City of Rochester

Rochester, NY
All-America City
1998

FAX (585) 428-6010
TDD/Voice 232-3260

Department of
Environmental Services

Office of the Commissioner
City Hall, Room 300-B
30 Church Street
Rochester, New York 14614-1290
(585) 428-6855

December 12, 2005

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

Re: Environmental Restoration Program (ERP) Application - SI/RA Phase
24 Seneca Avenue
City of Rochester, Monroe County, New York

Dear Site Control Section Chief:

I am pleased to submit this Environmental Restoration Program grant application from the City of Rochester, for the property located at 24 Seneca Avenue, for your consideration. The City of Rochester's current brownfield program has been instrumental in achieving several city environmental and redevelopment objectives. We hope that with additional assistance from the ERP program we may continue to expand our efforts, particularly in distressed and under served areas of Rochester.

The subject parcel, is located in the center of a mixed commercial/ industrial/ residential area on the City of Rochester's northeast side. The property has an area of approximately 2.79 acres. One (1) masonry and wood factory/ warehouse structure of approximately 87,131 square feet is located on the parcel. The building has been subdivided and is partially occupied by various tennants, however, the property is tax delinquent.

Several Site Assessments, including soil and groundwater sampling, have been conducted on the property, which have identified numerous environmental concerns including: asbestos containing materials; petroleum contamination of soil and groundwater; and potential contamination of the soil and groundwater with chlorinated solvents, metals and PCBs. The current owners entered into a Voluntary Agreement (#B8-0497-97-03) with the State, but were unable to complete the investigation and cleanup of the site. As such, the property is being evaluated for inclusion on the State's Registry of Inactive Hazardous Waste Sites.

The documented liabilities and potentially significant environmental remediation costs have discouraged the City from foreclosing on the property. As a result of the current owners inability to complete an the investigation and cleanup of the site, the City is beginning the process of securing court ordered temporary incident of ownership under ECL Section 56-0508 to secure access to the site for the purpose of conducting the site investigation.

The City is applying for grant funding totaling $149,666.00 to perform a comprehensive Site Investigation addressing each of these environmental conditions, and to complete a remedy selection. The goal of this investigation is to further delineate the contamination and to use the information to perform a remedial alternatives analysis for the site.

Please let me know if you need additional information or have questions regarding this application. Specific questions regarding the application can be directed to Jane Forbes, Environmental Specialist of the City's Division of Environmental Quality at (585) 428-7892.

Sincerely,

Mark Gregor
Manager
Division of Environmental Quality

enclosures
c: W. Johnson, Mayor
E. Doherty, Commissioner - DES
Bart Putzig - NYSDEC Region 8
Matt Gillette - NYSDEC Region 8
Phil Banks - EDD
J. Gillis - Budget
Darryl Parker - NET F
Jane Forbes - DEQ
Vicki Brawn - DEQ

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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, TITLE 5 - 6NYCRR 375-4

9/3/04

NAME OF MUNICIPALITY CITY OF ROCHESTER		
NAME OF INDIVIDUAL AUTHORIZED TO SIGN APPLICATION WILLIAM A. JOHNSON, JR.		
TITLE OF AUTHORIZED INDIVIDUAL MAYOR		
ADDRESS CITY HALL, ROOM 307A, 30 CHURCH STREET		
CITY/TOWN ROCHESTER	ZIP CODE 14614	
PHONE 585-428-7045	FAX 585-428-6059	E-MAIL
NAME OF COMMUNITY BASED ORGANIZATION (IF APPLICABLE)		
COMMUNITY BASED ORGANIZATION'S REPRESENTATIVE		
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL

SITE NAME 24 SENECA AVENUE			
SITE ADDRESS 24 SENECA AVENUE			
CITY/TOWN ROCHESTER		ZIP CODE 14621	
COUNTY MONROE		SIZE (ACRES) 2.79	
LATITUDE (degrees/minutes/seconds) 43 ° 11 ' 15 "		LONGITUDE (degrees/minutes/seconds) 77 ° 36 ' 28 "	

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 A USGS 7.5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.

1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? ☑YES ☐NO
   IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE.
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME)_____ ☐YES ☑NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? ☐YES ☑NO
   IF YES, FILL IN CURRENT REGISTRY SITE NUMBER AND CLASSIFICATION.

   REGISTRY SITE NUMBER:_____ CLASSIFICATION: _____

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 A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING INFORMATION (REFER TO THE ENVIRONMENTAL RESTORATION PROGRAM PROCEDURES HANDBOOK FOR DETAILED INSTRUCTIONS).

- 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 (FIELD WORK MUST BEGIN WITHIN 12 MONTHS OF THE APPLICATION APPROVAL DATE)

Site 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").

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

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

*PLEASE DESCRIBE: MULTIPLE SOURCES THROUGHOUT STRUCTURE

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? IF YES, CHECK ALL THAT APPLY:	☐YES ☐NO
	☐ A. THE INFLUENT TO A PUBLIC OR PRIVATE WATER SUPPLY HAS BEEN CONTAMINATED OR THREATENED.	
	☐ 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 DIVISION 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 EN-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
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

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.

William D. Ward — 12-14-05

Signature of Individual Authorized to Sign the Application — Date

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:

Three (3) complete copies of the application are required.

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, 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)** hard 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:**_____

City of Rochester

City Clerks Office

Certified Ordinance

Rochester, N.Y., _____

TO WHOM IT MAY CONCERN:

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **April 15, 1997** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **April 17, 1997** in accordance with the applicable provisions of law.

Ordinance No.1997-113

Authorizing Grant Applications And Agreements With The New York State Department Of Environmental Conservation

BE IT ORDAINED, by the Council of the City of Rochester, as follows:

Section 1. The Mayor is hereby authorized to submit applications to and enter into agreements with the New York State Department of Environmental Conservation for such grants that may be available under the 1996 Clean Water/Clean Air Bond Act.

Section 2. The applications and agreements shall contain such additional terms and conditions as the Mayor deems to be appropriate.

Section 3. This ordinance shall take effect immediately.

Passed by the following vote:

Ayes - President Giess, Councilmembers Childress Brown, Curran, Douglas, Mains, Muldoon, Norwood, Santiago, Stevenson - 9.

Nays - None - 0.

Attest Carolee A. Conklin

City Clerk

24 Seneca Avenue
Rochester, New York
Project Description

I. Purpose and Scope of the Project

1.0 Background

The site is located at 24 Seneca Avenue in the City of Rochester, New York (Figure 1). The site consists of one (1) parcel measuring approximately 2.79 acres. The site is located in a commercial/ industrial area on the north side of Norton Street at the intersection of Norton Street and Seneca Avenue (Figure 2). One (1) single-story, masonry and wood factory/ warehouse structure of approximately 87,131 square feet is located on the site. The current structure configuration was completed between 1920 and 1945 and is currently leased to several tenants and used for various commercial and industrial purposes.

Previous environmental investigations conducted at the site have indicated several negative environmental conditions existed or may currently exist at the site including:

- the presence of Volatile Organic Compounds (VOCs), Trichloroethene (TCE), Tetrachloroethene, 1,1,1-Trichloroethane and Vinyl Chloride in soil, sediment and groundwater;
- approximately 90,000 linear feet (LF) of asbestos containing material (ACM) present throughout the building;
- the presence of at least two (2) petroleum underground storage tanks (USTs) which have been abandoned and filled in place on the property.
- additional "orphaned" tanks may be present at the site.
- the past and current use and handling of various types of chemicals at the site; and
- the proximity of the site to adjacent properties which operate or have operated automobile service and fueling stations.

1.1 Purpose

The goal of this investigation is to fully delineate the nature and extent of contamination at the site and use the information to fill existing data gaps, and to develop appropriate remediation technologies for the site. Specific project objectives include:

- Characterize and quantify all sources of contamination which may impact on and off-site properties, including: contaminant concentrations, state (solid, liquid), current and potential extent of contamination in groundwater (horizontal and vertical), mobility and other significant characteristics;

- Identify all potential routes of exposure and the populations and environmental receptors at risk;

- Define groundwater characteristics including; soil permeability, depth to saturated zone, hydrogeologic gradients, proximity to drinking water aquifers, flood plains and wetlands, and current and potential groundwater use;

- Identify surface water classifications, existing use designations and private wells in the area, and develop an appropriate sampling plan;

- Perform an Exposure Assessment which qualitatively describes the extent to which the property's contaminants pose an unacceptable risk to the air, land, water, and/ or public health.

- Perform a Sub-Slab Soil Gas Survey in accordance with the NYSDOH Guidance for Soil Vapor Intrusion in the State of New York, (Draft-February 2005) to evaluate potential soil vapor intrusion pathways at the 24 Seneca Avenue site.

- Perform an Asbestos Survey of the structure to identify and quantify materials and debris considered to be SACM in accordance with New York State Department of Labor (NYSDOL) Industrial Code Rule 56 (ICR 56).

The City's environmental investigation will include the performance of an asbestos survey, performance of a sub-slab soil gas survey, excavation of test pits, advancement of soil borings, installation of groundwater monitoring wells, and collection and analysis of air, soil and groundwater samples. Following the investigation, collected data will be used to complete a detailed evaluation of clean-up alternatives and to select the most appropriate alternative. These project activities are consistent with actions defined in 6NYCRR Part 617.5 (c)(18), and are not subject to review under the State Environmental Quality Review Act (SEQRA). A copy of the determination of compliance is included in Appendix A.

