEW YORK ASTM SUPPLEMENTAL RECORDS

### HSWDS: Hazardous Substance Waste Disposal Site Inventory

Source: Department of Environmental Conservation  
Telephone: 518-402-9564

The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-registry sites which U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared.

Date of Government Version: 09/01/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 03/03/03  
Date of Next Scheduled EDR Contact: 06/02/03

### AST: Petroleum Bulk Storage

Source: Department of Environmental Conservation  
Telephone: 518-402-9549  
Registered Aboveground Storage Tanks.

Date of Government Version: 01/01/02  
Database Release Frequency: Vanes

Date of Last EDR Contact: 01/28/03  
Date of Next Scheduled EDR Contact: 04/28/03

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**MOSFAST:** Major Oil Storage Facilities Database

Source: NYSDEC

Telephone: 518-402-9549

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/02

Database Release Frequency: Varies

Date of Last EDR Contact: 01/28/03

Date of Next Scheduled EDR Contact 04/28/03

**SPILLS:** Spills Information Database

Source: Department of Environmental Conservation

Telephone: 518-402-9549

Data collected on spills reported to NYSDEC as 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.

Date of Government Version: 01/01/02

Database Release Frequency: Varies

Date of Last EDR Contact: 01/28/03

Date of Next Scheduled EDR Contact 04/28/03

**MANIFEST:** Facility and Manifest Data

Source: Department of Environmental Conservation

Telephone: 518-402-8651

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

Date of Government Version: 09/12/02

Database Release Frequency: Annually

Date of Last EDR Contact: 03/03/03

Date of Next Scheduled EDR Contact: 06/02/03

**LOCAL RECORDS****CORTLAND COUNTY:****Cortland County Storage Tank Listing**

Source: Cortland County Health Department

Telephone: 607-753-5035

Date of Government Version: 11/15/02

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/03

Date of Next Scheduled EDR Contact 06/02/03

**Cortland County Storage Tank Listing**

Source: Cortland County Health Department

Telephone: 607-753-5035

Date of Government Version: 11/15/02

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/03

Date of Next Scheduled EDR Contact 06/02/03

**NASSAU COUNTY:**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Registered Tank Database

Source: Nassau County Health Department  
Telephone: 516-571-3314

Date of Government Version: 01/06/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/03/03  
Date of Next Scheduled EDR Contact: 05/05/03

## Registered Tank Database

Source: Nassau County Health Department  
Telephone: 516-571-3314

Date of Government Version: 01/06/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/03/03  
Date of Next Scheduled EDR Contact: 05/05/03

## Storage Tank Database

Source: Nassau County Office of the Fire Marshal  
Telephone: 516-572-1000

Date of Government Version: N/A  
Database Release Frequency: Varies

Date of Last EDR Contact: N/A  
Date of Next Scheduled EDR Contact: N/A

## Storage Tank Database

Source: Nassau County Office of the Fire Marshal  
Telephone: 516-572-1000

Date of Government Version: 11/22/02  
Database Release Frequency: Varies

Date of Last EDR Contact: 02/11/03  
Date of Next Scheduled EDR Contact: 05/12/03

## ROCKLAND COUNTY:

### Petroleum Bulk Storage Database

Source: Rockland County Health Department  
Telephone: 914-364-2605

Date of Government Version: 01/23/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03  
Date of Next Scheduled EDR Contact: 04/07/03

### Petroleum Bulk Storage Database

Source: Rockland County Health Department  
Telephone: 914-364-2605

Date of Government Version: 01/23/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03  
Date of Next Scheduled EDR Contact: 04/07/03

## SUFFOLK COUNTY:

### Storage Tank Database

Source: Suffolk County Department of Health Services  
Telephone: 631-854-2521

Date of Government Version: 12/31/01  
Database Release Frequency: Annually

Date of Last EDR Contact: 03/06/03  
Date of Next Scheduled EDR Contact: 06/02/03

### Storage Tank Database

Source: Suffolk County Department of Health Services  
Telephone: 631-854-2521

Date of Government Version: 12/31/01  
Database Release Frequency: Annually

Date of Last EDR Contact: 03/06/03  
Date of Next Scheduled EDR Contact: 06/02/03

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## WESTCHESTER COUNTY:

### Listing of Storage Tanks

Source: Westchester County Department of Health  
Telephone: 914-813-5161

Listing of underground storage tanks in Westchester County.