2.0 Work Plan

In order to meet the goals and objectives of this Work Plan, specific investigative tasks will be undertaken. The following work activities are largely based on the findings of the previous investigations.

2.1 Phase I Environmental Site Assessment

The first objective of the project will be to conduct a Phase I Environmental Site Assessment (ESA) to access and review all readily available information from local sources in order to evaluate the magnitude of issues that may be present at the site. The Phase I ESA will be conducted in accordance with ASTM standards.

Site conditions documented in previously performed investigations will be reviewed to identify past land uses and potential source areas. Reference material will include available public records such as: aerial photographs; sanborn fire insurance maps; platt maps; property deed histories; and building permit information.

The following investigations or studies have previously been completed at the site:

- July 1989 - *Oil and Hazardous Materials Site Evaluation: 24 Seneca Avenue,* H & A of New York.
- April 1993 - *Level 2 Environmental Site Assessment: 24 Seneca Avenue*, Rizzo Associates, Inc.
- September 1996 - *Groundwater Monitoring Well Sampling Results: 24 Seneca Avenue,* GZA GeoEnvironmental of New York.
- October 1996 - *Phase II Environmental Investigation*, Anson Environmental LTD.

The results of the Phase I ESA will provide details as to any, as yet unidentified Recognized Environmental Conditions (RECs) based on site history, reported site conditions and actual site data generated from previous subsurface activities.

2.2 Utility Survey and Sub-Slab Soil Gas Survey

Plans and available records detailing site utilities including: storm drains; sanitary sewers; facility access tunnels; and underground electric, gas and water delivery lines will be reviewed. Corridor depths, construction details, and groundwater elevations versus invert elevations will be evaluated to determine the need for vapor and/ or groundwater sampling and analysis. In addition, the survey will include a description of: the building's foundation type, HVAC system(s), air flows and building additions. Air samples collected from suspect locations will be analyzed for total volatile organic compounds (VOCs) by modified Method TO-15 for air. Up to three (3) air samples will be collected. Water samples and sediment samples, if present, will also be analyzed for total PCB concentrations by USEPA Method 8082.

A pre-sampling inspection, in accordance with the NYSDOH Guidance for Soil Vapor Intrusion in the State of New York, (Draft-February 2005) will be performed. Indoor air quality will be screened for hazardous conditions using a field Flame Ionization Detector/ Photoionization Detector (FID/PID) and O2/ LEL meters immediately above any significant cracks, joints or penetrations identified in the floor. Areas exhibiting readings above normal background values will be marked to delineate possible vapor entrance points into the building.

Sub-slab sampling will follow the protocols outlined in Sections 2.6.2 and 2.7.2 of the NYSDOH Guidance document. The floor penetration will be completed with a rotary hammer drill. Following penetration of the floor, a temporary vapor probe consisting of soil gas tubing (i.e. ¼ ID. HDPE) will be installed and sealed with non-shrinking bentonite cement grout (no caulk). The tubing will be installed to a depth that will allow for the soil gas sample to be collected from directly beneath the concrete floor. This tubing will be capped and the grout will be allowed to set for approximately 24 hours. Tracer gas will be used to verify the integrity of the seal of the soil vapor probe as a quality assurance/quality control device prior to sampling the sub-slab soil vapor in accordance with Section 2.7.5 of the NYSDOH Guidance document.

Approximately four (4) sub-slab soil vapor samples are planned at this time. The proposed sample locations are illustrated on Figure 3.

2.3 Geo-Physical Site Assessment

Based upon the known history of the site, and preliminary information that suggests that multiple generations of underground storage tanks (USTs) have existed at the site, a geophysical assessment of the subsurface conditions will be conducted to identify any remaining orphan USTs at the site.

Based upon the resulting data from the geo-physical study, the locations of potential subsurface anomalies such as UST locations will be determined. The data will be used to narrow the focus of subsequent subsurface investigations, including test pit placement, overburden geo-probe boring locations, and monitoring well installation locations.

2.4 PCB Assessment

Based on site conditions documented in previously performed investigations, and on the known historical use of the property for various manufacturing and industrial uses, a PCB assessment of the site will be conducted. Suspected locations observed during the Phase I ESA site walk-over, at which site conditions typical of those where PCB containing media may have existed, will be sampled and analyzed for total PCB concentrations by USEPA Method 8082. Typical suspect locations may include:

- gear mechanism of an overhead heavy equipment or lift systems;
- locations housing transformers or other engine driven or electrical equipment;
- hydraulic lifts;
- any observed oil stained surfaces including loading docks, shop floors, and drum storage areas;
- florescent light ballasts;
- standing surface or melt water contained in underground vaults, cisterns, wells or utility access tunnels;
- oil drip pans typically present in elevator mechanisms; and
- machine shop floor drains.

An estimated twelve (12) samples will be collected and analyzed for total PCB concentrations by USEPA Method 8082.

2.5 Asbestos Survey

Visual observations noted in the previously conducted *Oil and Hazardous Materials Site Evaluation (1989)* report of the site conditions indicate the presence of suspect asbestos-containing materials (SACM). An Asbestos Survey of the structure will be conducted in accordance with New York State Department of Labor (NYSDOL) Industrial Code Rule 56 (ICR 56) to identify and quantify materials and debris considered to be SACM. All identified ACM

will be removed from the structure or encapsulated in accordance with New York State Department of Labor (NYSDOL) Industrial Code Rule 56 (ICR 56).

2.6 Confirmation of GeoPhysical Anomalies, Subsurface Investigation and Collection of Soil Samples

2.6.1 Test Trenches

Test trenches will be excavated to confirm the source of any magnetic anomalies identified during the geo-physical survey. Trenches will be excavated using a conventional backhoe with the capability to reach bedrock if necessary. The depths for each trench will vary, depending on the intent at the specific location. Selected trenches will be excavated to bedrock. Excavated material will be returned to the appropriate trench after field screening and sampling.

Additional trenches will be advanced in locations identified during the Phase I ESA as Areas of Concern (AOCs) based on historical or current location(s) of known former petroleum or chemical storage and handling and USTs, locations of reported surface spills or staining, floor drains, sumps or trench drains and in areas containing electrical equipment and hydraulic lifts.

Data recorded during trenching will allow for evaluation of the nature and extent of contamination associated with AOCs including but not limited to:

- Possible impacted surface and subsurface conditions associated with storage and handling of hydraulic oil and ink wastes located on the west side of the loading dock area;
- Possible impacted subsurface conditions associated with the former location of one (1) 10,000 heating oil (UST) and one (1) 6,000 gallon heating oil UST located on the west side of the structure along Seneca Avenue;
- Possible impacted surface conditions associated with over forty (40) years of automobile parking on the south side of the structure;
- Possible impacted subsurface conditions associated with properties adjacent to the site to the southeast and southwest, known to have had permitted gasoline USTs;

An estimated six (6) test trenches will be excavated in and outside of the site structure as needed and where accessible.

2.6.1.1 Field Screening of Subsurface Soils

Soil samples will be collected from each trench. Field screening will include visual observations, characterization of subsurface materials, and field

measurements of volatile organic compounds (VOCs) for the initial determination of the extent of contamination. Headspace screening will be performed using a portable PID meter. Based on the screening results, soil samples may be collected for submission for laboratory analysis for constituents of concern.

2.6.1.2 Selection of Soil Samples for Laboratory Analysis

One (1) discreet sample from each trench will be submitted for laboratory analysis. The submitted sample from each trench will depend on the results of the soil field screening. If no VOCs are detected or if no evidence of other contamination is apparent, the sample submitted for analysis will be determined by visual observations. The NYSDEC will be given the opportunity to review and approve submitted samples.

Samples submitted for laboratory analysis will be analyzed by all or several of the following methodologies based on the known or suspected contaminants associated with activities or conditions at each test trench location:

- USEPA Method 8260 + MTBE (TCL Vols);
- USEPA Method 8270 (SVOCs);
- USEPA Method SW-846 (Metals);
- USEPA Method 8082 (PCBs);

2.6.2 Geoprobe Soil Borings

Soil conditions at the site will be evaluated by conducting a Geoprobe Subsurface Investigation in known or suspected areas of concern (AOCs).

Data from previous environmental investigations indicated a known AOC on the northeastern portion of the site in the area of the facility loading docks. The area has historically been used for storage of various chemicals used on site, and is the location of a known release of trichloroethene approximately twenty years ago. Contaminated groundwater has also been detected in existing monitoring wells MW1 and MW4 (Figure 3), located on the east and west sides of the 24 Seneca Avenue building respectively. Approximately six (6) borings will be advanced between the two wells to determine if a contaminant migration pathway exists beneath the building foundation.

Dissolved VOCs have also been detected in existing monitoring well MW2, located on the southeastern portion of the site. Approximately sixteen (16) borings will be advanced around the location of MW2 to better define the nature and extent of soil and groundwater contamination in the area.

It is anticipated that an additional fifteen (15) borings will be advanced across the site to provide maximum coverage at the site and to better define subsurface

characteristics. Proposed Geoprobe boring locations are illustrated on Figure 3.

Borings will be advanced using Geoprobe direct push equipment to approximately fifteen (15) feet below ground surface or until bedrock is reached. Subsurface soil samples will be collected continuously via split-spoon in accordance with ASTM Method D-1586 and characterized according to the Unified Soil Classification System. Field headspace measurements of volatile organic compounds (VOCs) from soil split-spoon samples will be performed using a portable PID meter. One (1) soil sample from each location will be collected for submission for laboratory analysis for constituents of concern. A Geoprobe drilling log will be kept documenting soil characteristics, headspace concentrations, water table depth, sample recovery, and other pertinent information.

2.6.2.1 Field Screening of Subsurface Soils

Soil samples will be collected from each boring. Field screening will include visual observations, characterization of subsurface materials, and field measurements of volatile organic compounds (VOCs) for the initial determination of the extent of contamination. Headspace screening will be performed using a portable PID meter. Based on the screening results, soil samples may be collected for submission for laboratory analysis for constituents of concern.

2.6.2.2 Selection of Soil Samples for Laboratory Analysis

One (1) discreet sample from each boring will be submitted for laboratory analysis. The submitted sample from each boring will depend on the results of the soil field screening. If no VOCs are detected or if no evidence of other contamination is apparent, the sample submitted for analysis will be determined by visual observations. The NYSDEC will be given the opportunity to review and approve submitted samples.

Samples submitted for laboratory analysis will be analyzed by all or several of the following methodologies based on the known or suspected contaminants associated with activities or conditions at each test trench location:

- USEPA Method 8260 + MTBE (TCL Vols);
- USEPA Method 8270 (SVOCs);
- USEPA Method SW-846 (Metals);
- USEPA Method 8082 (PCBs);

2.7 Groundwater Quality Evaluation

2.7.1 Monitoring Well Installation

Monitoring wells (MWs) will be advanced in accessible locations where activities or conditions of concern are or were known to have occurred to evaluate groundwater quality at the site and to evaluate potential impacts to off-site receptors. These areas will include: areas of known former petroleum or chemical storage and handling; locations of reported surface spills or staining; floor drains, sumps or trench drains; areas containing electrical equipment or hydraulic lifts; and areas of concern identified or incompletely characterized during test trenching.

A conventional drill rig will be used to advance a boring through overburden materials to the bedrock interface using hollow stem auger drilling methods. Based on known bedrock depths in the immediate vicinity of the site, depth to bedrock is estimated to range from 10.0 to 15.0 feet below ground surface. Upon reaching competent bedrock, the borehole will be advanced using water rotary drilling techniques. All borings will be advanced ten (10) feet into competent bedrock. An estimated three (3) bedrock cores will be collected to characterize bedrock conditions.

During overburden drilling, subsurface soil samples will be collected continuously via split- spoon in accordance with ASTM Method D-1586 and characterized according to the Unified Soil Classification System. Field headspace measurements of volatile organic compounds (VOCs) from soil split-spoon samples will be performed using a portable PID meter. Based on the screening results, One (1) soil sample from each location will be collected for submission for laboratory analysis for constituents of concern. A drilling log will be kept documenting soil characteristics, headspace concentrations, water table depth, sample recovery, blow counts and other pertinent information.

MWs will be constructed of two (2) inch diameter, schedule 40 PVC riser to a depth of at least 15 feet below ground surface. The well screen will consist of #10 slot (0.010 inch) PVC. Ten (10) feet of well screen will be installed to a depth that will intersect the local groundwater table. Should field conditions indicate more extreme fluctuations in the groundwater table additional well screen will be installed. All MWs will be flush to grade and will be completed with an eight (8) inch protective curb-box and concrete pad. All MWs will be developed to remove fine sediments from the water column. Development will occur no sooner than 48 hours after well installation.

An estimated five (5) monitoring wells will be advanced adjacent to the site at hydraulically up and down-gradient locations to provide more complete delineation of any source contaminant plumes.

In addition, as many as fifteen pre-existing monitoring wells may be present at the site. Existing monitoring wells will be located, evaluated for competency and a survey will be conducted to determine the locations and elevations of the MWs. The top of casing of

each well will be determined to 0.010 foot accuracy relative to mean sea level. GPS State Plane Coordinates will be collected to determine each MW location to 0.10 foot accuracy.

2.7.1.1 Groundwater Monitoring and Sampling

Groundwater elevations will be recorded from all competent monitoring wells and samples will collected and submitted for laboratory analysis. Groundwater sampling will consist of field collection of static water level depths, temperature (°F), dissolved oxygen concentration, and pH and the collection of a representative groundwater sample from each viable MW including any pre-existing wells determined to be competent.

The depth to groundwater will be measured to the nearest 0.01 feet from the referenced point at top of casing. All MWs will be checked for the presence of free phase light non-aqueous phase liquids (LNAPL) or dense non-aqueous phase liquids (DNAPL). If present in sufficient volume, a sample will be collected for laboratory analysis.

Based on the total well depth and the depth to the groundwater interface, the appropriate purge volume will be calculated and purged from the well using a dedicated 2 inch polyethylene bailer. Purge water will be containerized for later characterization and disposal. Subsequent to purging, appropriate laboratory supplied sampling containers will be filled, labeled, and logged on a Chain-of-Custody for transport to the laboratory.

Samples submitted for laboratory analysis will be analyzed by all or several of the following methodologies based on the known or suspected contaminants associated with activities or conditions at each MW location:

- USEPA Method 8260 + MTBE (TCL Vols);
- USEPA Method 8270 (SVOCs);
- USEPA Method SW-846 (Metals);
- USEPA Method 8082 (PCBs);

Groundwater depths, laboratory analytical data, site survey data and GPS data will be used to prepare a groundwater flow model illustrating depth to groundwater and local hydraulic gradient as well as to prepare contaminant concentration plume maps.

A total of three (3) complete groundwater sampling events will be performed throughout the site investigation in order to determine the local groundwater hydraulic gradient, to establish baseline groundwater parameters, and to define the horizontal and vertical extent of groundwater contamination at the site.

2.8 Report Preparation

Upon receipt and review of all necessary data, a Site Investigation/ Remedial Alternatives Report (SI/RA) will be prepared in accordance with the format illustrated in Appendix A of the *Municipal Assistance Environmental Restoration Projects "Brownfield Program" Procedures Handbook (July 2004)*. The Report will describe the extent and distribution of contaminants at the site, describe hydrogeologic factors and groundwater conditions and discuss the potential for contaminants to impact future tenants or off-site properties. The report will also include a detailed evaluation of possible remedial alternatives, their effectiveness, and clean-up costs.

3.0 Citizen Participation Plan

A Citizen Participation Plan (CP) will be developed in accordance with ECL 56-0505.2, and will be submitted to the NYSDEC for approval prior to the commencement of any site investigation activities.

II. Current and Proposed Future Use of the Site

The site is located at 24 Seneca Avenue in the City of Rochester, New York and consists of one (1) parcel with an area of approximately 2.79 acres. The site is located in the center of a commercial/ industrial area on the north side of Norton Street at the intersection of Norton Street and Seneca Avenue.

The site is zoned industrial (M1). The existing infrastructure is currently in use by multiple manufacturing and commercial tenants. The current owner is in excess of $635,000 dollars in arrears in property tax payments. The acquisition of the 24 Seneca Avenue site by a commercial/ industrial user would put the property back on the City tax roles and could potentially create additional employment opportunities for the area.

III. Estimated Project Budget

The City estimates the total Site Investigative costs to be approximately $149,666.00. Table 1 illustrates a complete breakdown of the costs listed below:

Work Plans, Reports, and Project Management	= $ 48,000.00
Phase I Environmental Site Assessment	= $ 2,000.00
SACM & Decontamination Survey	= $ 10,000.00
Site Investigation	= $ 36,160.00
Laboratory Fees (Subsurface Investigation)	= $ 41,700.00
Estimated Project Cost	= $136,060.00
10% Contingency	= $ 13,606.00
TOTAL COSTS	**= $149,666.00**

If Bond Act funding is obtained, a formal technical proposal detailing the investigative fieldwork

activities, procedures, analytical program, proposed sampling locations and a detailed breakdown of costs will be submitted to the NYSDEC as an addendum.

IV. Other Funding Sources or Potential Funding Sources for the Project

The City is not aware of any other actual or potential private funding sources for the 24 Seneca Avenue project. The previous owner(s) have repeatedly expressed that they do not have the financial resources to fund an environmental investigation at the site, thus, the City is in the process of acquiring temporary incident of ownership in order to secure access to the site for the purpose of conducting the environmental investigation. The documented liabilities and potentially significant environmental remediation costs have prevented the City from foreclosing on the property and has discouraged private developers from purchasing and developing the site.

V. Project Satisfaction of ECL 56-0505 Criteria

1.0 Benefit to the Environment

Previous studies have already confirmed chlorinated compounds contamination of the soil and groundwater at the site. In addition, past operations at the facility including plastics packaging manufacturing, wood product manufacturing, and metal finishing may have potentially contaminated surface and subsurface resources with various other chemicals known to have been handled on-site.