Date of Government Version: 01/24/03  
Database Release Frequency: Vanes

Date of Last EDR Contact: 03/03/03  
Date of Next Scheduled EDR Contact: 06/02/03

### Listing of Storage Tanks

Source: Westchester County Department of Health  
Telephone: 914-813-5161

Listing of aboveground storage tanks in Westchester County.

Date of Government Version: 01/24/03  
Database Release Frequency: Vanes

Date of Last EDR Contact: 03/03/03  
Date of Next Scheduled EDR Contact: 06/02/03

## EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

### Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

## STATE OF NEW YORK BROWNFIELDSDATABASESRECORDS

### Brownfields: Brownfields Site List

Source: Department of Environmental Conservation  
Telephone: 518-402-9764

Date of Government Version: 05/22/02  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/16/02  
Date of Next Scheduled EDR Contact: 03/17/03

### VCP: Voluntary Cleanup Agreements

Source: Department of Environmental Conservation  
Telephone: 518-402-9711

The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

Date of Government Version: 09/27/02  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/16/02  
Date of Next Scheduled EDR Contact: 03/17/03

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Oil/Gas Pipelines/Electrical Transmission Lines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - **schools, daycares**, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

### STREET AND ADDRESS INFORMATION

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## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

FORMER CHAMPLAIN MILL PROPERTY  
MILL STREET  
WILLSBORO, NY 12996

### TARGET PROPERTY COORDINATES

Latitude (North):	44.366600 - 44' 21' 59.8"
Longitude (West):	73.393204 - 73' 23' 35.5"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	628032.0
UTM Y (Meters):	4913630.5

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## **GROUNDWATER FLOW DIRECTION INFORMATION**

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

## **TOPOGRAPHIC INFORMATION**

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## **USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE**

Target Property: 2444073-C4 WILLSBORO, NY  
Source: USGS 7.5 min quad index

## **GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY**

Target Property: General East

Source; General Topographic Gradient has 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.

## **HYDROLOGIC INFORMATION**

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## **FEMA FLOOD ZONE**

Target Property County  
ESSEX, NY

FEMA Flood  
Electronic Data  
Not Available

Flood Plain Panel at Target Property:

Not Reported

Additional Panels in search area:

Not Reported

## **NATIONAL WETLAND INVENTORY**

NWI Quad at Target Property  
WILLSBORO

NWI Electronic  
Data Coverage  
Not Available

## **HYDROGEOLOGIC INFORMATION**

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

## GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

### ROCK STRATIGRAPHIC UNIT

### GEOLOGIC AGE IDENTIFICATION

Era:	Paleozoic	Category:	Stratified Sequence
system:	Cambrian		
Series:	Cambrian		
Code:	C (decoded above as Era, System & Series)		

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Amdt and W.J. Bawiec, Geology of the Conterminous US at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

## DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

\*©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: HOOSIC

Soil Surface Texture: gravelly - sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

**Soil Drainage Class:** Somewhat excessive. Soils have high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential- Uncoated Steel; LOW

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundaries		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	gravelly - sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 20.00 Min: 2.00	Max: 5.50 Min: 4.50
2	6 inches	22 inches	gravelly - sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and sand.	COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 20.00 Min: 2.00	Max: 5.50 Min: 4.50
3	22 inches	60 inches	very gravelly - sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 20.00 Min: 20.00	Max: 6.00 Min: 4.50

### OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subinvariant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam  
loamy fine sand  
loam  
loamy sand

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

fine sandy loam

Surficial Soil Types: silt loam  
loamy fine sand  
loam  
loamy sand  
fine sandy loam

Shallow Soil Types: fine sandy loam  
loamy fine sand

Deeper Soil Types: silt loam  
sand  
gravelly - sandy loam  
stratified  
loamy fine sand

## ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

## WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

## FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	442145073232601	114 - 112 Mile SSE

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	NY0011400	112 - 1 Mile South

Note: PWS System location is not always the same as well location.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## STATE DATABASE WELL INFORMATION