Project funding will provide needed resources for the identification of existing and potential environmental, health and safety hazards associated with former operations at the site. Further characterization of the site will facilitate the evaluation of remedial alternatives and the development of effective cleanup strategies toward the protection of the public health, and the remediation of natural resources critical to redevelopment of the area.

2.0 Economic Benefit to the State

Investigation and cleanup of the site would continue the City's revitalization efforts that are already underway in the area, by facilitating redevelopment and reuse of existing infrastructure. The nearby Excel Drive Industrial Park is a prime example of the successful completion of a redevelopment project cleanup and reuse. The former Rochester Red Wings' Silver Stadium site is currently a growing commercial/ industrial park occupied by several business including a precision machine shop and auto parts manufacturing facility. Development of strategies to address the brownfield properties that are proximate to the area is needed to maximize the impacts of the public funds used on these projects.

3.0 Potential Public Recreational Use

Public Recreational use is not an anticipated end use for the property. The site is located in a commercial/ industrial area on the north side of Norton Street at the intersection of Seneca Avenue. The site is zoned Industrial (M1), and the land use is designated as manufacturing. The

existing structure is currently partially to fully occupied by various commercial tenants.

4.0 Located in a Brownfield Opportunity Area

At present, the site is not located in a designated Brownfield Opportunity Area (BOA).

5.0 Other Funding Sources

According to City tax records, the parcel has been tax delinquent since 2000 and is in arrears approximately $635,500 dollars. In addition, the potentially significant environmental remediation costs have discouraged private developers from purchasing the property at tax foreclosure auctions. In September of 2000, the NYSDEC terminated a voluntary investigation/ cleanup agreement (B8-0497-97-03) with the current owners due to the owners repeated assertions of limited cash flow resources to complete an environmental investigation at the site. The City will seek a court order under ECL Section 56-0508 for "Temporary Incidence of Ownership" to obtain access to complete an environmental investigation of the site.
The City is not aware of any other actual or potential funding sources for the 24 Seneca Avenue property.

VI. Project Schedule

It is anticipated that the Site Investigation fieldwork will commence within two (2) months of the Upon approval of the application by the NYSDEC, the City will seek a court order under ECL Section 56-0508 for "Temporary Incidence of Ownership". It is anticipated that court ordered access will be issued prior to SAC execution. It is anticipated that the Phase I Environmental Site Assessment and Environmental Investigation fieldwork will commence within two (2) months of the authorization to proceed date, after the Site Investigation Work Plan is approved by the NYSDEC.

Fieldwork will require approximately ten (10) to twelve (12) weeks to complete including sample collection for baseline contaminant concentrations and groundwater parameters and two (2) additional rounds of groundwater sampling for constituents of concern. All field and laboratory data generated during the investigation will be compiled and reviewed. If a Supplemental Investigation is warranted to fill data gaps, a detailed Scope will be prepared and submitted for approval. Upon receipt of all field data and laboratory analysis results, a draft Site Investigation/ Remedial Alternatives Report (SI/RA) will be completed and submitted for review within four (4) weeks of the completion of all field investigative activities. The Final SI/ RA Report will be submitted within two (2) weeks of receipt of NYSDEC comments.

In summary, the total time from authorization to proceed to Final Site Investigation/ Remedial Alternatives Report completion is approximated to be 31 weeks. Chart 1 illustrates the anticipated timing of each task throughout the duration of the Site Investigation.

24 Seneca Avenue
Rochester, New York
Site Environmental History

I. Environmental Data

1.0 Oil and Hazardous Materials Site Evaluation

An Oil and Hazardous Materials Site Evaluation was conducted at the site in May 1989 by Haley & Aldrich of New York. Conditions were documented in a report submitted to Graceland Enterprises dated July 1989. The results of the investigation indicated several negative environmental conditions existed or may currently exist at the site including:

- Volatile Organic Compounds (VOCs) detected in groundwater above state regulatory limits;
- Approximately 90,000 linear feet (LF) of asbestos containing material (ACM) present throughout the building;
- At least two (2) petroleum underground storage tanks (USTs) have been abandoned and filled in place on the property. Additional "orphaned" tanks may be present at the site. Subsurface conditions in the vicinity of the known tanks has not been adequately characterized;
- Past and current use and handling of various types of chemicals at the site; and
- Proximity of the site to adjacent properties which operate or have operated automobile service and fueling.

A copy of the Oil and Hazardous Materials Site Evaluation Report is included in Appendix C.

2.0 Groundwater Sampling and Analysis

Multiple groundwater sampling events of several pre-existing monitoring wells was performed by GZA GeoEnvironmental of New York, Inc. for Flexseal International Packaging Corp. between 1989 and 1996. The results of the sampling events were documented in the Groundwater Sampling and Analysis Report dated September 1996. The results of the investigation indicated that the VOCs, Trichloroethene (TCE), Tetrachloroethene, 1,1,1-Trichloroethane and Vinyl ChlorideReport were present in the groundwater at the site. With the excaeption of 1,1,1-Trichloroethane, all concentrations were above NYS guidance values.

A copy of the Groundwater Sampling and Analysis Report is included in Appendix C.

3.0 Phase II Environmental Investigation

A Phase II Environmental Investigation of the property was performed by Anson Environmental Ltd. in September 1996. Conditions were documented in a report submitted to Flexseal International Packaging Corp. The results of the investigation indicated several negative

environmental conditions existed or may currently exist at the site including:

- Volatile Organic Compounds (VOCs) detected in groundwater above state regulatory limits;
- Volatile Organic Compounds (VOCs) detected in soils above state regulatory limits;
- TCE detected in sediment samples obtained from floor drain within the building;
- Past and current use and handling of various types of chemicals at the site; and
- Proximity of the site to adjacent properties which operate or have operated automobile service and fueling.

A copy of the Phase II Environmental Investigation Report is included in Appendix C.

II. Owners

A deed history for the 24 Seneca Avenue property was obtained from the County of Monroe. Deed information was reviewed and commercial owners of the assessed parcels were identified and are listed in the following table:

Owner	Conveyed Ownership To	Date
Mary A. Leege	Joseph Alaimo	4/14/1920
Sargent & Greenleaf	Roberts Wesleyan College	12/27/1976
Roberts Wesleyan College	Marle Enterprises, Inc.	2/22/1977
Marle Enterprises, Inc.	Marvin F. Atlas, Leonard Harris	3/1/1977
Marvin F. Atlas, Leonard Harris	Felice Harris (as trustee) Martha Clifford (as trustee)	August 1977
Martha Clifford	George Beale	5/5/1978
Marvin F. Atlas, Leonard Harris, George Beale	Harbe Realty Holding Corp.	3/3/1982
Harbe Realty Holding Corp.	Marvin F. Atlas, Leonard Harris, George Beale	5/25/1982
Marvin F. Atlas	Joshua J. Atlas Trust	9/12/1985
Marvin F. Atlas	George Beale, Leonard Harris	9/12/1985
George Beale, Leonard Harris	County of Monroe Industrial development Agency	12/27/1985
Quality Packaging Supply Corp.	24 Seneca Ave. Inc.	1/24/1990

A copy of the deed history and property description is included in Appendix D.

III. Operators

Information identifying previous tenants and operators at the property was obtained from Sanborn Fire Insurance Maps, City Platt Maps and from the City of Rochester Business Directory (1945 - 2004). A summary of previous tenants or operators and their operations, where known, were identified and are listed in the following table:

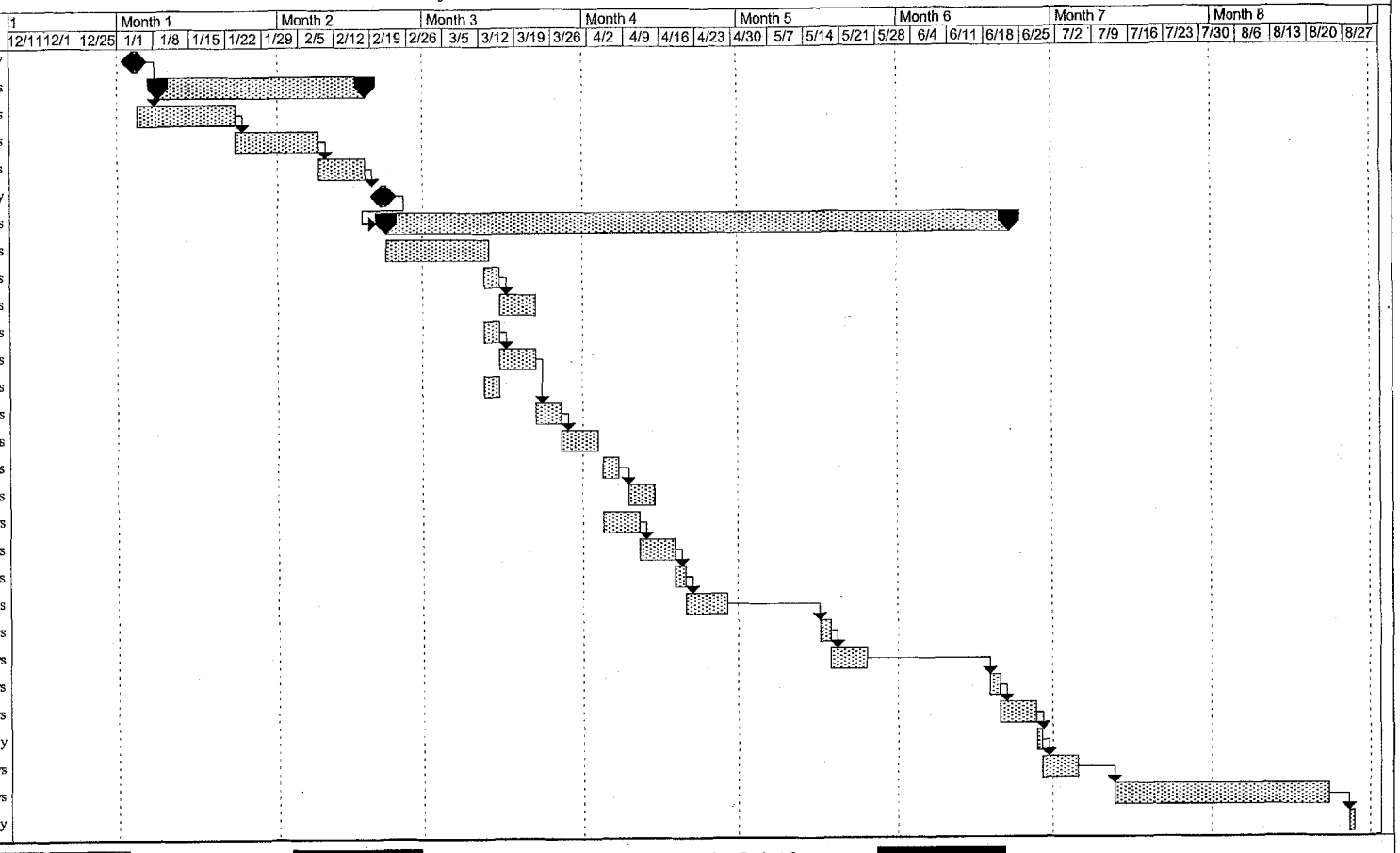
Tennant	Time of Ownership	Type of Business	Phone Number
Sargent & Greenleaf, Inc.	1947 - 1976	lock manufacturing	unknown
Jay Vee Fishing Tackle	1979 - present	sport fishing gear	
Performance Archery	1986	sporting goods	unknown
Quality Packaging	1986 - 1993	packaging	unknown
T C I Repair	1989 - 1990	unknown	unknown
4 Fathoms	1990 - 1993	unknown	unknown
Monroe Window and Door	1991 - 1995	manufacturing/ service	unknown
Seneca Machine	1992 - 2000	Machine Shop	unknown
Systems Excellence	1992 - 1995	unknown	unknown
Flexseal (a.k.a. Extra) Packaging	1993 - present	packaging	544-1200
School House Travel	1996 - 2000	Travel Agency	unknown
Fresh Pasta	1997 - 2000	Distribution - Pasta	unknown
Gold School Unified Tae Kwon Do	1997-present	Martial Arts Instruction	266-2650
KLS Wood Products	1998-2000	Manufacturing - Wood Products	unknown
Live Bait Vending	1999 - present	Distribution - Live Bait	266-0880
AWR Rigging	2001 - present	Building Equipment Installation	266-7940
Dock Hardware	2001 - present	Marine Equipment/ Hardware	266-7920
Rogers Enterprises	2001	unknown	unknown
Coin Servs	2002 - present	coin counting	454-4987

Prior to execution of any grant funding contracts between the City of Rochester and the State of New York, the City will commence proceedings to foreclose tax liens on parcel. Subsequent to the twenty (20) day required foreclosure notification period, the City will either carry out the foreclosure action, or, pursuant to New York State Environmental Conservation Law 56-0508, the City will move for an order of temporary incidents of ownership for the purpose of conducting the environmental restoration investigation project at the parcels.

Chart 1

24 Seneca Avenue - City of Rochester, New York
Project Schedule&

ID	Task Name	Duration
1	**Authorization to Proceed**	1 day
2	**Prepare Project Work Plans**	30 days
3	Prepare Draft Work Plan and HS Plan	13 days
4	Agency Reviews	12 days
5	Finalize Work Plan and HS Plan	7 days
6	Citizen Participation Meeting	1 day
7	**Site Investigation**	87 days
8	Phase I ESA	14 days
9	Utility Survey/ Sample Collection	3 days
10	Analysis	5 days
11	PCB Assessment	3 days
12	Analysis	5 days
13	Asbestos Survey	3 days
14	Test Trenching	3 days
15	Analysis	5 days
16	Soil Boring Installation	3 days
17	Analysis	5 days
18	Monitoring Well Installation	5 days
19	Analysis	5 days
20	Baseline Groundwater Sample Collection	2 days
21	Analysis	6 days
22	1st Groundwater Sample Collection	2 days
23	Analysis	5 days
24	2nd Groundwater Sample Collection	2 days
25	Analysis	5 days
26	Waste Characterization	1 day
27	Analysis	5 days
28	**SI/ RA Report Preparation**	30 days
29	Citizen Participation Meeting	1 day



Project: Project1
Date: Thu 9/15/05

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary

Chart1-SI-RA Schedule.mpp

24 Seneca Street
Opinion of Probable Costs

	Investigatory Method			Analytical Schedule												Opinion of Probable Cost			
				Air	Soil/ Sediments/ Surface						Water								
Activity / Area of Concern	Soil Borings	Monitoring Wells	Test Trenches	VOCs (T0-15)	TCL Vols + MTBE	PCBs	SVOCs	Metals	pH	Ignitability	TCL Vols + MTBE	PCBs	SVOCs	Metals	pH	Ignitability	Investigation (Subcontractors)	Analysis	DEQ or Consultant	Totals
Project Work Plan & HS Plan																			$6,000.00	$6,000.00
Phase I Environmental Site Assessment																	$2,000.00		$1,000.00	$3,000.00
Utilityand Sub-Slab Soil Gas Survey				4	4						3						$2,000.00	$1,860.00	$1,000.00	$4,860.00
Geophysical Survey																	$3,000.00		$1,000.00	$4,000.00
PCB Assessment						8						4					$1,500.00	$600.00	$1,000.00	$3,100.00
Asbestos Survey																	$10,000.00		$1,000.00	$11,000.00
Test Trenching			6		6	6	6	6									$3,200.00	$2,800.00	$1,500.00	$7,500.00
Geoprobe Soil Borings	40				40	40	40	40									$5,000.00	$15,000.00	$3,000.00	$23,000.00
Monitoring Wells (with Core Samples)		5			5	5	5	5			5	5	5	5			$15,000.00	$4,500.00	$1,500.00	$21,000.00
Groundwater Sampling Events (3)		18									54	54	54	54				$21,600.00	$4,500.00	$26,100.00
SI/ RA Report Preparation																			$25,000.00	$25,000.00
Citizen Participation Meetings (2)																			$1,500.00	$1,500.00
Project Totals																	$41,700.00	$41,700.00	$48,000.00	$136,060.00
Project Total + Contingency (10%)																				$149,666.00

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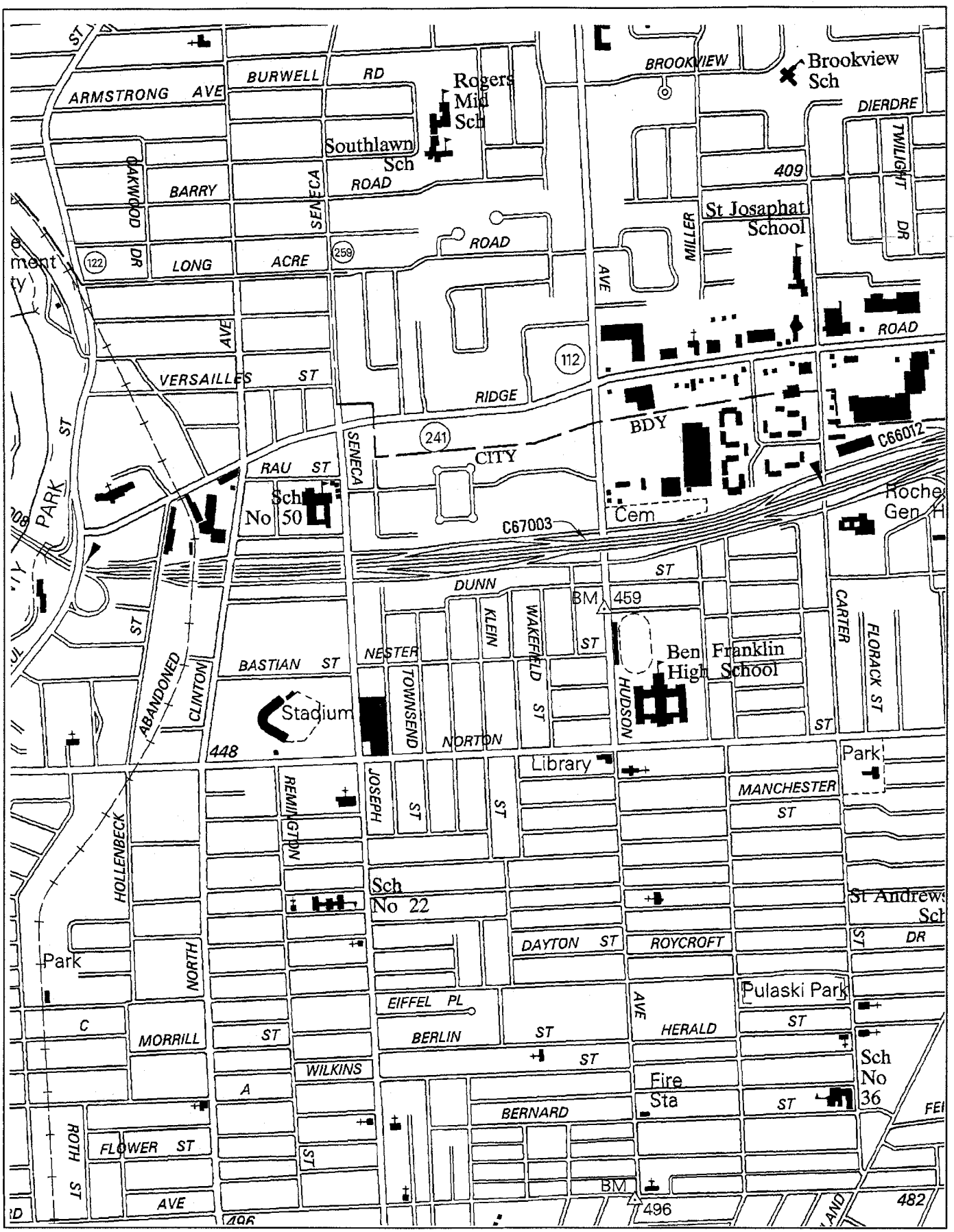