MAP ID

WELL ID

LOCATION  
FROM TP

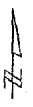
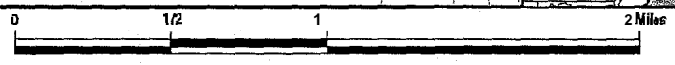
No Wells Found

# PHYSICAL SETTING SOURCE MAP - 0948402.3s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- Closest Hydrogeological Data



<b>TARGET PROPERTY:</b> Former Champlain Mill Property <b>ADDRESS:</b> Mill Street <b>CITY/STATE/ZIP:</b> Willsboro NY 12996 <b>LAT/LONG:</b> 44.3666 173.3932	<b>CUSTOMER:</b> Strategic Env. Management, Inc <b>CONTACT:</b> Erin L Loope <b>INQUIRY #:</b> 0948402.3s <b>DATE:</b> March 26, 2003 6:14 pm
---	--

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**1**  
**SSE**  
**114 - 1/2 Mile**  
**Higher**

**FED USGS      442145073232601**

**BASIC WELL DATA**

Site Type:	Single well, other than collector or Ranney type	County:	Essex
Year Constructed:	Not Reported	State:	New York
Altitude:	180.00 ft.	Topographic Setting:	Valley Rat
Well Depth:	Not Reported	Prim. Use of Site:	Destroyed
Depth to Water Table:	Not Reported	Prim. Use of Water:	Unused
Date Measured:	Not Reported		

**2**  
**South**  
**1/2 - 1 Mile**  
**Higher**

**FRDS PWS      NY0011400**

**PWS ID:**      **NY0011400**      **PWS Status:**      **Active**  
**Date Initiated:**      **Not Reported**      **Date Deactivated:**      **Not Reported**  
**PWS Name:**      **HUNTINGTONMOTEL**  
                                  **LAKE PLACID RD.**  
                                  **WILMINGTON, NY 12997**

**Addressee I Facility:**      **System Owner/Responsible Party**  
                                  **HUNTINGTONJEAN**  
                                  **C/O JEAN HUNTINGTON**  
                                  **LAKE PLACID ROAD**  
                                  **WILMINGTON, NY 12997**

<b>Facility Latitude:</b>	<b>Not Reported</b>	<b>Facility Longitude:</b>	<b>Not Reported</b>
<b>City Served:</b>	<b>WILMINGTON</b>	<b>Population:</b>	<b>Not Reported</b>
<b>Treatment Class</b>	<b>Not Reported</b>		

**PWS currently has or had major violation(s) or enforcement:**      **No**

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: New York Radon Basement Screening Results for 12996:

Number of sites tested: 5

Average (pCi/L)	Geometric Mean (pCi/L)	Geometric Std Dev.	Maximum (pCi/L)	% Homes >4 pCi/L	% Homes >20 pCi/L
1.3	0.9	2.3	35	0.0	0.0

State Database: New York Radon Basement Screening Results for WILLSBORO:

Number of sites tested: 6

Average (pCi/L)	Geometric Mean (pCi/L)	Geometric Std Dev.	Maximum (pCi/L)	% Homes >4 pCi/L	% Homes >20 pCi/L
2.3	1.3	3.1	7.5	16.7	0.0

Federal EPA Radon-Zone for ESSEX County: 3

Note: Zone 1 indoor average level > 4 pCi/L.  
 :Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 :Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ESSEX COUNTY, NY

Number of sites tested: 31

Area	Average Activity	% <= 4 pCi/L	% <= 20 pCi/L	% >20 pCi/L
Living Area	0.580 pCi/L	100%	0%	0%
Basement	1.160 pCi/L	81%	19%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### **AQUIFLOW<sup>®</sup> Information System**

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock **Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map. USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

## ADDITIONAL ENVIRONMENTAL RECORD SOURCES

### FEDERAL WATER **WELLS**

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water  
Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### **PWS ENF** Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water  
Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS **Water Wells**: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS **collects** or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## STATE RECORDS

### New York Public Water Wells

Source: New York Department of Health  
Telephone: 518-458-6731

### New York Facility and **Manifest** Data

Source: NYSDEC  
Telephone: 518-457-6585  
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

## RADON

### New York **Radon Basement** Screening Results

Source: New York Department of Health  
Telephone: 518402-7556

### Area Radon **Information**

Source: USGS  
Telephone: 303-202-4210

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

### EPA Radon Zones

Source: EPA  
Telephone: 202-564-9370  
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## OTHER

### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce. National Oceanic and Atmospheric Administration



# BOQUET RIVER ASSOCIATION, INC.

Elizabethtown, New York 12932

(518) 873-6301

August 26, 1991

Dr. Nancy Kim, Director  
Division of Environmental Assessment  
NYS Department of Health  
2 University Place  
Albany, NY 12203

Dear Dr. Kim:

The Boquet River Association, Inc. (BRASS) is concerned about the composition and possible leaching properties of the "black ash" in Willsboro, Essex County. BRASS has designed a public park along the Boquet River on town owned property just downstream of the dam and salmon fishway. Because trail, stair, picnic area, and handicap rampway construction, as well as eventual public use, will mean movement of--and contact with--the "black ash," BRASS ~~would like assurances that this waste--from a former paper company will in no way endanger or pose health risks to workers and public, or after disturbance cause potential pollution runoff into the Boquet River. For these reasons, BRASS seeks a written determination of the site from your office before continuing work on the park with the Town of Willsboro.~~

A single surface sample of the "black ash" was taken in April of '89 by John Sheehan and David Holland (DOH, Saranac Lake) and analyzed in the fall of '89 at the inorganic analytical chemistry lab in Albany. (Results took a long time since the black ash acted like charcoal, holding onto any organic matter and "eating up lab chemicals.")

John Sheehan suggested to me, in a recent **phone** conversation, that I find out exactly what processes were used to generate the waste at the paper mill. I knew from a written paper by school children at the Paine Memorial Library in Willsboro that two former employees still lived in town: Wayne Benedict (963-4555) and Festus Smith (963-4102), the last superintendent of the mill and a chemist. I called both of them. Wayne Benedict spoke about the soda process whereby soda ash and chemical lime was made into a cooking mash to soften the wood fibers. Festus Smith talked about the same caustic "black liquor" high in BTU content that was then burned in a rotary incinerator. Cinder from the soft coal, used for burning, was mixed into the resultant powder. Sodium carbonate was leached out with hot water.

When this "black ash" was dumped into "lagoons" along the south bank of the Boquet River, it was still hot. Old residents speak about the "red glow at night" from the hot ash. Wayne Benedict said sometimes the black ash would

start burning again. "When it was dumped, it was burnt off. But it would re-burn again."

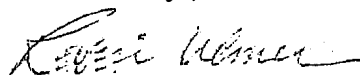
The wood pulp at the mill was later bleached with chlorine. Kerosene--"never mercury"--was used as a foam deterrent.

The Champlain Fibre Company, later known simply as the Willsboro Pulp Mill, began in 1884. It had a production capacity of about 10 tons of dry chemical fibre every 24 hours, and was in operation day and night. It used the caustic soda process to make pulp until the mill closed in 1965.

I give you this information because it was suggested of me by John Sheehan. It makes me uncomfortable, however. I am not a chemist. Nor do I know the appropriate questions. Festus Smith, however, has a residence on Middle Road in Willsboro, and his mailing address is RFD Box 66, Willsboro, NY 12996.

BRASS looks forward to an investigation and determination of this site by your office. We are anxious to continue our park plans and funding arrangements.

Sincerely,



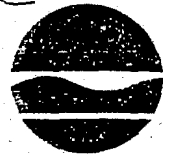
Robin Ulmer, director

c.c. J. Sheehan, DOH  
D. Holland, DOH  
E. Coonrod, Supervisor, Willsboro  
J. Owens, landscape designer

D Holland

New York State Department of Environmental Conservation

Ray Brook, NY 12977  
(518) 891-1370



Thomas C. Jorling  
Commissioner

March 20, 1989

Mrs. Edna Coonrod, Supervisor  
Town of Willsboro  
Willsboro, New York 12996

RE: Black Ash Lagoons  
Willsboro (T), Essex County

RECEIVED  
MAR 22 1989  
NYS DEPT. OF HEALTH  
SARANAC LAKE DISTRICT

Dear Mrs. Coonrod and Board Members:

I recently reviewed a copy of a letter sent to you and the Town Board members by Mr. David A. Holland of the New York State Department of Health District Office in Saranac Lake, dated March 9, 1989. The subject of Mr. Holland's letter was the Black Ash Lagoons in Willsboro.