Figure 1
24 Seneca Avenue - City of Rochester, New York
7.5 Minute Quadrangle Map

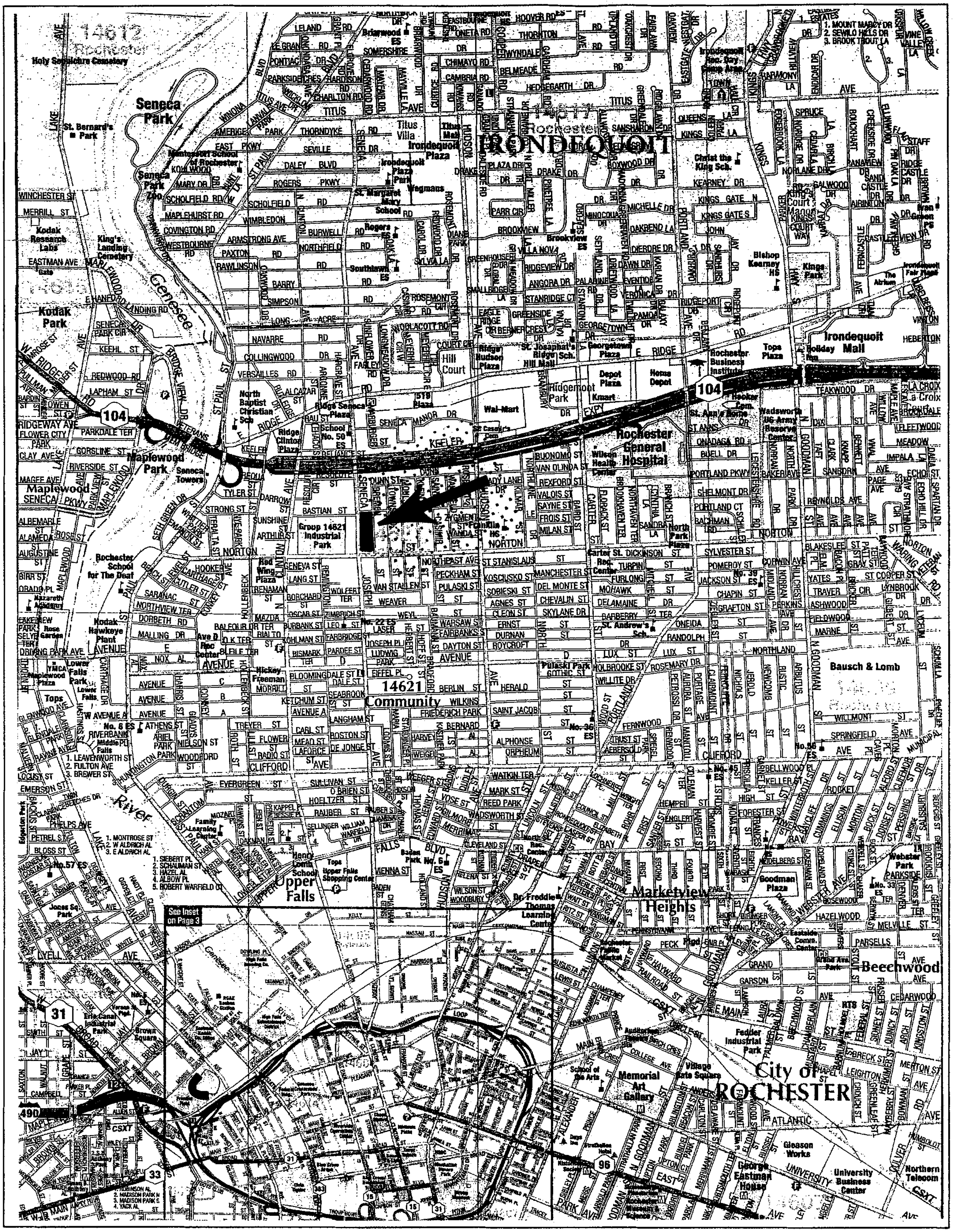

Figure 2
24 Seneca Avenue - City of Rochester, New York
Area Map
1 inch = 1/2 mile

Legend

* Proposed GP Boring Location

RIZ9 ◆ Existing Monitoring Well (Rizzo 1993)

MW3 ◉ Existing Monitoring Well (Anson 1998)

N

0 100 200 400 Feet

Figure 3

24 Seneca Avenue - Rochester, New York
Site Map

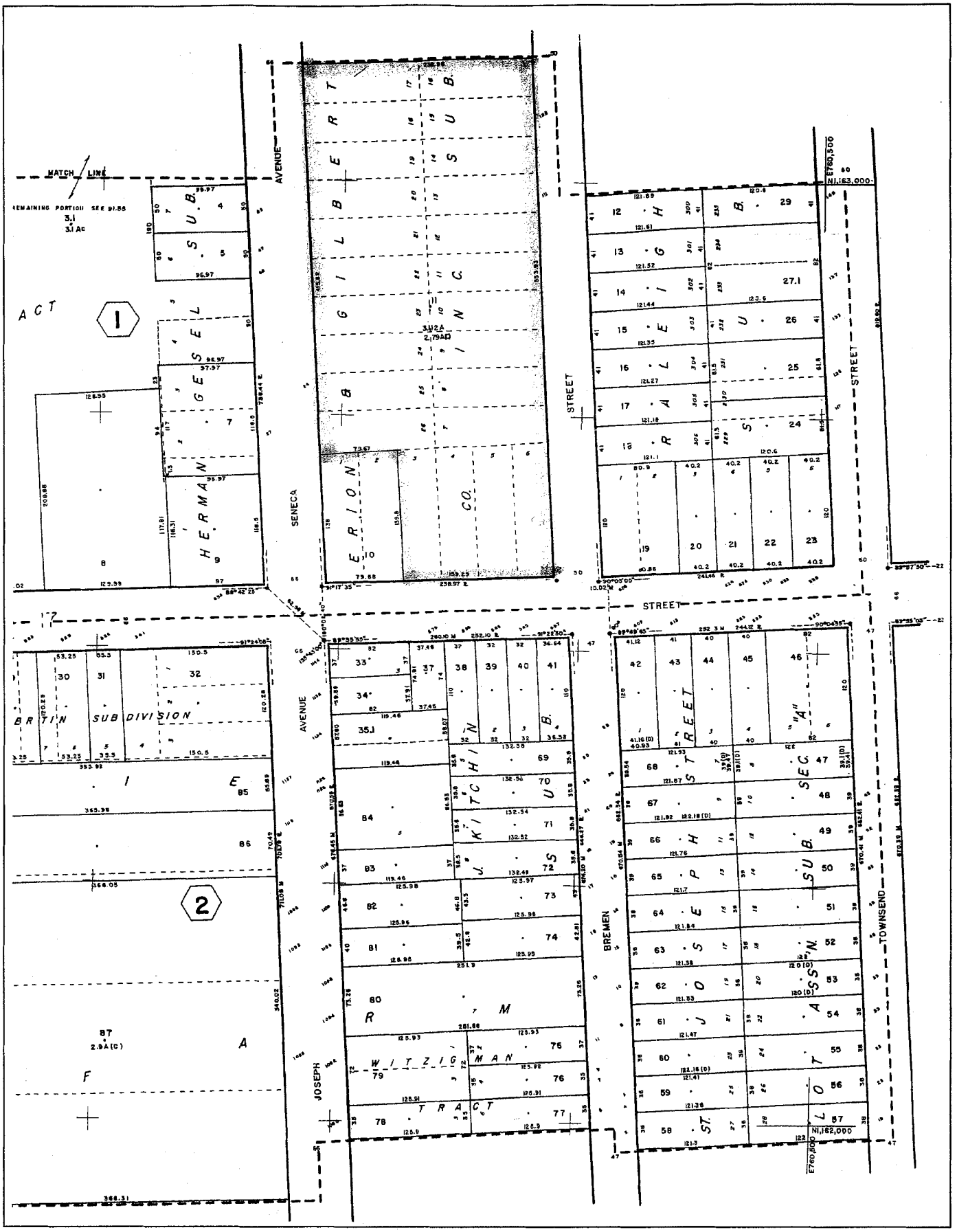

Figure 4
24 Seneca Avenue - City of Rochester, New York
Monroe County Tax Map

City of Rochester

Rochester, NY All-America City 1998

Memo

To:	file
From:	Jane MH Forbes
Date:	September 12, 2005
Subject:	24 Seneca Avenue Investigation SEQR Compliance