There is a statement in the letter that the New York State Department of Environmental Conservation is advocating the use of the Black Ash Lagoons as a filtering media. It should be understood that the Department of Environmental Conservation is not advocating the use of the Black Ash Lagoon but rather entertaining the proposal to use them as presented in the Facility Planning Report prepared by the Town's consultant, Tisdell Associates in February, 1982 and approved by this Department July 30, 1983.

The remainder of the letter is a discussion of the potential environmental hazard associated with the lagoons. There have been several pieces of correspondence on this subject between the Department and the interested-public which regrettably were not relayed to you and the Town board members. The Department's assessment, based on samples collected by the Department to date, is that there is no apparent environmental contamination problem associated with the lagoons. We also had planned to collect additional samples similar to those collected by the Health Department to confirm our belief. Since the Department of Health has collected similar samples we will use them to complete our assessment. We will notify you of the findings when the assessment is complete.

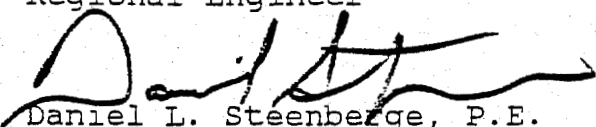
The District Director of the Department of Health and I discussed this and agreed that the lead for resolution of this matter should remain with the Department of Environmental Conservation through the office of the Regional Water Engineer, Mr. Wiley Lavigne.

Page Two

If you have any questions, please feel free to contact me or Mr. Lavigne at (518) 891-1370.

Sincerely,

D. A. Corliss, P.E.  
Regional Engineer

By:   
Daniel L. Steenberge, P.E.  
Regional Remediation Engineer

GAS:DLS:bl

cc: D. Corliss  
W. Lavigne  
C. Goddard  
J. Sheehan  
D. Holland ✓

C. Vennart } 3/24/89  
J. Brennan }



# STATE OF NEW YORK DEPARTMENT OF HEALTH

District Office

P.O. Box 389, 11-15 St. Bernard Street

Saranac Lake, New York 12983  
(518) 891-1800

David Axelrod, M.D.  
Commissioner

## OFFICE OF PUBLIC HEALTH

Linda A. Randolph, M.D., M.P.H.  
Director

William F. Amberman, P.E.  
District Director

March 9, 1989

Mrs. Edna Coonrod, Supervisor  
Town of Willsboro  
Willsboro, New York 12996

Re: Black Ash Lagoons  
Willsboro T., Essex Co.

Dear Mrs. Coonrod and Board Members:

Per your request, Mr. John Sheehan of this department and I conducted an investigation of the Black Ash Lagoons, Willsboro, New York. On September 23, 1988, we met with you to investigate the lagoons.

The Black Ash Lagoons are the remains of the waste materials (liquor) used in the processing of wood pulp from paper mills located along the Boquet River. These lagoons are approximately 900' long, 400' wide and are of undetermined depth. Mr. Sheehan collected a surface soil/sediment sample of the lagoon's material for analysis. A copy of these results is enclosed. ~~The sample results~~ were within the maximum contaminant level at the time of sampling. The organic samples analysis has not been completed.

Further analysis (leachate, pore sampling, ground sediment, etc.) must be completed to determine the status of this site. This department will continue its investigation in the spring.

It has come to our attention that the New York State Department of Environmental Conservation is advocating the use of the Black Ash Lagoons as a filtering media for the proposed communal sewage disposal system. This is not recommended at this time. The potential hazard of using the lagoons could severely effect the Town of Willsboro financially, legally and environmentally.

Supervisor and Town Board

- 2 -

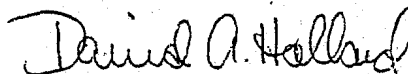
March 9, 1989

The results of our investigation **will** be presented to the town when completed.

Any information *you* have pertaining to the operations and processes of the wood pulp mills is essential to our investigation.

If you have any questions or information, **feel free to** contact me.

Very truly yours,



David A. Holland  
Sanitarian

---

Enc.

SAMPLE ID: 881009432      SAMPLE RECEIVED: 88/10/04/11      CHARGE: 8.20  
 PROGRAM: 106: BUREAU OF ENVIRONMENTAL EXPOSURE INVESTIGATION  
 SOURCE ID: DRAINAGE BASIN: 10      GAZETTEER CODE: 1566  
 POLITICAL SUBDIVISION: WILLSBORO      COUNTY: ESSEX  
 LATITUDE:      LONGITUDE:      Z DIRECTION:  
 LOCATION: WILLSBORO BLACK ASH LAGOONS FORMER PAPER MILL  
 DESCRIPTION: SURFACE SAMPLE - NEAR POINT OFF THE DIRT ROAD  
 REPORTING LAB: 10: LABORATORY OF INORGANIC ANALYTICAL CHEMISTRY - ALBAN  
 TEST PATTERN: 10-035: METALS IN SOLID MATERIAL  
 SAMPLE TYPE: 630: DRIED SLUDGE  
 TIME OF SAMPLING: 88/09/23 15:00      DATE PRINTED: 89/02/15

PARAMETER	RESULT	
SOLIDS, DRY	26. PERCENT	
ARSENIC IN DRY SOLIDS	< 1. MCG/G	micro gram / gram
MERCURY IN DRY SOLIDS	< 0.04 MCG/G	
SELENIUM IN DRY SOLIDS	< 0.5 MCG/G	1 part per million
BERYLLIUM IN DRY SOLIDS	< 0.4 MCG/G	
SILVER IN DRY SOLIDS	< 4. MCG/G	
BARIUM IN DRY SOLIDS	23. MCG/G	
CADMIUM IN DRY SOLIDS	< 2. MCG/G	
COBALT IN DRY SOLIDS	< 2. MCG/G	
CHROMIUM IN DRY SOLIDS	2.0 MCG/G	
COPPER IN DRY SOLIDS	5.8 MCG/G	
IRON IN DRY SOLIDS	951. MCG/G	
MANGANESE IN DRY SOLIDS	105. MCG/G	
NICKEL IN DRY SOLIDS	3.0 MCG/G	
STRONTIUM IN DRY SOLIDS	24. MCG/G	
TITANIUM IN DRY SOLIDS	41. MCG/G	
VANADIUM IN DRY SOLIDS	18. MCG/G	
ZINC IN DRY SOLIDS	191. MCG/G	
MOLYBDENUM IN DRY SOLIDS	< 8. MCG/G	
LEAD IN DRY SOLIDS	[NA]	not analyzed
ANTIMONY IN DRY SOLIDS	< 20. MCG/G	
TIN IN DRY SOLIDS	< 20. MCG/G	
THALLIUM IN DRY SOLIDS	< 10. MCG/G	
ALUMINUM IN DRY SOLIDS	1210. MCG/G	
DIGESTION OF SOLIDS FOR METALS	DONE	
DIGESTION OF SOLIDS FOR HG	DONE	

**RECEIVED**  
 FEB 17 1989  
 NYS DEPT. OF HEALTH  
 SARASOTA LAKE DISTRICT

FOLLOWING PARAMETERS NOT PART OF TEST PATTERN

PARAMETER	RESULT
IN DRY SOLIDS	3.7 MCG/G

CONTINUED ON REAR PAGE

COPIES SENT TO: CO(2), RO(2), LPHE(2), FED( ), INFO-P( ), INFO-L( )

NEW YORK STATE DEPARTMENT OF HEALTH  
SARANAC LAKE DISTRICT OFFICE  
P.O. BOX 389 11-15 ST. BERNARD STREET  
SARANAC LAKE, N.Y. 12983

SUBMITTED BY: SHEEHAN

0385

NEW YORK STATE DEPARTMENT OF HEALTH  
WADSWORTH CENTER FOR LABORATORIES AND RESEARCH

PAGE 2

RESULTS OF EXAMINATION

FINAL REPORT(REV)

SAMPLE ID: 881009432      SAMPLE RECEIVED: 89/10/04/11      CHARGE: 8.20  
POLITICAL SUBDIVISION: WILLSBORO      COUNTY: ESSEX  
LOCATION: WILLSBORO BLACK ASH LAGOONS FORMER PAPER MILL.  
TIME OF SAMPLING: 88/09/23 15:00      DATE PRINTED: 89/02/15