The City's Division of Environmental Quality is submitting an application for grant funding through the New York State Department of Environmental Conservation (NYSDEC) 1996 Clean Water/ Clean Air Bond Act to investigate and characterize contamination at 24 Seneca Avenue. The site consists of one (1) parcel with an area of approximately 2.79 acres located in a commercial/ industrial area on the north side of Norton Street at the intersection of Seneca Avenue. The site has been used for various commercial and manufacturing uses since the 1940's including lock manufacturing, products packaging, machine shop, warehousing, wood product manufacturing, food distribution facility, and boat and dock hardware supply.

The City's environmental investigation will include the performance of an asbestos survey, excavation of test pits, advancement of soil borings, installation of groundwater monitoring wells, and surface and subsurface soil and groundwater sampling. Following the investigation, collected data will be used to complete a detailed evaluation of clean-up alternatives and to select the most appropriate alternative.

This project is consistent with actions defined in 6NYCRR Part 617.5 (c)(18):

> "(c) The following actions are not subject to review under this part: ..."
>
> ...(18) information collection including basic data collection and research. Water quality and pollution studies, traffic counts, engineering surveys, subsurface investigation and soil studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action."
>
> "Actions or classes of actions identified in subdivision (c) of this section are not subject to review under this Part. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8."

c: file
M. Gregor, Manager (DEQ)

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QUALITY
PACKAGING
SUPPLY
CORPORATION

cc McGregor & LAH
by

RECEIVED
2 1993
COUNTY
DEPARTMENT

JAN 2 8 1993
HAZ. WASTE REM.
D.E.C. REG. #8

January 26, 1993

Mr. Mike Khalil
Department of Environmental Conservation
6274 East Avon Lima Rd.
Avon, NY 14414

Dear Mike:

This letter accompanies a copy of the H & A report which you requested, identifying a potential hazardous volatile organics situation on the property located at 24 Seneca Avenue, Rochester, NY 14621.

We have taken additional samples of the water in one of the wells (OW101), as of January 23, 1993, and will have results in two weeks. General testing, Inc., is conducting the test to compare against their original report. I will supply this data when it is available.

In recent legal proceedings against the former owners of this property we have learned about the potential source of some, or all, of the contamination problem.

We suggest a meeting to discuss the situation after you have reviewed the data and the situation. We look forward to working with you on this project.

With kind regards,

R. David Diederich
Chairman

cc: Lou Cristo

RDD/kle

Enc.

EN
4/2/92
DE COUI
TAL MA

24 SENECA AVENUE • ROCHESTER, NEW YORK 14621 • PHONE 716-544-2500 • FAX 716-544-2586 (TLX 646217)

QUALITY
PACKAGING
SUPPLY
CORPORATION

February 8, 1993

Mr. Mike Khalil
Department of Environmental Conservation
6274 East Avon Lima Road
Avon, NY 14414

Dear Mike:

The enclosed test report was referred to in my first letter, which contained the H & A report for the 24 Seneca Avenue site.

I have taken ground water from the hole marked OW101 on the H & A report and had it tested by General Testing Labs in January 1993. The results of this current test can be compared against the tests conducted in 1989 as reflected in the H & A report.

We await your call to schedule a meeting to review this situation.

With kind regards,

R. David Diederich
Chairman

RDD/kle

Enc.

FEB 1 1 1993
HAZ. WASTE REM
D.E.C. REG. #8

24 SENECA AVENUE • ROCHESTER, NEW YORK 14621 • PHONE 716-544-2500 • FAX 716-544-2586 (TLX 646217)

General Testing Corporation

A Full Service Environmental Laboratory

FEB. 2 1993

Mr. Dave Diederich
Quality Packaging
24 Seneca Ave.
Rochester, NY 14621

Re: Midwarehouse

Dear Mr. Dave Diederich

Enclosed are the results of the analysis requested. All data has been reviewed prior to report submission. Should you have any questions please contact me at 454-3760.

Thank you for letting us provide this service.

Sincerely,

GENERAL TESTING CORPORATION

Karen Bunker

Karen Bunker
Customer Service Representative

Enc.

710 Exchange Street • Rochester, NY 14608 • Tele: (716) 454-3760 • (716) 454-1245
85 Trinity Place • Hackensack, NJ 07601 • Tele: (201) 488-5242 • Fax: (201) 488-6386
435 Lawrence Bell Drive • Amherst, NY 14221 • Tele: (716) 634-0454 • Fax: (716) 634-9019

General Testing Corporation

Effective 10/1/91

GTC LIST OF QUALIFIERS

(The basis of this proposal are the EPA-CLP Qualifiers)

U - Indicates compound was analyzed for but was not detected. The sample quantitation limit must be corrected for dilution and for percent moisture.

J - Indicates an estimated value. For further explanation see case narrative / cover letter.

B - This flag is used when the analyte is found in the associated blank as well as in the sample.

E - This flag identifies compounds whose concentrations exceed the calibration range and reanalysis could not be performed.

A - This flag indicates that a TIC is a suspected aldol-condensation product.

N - Spiked sample recovery not within control limits. (Flag the entire batch - Inorganic analytes only)

* - Duplicate analysis not within control limits. (Flag the entire batch - Inorganic analysis only)

\+ - Also used to qualify Organics QC data outside limits. (Only used on the QC summary sheets)

W - Duplication injection precision not met (GFA only).

S - Reported value determined by Method of Standard Additions. (MSA)

X - As specified in the case narrative.

General Testing Corporation

A Full Service Environmental Laboratory

LABORATORY REPORT

Job No: R93/00386 Date: FEB. 2 1993

Client:
Mr. Dave Diederich
Quality Packaging
24 Seneca Ave.
Rochester, NY 14621

Sample(s) Reference

Midwarehouse

Received : 01/25/93 P.O. #:

TCL VOLATILES BY EPA METHOD 8240* ANALYTICAL RESULTS - ug/l

Sample:	-001	-002
Location:	WELL OW101	LAB METH BLANK
Date Collected:	01/22/93	--
Time Collected:	15:00	--
Date Analyzed:	1/27/93	1/27/93
Dilution:	5	1
Chloromethane	25 U	5.0 U
Bromomethane	25 U	5.0 U
Vinyl Chloride	50	5.0 U
Chloroethane	25 U	5.0 U
Methylene Chloride	25 U	5.0 U
Acetone	50 U	10 U
Carbon Disulfide	50 U	10 U
1,1-Dichloroethene	25 U	5.0 U
1,1-Dichloroethane	25 U	5.0 U
trans-1,2-Dichloroethene	25 U	5.0 U
cis-1,2-Dichloroethene	860	5.0 U
Chloroform	25 U	5.0 U
2-Butanone (MEK)	50 U	10 U
1,2-Dichloroethane	25 U	5.0 U
1,1,1-Trichloroethane	25 U	5.0 U
Carbon Tetrachloride	25 U	5.0 U
Bromodichloromethane	25 U	5.0 U
1,2-Dichloropropane	25 U	5.0 U
1,3-Dichloropropene-Trans	25 U	5.0 U
Trichloroethene	150	5.0 U
Dibromochloromethane	25 U	5.0 U
1,1,2-Trichloroethane	25 U	5.0 U
Benzene	25 U	5.0 U
1,3-Dichloropropene(Cis)	25 U	5.0 U
Bromoform	25 U	5.0 U
4-Methyl-2-pentanone(MIBK)	50 U	10 U
2-Hexanone	50 U	10 U
Tetrachloroethene	25 U	5.0 U
1,1,2,2-Tetrachloroethane	25 U	5.0 U
Toluene	25 U	5.0 U
Chlorobenzene	25 U	5.0 U

General Testing Corporation

A Full Service Environmental Laboratory

LABORATORY REPORT

Job No: R93/00386 Date: FEB. 2 1993

Client:
Mr. Dave Diederich
Quality Packaging
24 Seneca Ave.
Rochester, NY 14621

Sample(s) Reference

Midwarehouse

Received : 01/25/93 P.O. #:

TCL VOLATILES BY EPA METHOD 8240* ANALYTICAL RESULTS - ug/l

Sample:	-001	-002
Location:	WELL OW101	LAB METH BLANK
Date Collected:	01/22/93	--
Time Collected:	15:00	--
Date Analyzed:	1/27/93	1/27/93
Dilution:	5	1
Ethylbenzene	25 U	5.0 U
Styrene	25 U	5.0 U
Total Xylene (o,m,p)	25 U	5.0 U
Surrogate Standard Recoveries		
1,2-Dichloroethane-d4	94	95
(Acceptance limits: 76-114%)		
Toluene d8	102	102
(Acceptance limits: 88-110%)		
4-Bromofluorobenzene	101	94
(Acceptance limits: 86-115%)		

Unless otherwise noted, analytical methodology has been obtained from references as cited in 40 CFR, parts #136 & #261.