REVISION DATE 89/01/24, FOLLOWING PARAMETERS ADDED AFTER SAMPLE REPORTED

FOLLOWING PARAMETERS NOT PART OF TEST PATTERN

-----PARAMETER-----	-----RESULT-----
CARBON, TOT ORGANIC-DRY SOLIDS	INTERF [NA]
*** END OF REPORT ***	

**RECEIVED**  
FEB 17 1989

NYS DEPT. OF HEALTH  
SARANAC LAKE DISTRICT

---

**EXHIBIT C**

**PROPERTY DEED AND TAX BILL**

---

# This Indenture,

Made the 20<sup>th</sup> day of December Nineteen Hundred and Sixty-six,

Between GEORGIA-PACIFIC CORPORATION

a corporation organized under the laws of the State of Georgia

party of the first part, and

TOWN OF WILLSBORO, ESSEX COUNTY, NEW YORK,

party of the second part,

Witnesseth, that the party of the first part, in consideration of

-----ONE-----Dollar

(\$1.00-----) lawful money of the United States,

paid by the party of the second part,

does hereby remise, release, and quitclaim unto the party of the second part,

its successors and assigns forever, etc.

ALL THAT CERTAIN PARCELS OR TRACT OF LAND situate, lying and being on the south side of the big bend of the Bouquet River in the hamlet and Town of Willsboro, said tract being generally known as the "Black Ash Pit" and being bounded and described as follows: BEGINNING at a point in part of the southerly bounds of the tract herein described and conveyed, said point being monumented by a 1/2" iron pipe driven into the ground on the east side of the road or street that runs northerly from the Willsboro Branch of the Essex County-Champlain National Bank building in Willsboro into the tract herein described and being located N 5° 26' E, 108.0 feet from another 1/2" iron pipe monument marking the northwest corner of a house lot owned or occupied by a certain F. Bridge; thence running in a course directly toward and in alignment with the so-called "Lower Dam" of the mill on the Bouquet River or S 70° 03' W, 247.18 feet to a point-on-line monumented by the northwest corner of the concrete dam abutment on the east bank of the Bouquet River; and thence continuing in the same course along the broken crest of said dam an additional 73 feet, more or less, to a point in the center line of said River, said point being the southwest corner of the tract herein described and conveyed; thence running northerly, easterly and southeasterly down and along the center line of said big bend in the Bouquet River as the same winds and turns a distance of 3000 feet, more or less, to a point being the most easterly corner of the tract herein described and conveyed, said point being located N 20° 10' E, 50 feet, more or less, from a 1/2" iron pipe monument driven into the ground on the south bank of the River and at the base of a large sycamore tree; thence running S 20° 10' W, 50 feet, more or less, to the point-on-line marked by said 1/2" iron pipe at the Sycamore tree; and thence continuing in the same course S 20° 10' W, an additional 129.66 feet to a point in the northerly bounds

of other lands owned by the party of the first part hereto, said point being the southeast corner of the tract herein described and conveyed and being monumented by another 1/2" iron pipe driven into the ground on the easterly side of an unimproved roadway reserved by the party of the first part hereto as a right-of-way for ingress and egress to lands owned south and east of the tract herein described; thence running westerly along the northerly bounds of other lands owned by the party of the first part hereto and along the southerly side of said roadway reserved as a right-of-way the following courses and distances, viz; N 78° 53' W, 250.52 feet to a corner monumented by a 1/2" iron pipe driven into the ground; thence N 57° 35' W, 364.43 feet to another corner on the south edge of said roadway right-of-way monumented by a 1/2" iron pipe driven into the ground; thence N 70° 59' W, 532.20 feet to another corner monumented by a 1/2" iron pipe and piled stones set in the ground; thence N 34° 20' W, 250.67 feet to another corner on the south side of said roadway monumented by a 1/2" iron pipe driven into the ground; thence N 86° 19' W, 130.11 feet to another corner monumented by a 1/2" iron pipe driven into the ground on the south side of said roadway; and thence S 14° 20' W, 172.24 feet to the point or place of beginning; containing 25.0 acres of land and river within the bounds of the tract thus traversed, described and conveyed.

The above described magnetic courses, distances and monuments are those determined and established in a survey completed September 16, 1866 by Spencer J. Johnston and Frederick W. Volkmann, licensed land surveyors. Reference is made to the map plotted from said survey for a more detailed and graphic description of the tract herein described and conveyed. Said map is titled: "Map of Survey - showing parcel set off from lands of Georgia Pacific Corp. to be conveyed to the Town of Willaboro" and is placed on file at the Essex County Clerk's office as Map No. 2092 in Book 24 of Maps at page 31.

Reserving to the grantor herein an unrestricted right-of-way for ingress and egress by foot, vehicles or otherwise upon, through and over the roadway designated as a right-of-way reserved to the grantor in the aforesaid survey.

BOOK 453 PAGE 572

*Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,*

*To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.*

*In Presence of*

*In Witness Whereof, The party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.*

*B. A. Suttons*  
*Asst Secretary*

GEORGIA-PACIFIC CORPORATION

By *[Signature]*  
*Vice President*

CONNECTICUT  
State of ~~New York~~ }  
County of Fairfield } SS.  
of Stamford

On this 20th day of December, Nineteen Hundred and Sixty-six, before me personally came R. A. Schumacher to me personally known, who, being by me duly sworn, did depose and say that he resides in New Canaan, Connecticut that he is the Vice-Resident of Georgia-Pacific Corporation the corporation described in, and which executed, the within Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

*Maria Tyler*  
NOTARY PUBLIC  
My Commission Expires April 1, 1971

State of Connecticut  
COUNTY OF FAIRFIELD  
County Clerk's Office.

I, J. LEO CAMPANA, Clerk of said County and of the Superior Court in and for said County, the same being a Court of Record, having by law a seal hereby certify

That *Maria Tyler* whose name is subscribed to the certificate of proof, acknowledgement, or affidavit of the annexed instrument, and thereon written, was, at the time of taking such proof, acknowledgement or affidavit, a Notary Public, Commissioner of the Superior Court, Justice of the Peace, within and for said County, residing in said County, duly appointed, commissioned and sworn, and authorized by the laws of said State, to administer oaths, and take the acknowledgements and proofs of deeds or conveyances for lands, tenements and hereditaments, in said State, and other instruments to be recorded thereon, and to certify the same; that full faith and credit are and ought to be given to his official acts; and I further certify that I have compared the signature to the original certificate with that deposited in this office by such person and verily believe that the signature to the attached certificate is *his* genuine signature and said certificate is not required to be under seal, and the person signing such certificate is not required by law to file in this office an impression of his official seal.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court, at Bridgeport, in said County and State, on the 21st day of December, 1962

J. LEO CAMPANA, Clerk

By *Reginald Scofield* Clerk  
Deputy Clerk

STATE OF NEW YORK  
COUNTY OF ESSEX  
CLERK'S OFFICE

SS:

I, Joseph A. Provoncha, Clerk of said County, do hereby certify that I have compared the foregoing copy of Deed

with the original record hereof in this office, and that it is a correct transcript thereof, and the whole of said original, which said original was recorded on the 24th day of May, 1967 in book No. 453 of Deeds page 570.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 25th day of March, 2004.



*Joseph A. Provoncha* Clerk  
by *Jane R. Moran* Deputy

12/20/66 → Georgia Park, Inc. Corp.  
New Canaan, CT  
T. Willshaw

B  
45-3  
P  
570

SECTION	BLOCK	LOT	COORDINATE LOCATOR NO.	
031.09	01	20-1	E	746576
POLITICAL DISTRICT	15,5200		N	593546
OWNERS NAME AND MAILING ADDRESS				
TOWN OF WILLSBORO				
RATE	SERVICE DISTRICT NAME	EXISTING ASSESSMENT DATA		
00				
SCHOOL				
L1				
STATE CODE				

146-6 TAXING DISTRICT		DEED REFERENCE	
WILLSBORO		LIBER	PAGE
ACCOUNT NUMBER		453	470
7379910511		453	570
ORIGINAL PATENT	LOT NO.		
JOHN FIELDS PAT			
PROPERTY LOCATION			
BLACK ASH PT EAST OF SCHOOL ST.			
SUBDIVISION NAME	LOT	BLOCK	PLT - BK/PG
LOT DIMENSIONS		ACREAGE	
		DEED	2.570
		CALC	25.65
ASSESSED VALUES			
LAND	IMPROVEMENT	EXEMPT	TOTAL
	500		500
CHANGE	ADD	DELETE	