NY ID# in Rochester: 10145
NJ ID# in Rochester: 73331
NJ ID# in Hackensack: 02317
NY ID# in Hackensack: 10801

Michael F. Penny

Laboratory Director

GENERAL TESTING CORPORATION/CHAIN-OF-CUSTODY RECORD

10 Exchange Street, Rochester, NY 14608 | 85 Trinity Place, Hackensack, NJ 07601 | 435 Lawrence Bell Drive, Amherst, NY 14221-7077

GTC Job No. K93/0586

Client Project No. _____

Sample Origination & Shipping Information

Collection Site X Quality Packaging Well OW101

Address X 24 Sewell Ave (Street) Rochester (City) NY (State) 14621 (Zip)

Collector X Chris Mays (Print) _____ (Signature)

Bottles Prepared by GTC-NJ — Rec'd by Client

Bottles Shipped to Client via Client — Seal/Shipping # _____

Samples Shipped via X KDD Parcel Con — Seal/Shipping # _____

Sample(s) Relinquished by:		Received by:	Date/Time
1. Sign	X R David Kugelman	1. Sign	/ / :
for	X Quality Packaging	for	
2. Sign		2. Sign	/ / :
for		for	
3. Sign		3. Sign	/ / :
for		for	

Sample(s) Received in Laboratory by D Done 1/25/93 @ 12:00

	Client I.D.# / Lab#	Sample Location / Date/Time	*	Analyte or Analyte Group(s) Required (see below for additional)	Sample Prep Preserved Y	Preserved N	Filtered Y	Filtered N	Bottle Set(s) (see below)
1	9301586-001	1/22/93 3:00pm as per Chris Mays		TCL-8240					1
		1/25/93 NA							
2	-002	Trip Blank / / :		ON HOLD					↓
3		/ / :							
4		/ / :							
5		/ / :							

Use Bottle No. for indicating type bottles used in each bottle set and fill in box with # of bottles used for each type.

Bottle No.	1	2	3	4	5	6	7	8	9	10	11
Bottle Type	40 ml Vial	Pint Glass	Qt. Glass	4 oz. Plastic	8 oz. Plastic	16 oz. Plastic	Qt. Pl.	Gal. Pl.	Steril. Pl.		
# of each	2										

Additional Analytes _____

Shaded area for Lab use only; bottom copy for client; maximum of 5 samples per page.

* Source Codes: Monitoring Well (W), Soil (S), Treatment Plant (T), Drinking Water (D), Leachate (L), Hazardous Waste (H), River or Stream (R), Pond (P), Industrial Discharge (I), _____ (X), _____ (Y).

OIL AND HAZARDOUS MATERIAL SITE EVALUATION
24 SENECA AVENUE
ROCHESTER, NEW YORK

DRAFT

by

H&A of New York
Rochester, New York

for

Graceland Enterprises
Rochester, New York

File No. 70084-40

July 1989

17 July 1989
File No. 70084-40

Graceland Enterprises
205 St. Paul Street
Rochester, New York 14608

Attention: Mr. Fred Rainaldi

Subject: Oil and Hazardous Material Site Evaluation
24 Seneca Avenue
Rochester, New York

DRAFT

Gentlemen:

In accordance with your request, H&A of New York (H&A) has performed a site evaluation for the potential presence of oil and hazardous material at the Quality Packaging Supply Corporation facility at 24 Seneca Avenue in Rochester, New York (Figure 1, Project Locus). This study was conducted in accordance with our proposal to Graceland Enterprises dated 10 May 1989 and signed by Mr. Fred Rainaldi on 17 May 1989.

A summary of our findings along with the detailed information that supports our findings is contained in the body of the attached report.

H&A would be pleased to assist Graceland in planning and scheduling additional investigations, as noted in our recommendations.

Thank you for the opportunity to work with you on this project please do not hesitate to contact us if you have any questions.

DRAFT

Sincerely yours,
H&A OF NEW YORK

Vincent B. Dick
Sr. Env. Geologist

Lawrence P. Smith
Assistant Manager

VBD/LPS/jsc:sbw10
Enclosures

EXECUTIVE SUMMARY

DRAFT

This report presents the results of an investigation of the potential for oil or hazardous material to exist on the project site so as to assist Graceland Enterprises in evaluating the potential liability associated with ownership or financing of the property. The site consists of a 5± acre parcel in Rochester, New York. Based on the scope of work performed, H&A has made the following conclusions and recommendations:

- Volatile organic compounds were detected in a groundwater sample at concentrations of 30.6 ppm 1,2-DCE and 36.9 ppm TCE, both in exceedance of the NYSDEC criteria for groundwater. The NYSDEC criteria for these compounds are 0.05 ppm and 0.01 ppm respectively.

  The presence of these compounds in soil and water on site may represent a reporting responsibility of the site owner under current New York State Environmental Conservation Law. H&A suggests this be reviewed with legal counsel. It is possible that reporting of this information to the New York State Department of Environmental Conservation (NYSDEC) would result in the site being listed on the Registry of Inactive Hazardous Waste Sites.

- Approximately 90,000 linear feet of asbestos was reported to be present on site. Some of the asbestos is reportedly friable and represents a potential human exposure concern on site. H&A understands that if the transaction proceeds Graceland Enterprises will evaluate removal of the asbestos by a licensed contractor using OSHA approved procedures and NYSDEC approved disposal practices.

- In July of 1988 a leak test performed on a 10,000 gallon heating oil tank on site indicated the tank was leaking at a rate of 0.06 gallons per hour. Following the test, the 10,000 gallon tank and an adjacent 6,000 gallon tank were reportedly emptied of oil and filled with concrete. A soil vapor sample point adjacent to the tanks detected only trace concentrations of volatile organic compounds suggesting the tank(s) have not leaked sufficient fuel to be detectable by the GC.

- Approximately 25 partially filled drums labeled waste hydraulic oil and used inks were present on the eastern loading dock at the time of the walkover.

The facility is classified as a small quantity hazardous waste generator and reportedly consolidates and disposes of the drum contents through a licensed waste hauler. If the site transaction proceeds, such waste should be removed and disposed according to NYSDEC regulation prior to Quality Packaging vacating the building.

- Incomplete documentation in public files on the presence of petroleum product storage tanks on site suggests there may be a 1,000 gallon gas tank formerly used by Sargent Greenleaf on site; and several underground tanks at a possible former gasoline station location south of the site building. If the transaction proceeds H&A recommends further historical and/or site subsurface investigations to determine the presence and/or status of the site storage tanks.

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

I. INTRODUCTION

The property evaluated consists of a parcel of land approximately 5± acres in size located at 24 Seneca Avenue on the northeast corner of Norton Street and Seneca Avenue as shown on Figure 1, Project Locus. It is the understanding of H&A that Graceland, Inc. is considering the purchase of the subject property. This report is an evaluation of the potential presence of oil or hazardous material on the site so as to assist Graceland in evaluating the potential liability associated with financing or ownership of the property.

H&A of New York performed an environmental evaluation consisting of a site walkover, site historical review, review of municipal and state government records, and limited site environmental sampling consisting of soil vapor sampling, exploratory test borings and installation of a monitoring well at the site. Soil and groundwater samples from the site test borings and observation well were collected and, based on site history and environmental screening information, submitted to a laboratory for chemical analyses.

DRAFT

II. CURRENT CONDITIONS

The project site consists of a 3± acre property located at 24 Seneca Avenue and a 2± acre adjacent vacant lot used for parking, in Rochester, New York (see Figure 1, Project Locus). Bremen Street divides the 3± acre property from the 2± acre adjacent lot. The site structures include a large factory/warehouse building and a small guard shack. Operations at the site include a retail sales operation for the sale of fishing tackle and related materials (Jay Vee Tackle Shop) and a packaging production operation, Quality Packaging Supply Corporation (Quality).

The site is bounded by Monroe Tool and Die Company to the north, Seneca Avenue to the west, Norton Street to the south and residential properties to the east. Commercial/industrial properties in the vicinity of the site include Dupont Chemicals and a transmission shop to the west, tool and die operations north of the site, a baseball stadium west of the site, gasoline service stations to the northwest, southwest and southeast and residential properties on all sides of the site.

The approximate elevation of the site is 455 feet. The site is relatively flat-lying with a slight regional slope to the north, toward Lake Ontario.

Ms. Suzanne Wheatcraft of H&A of New York performed a site walkover on 18 May 1989 to view the site and adjacent properties and to take photos of the site (1). The parcel and surrounding properties were viewed and discussions were held with Mr. Charles McAteer, the plant manager for Quality (2).

The following features of the site facility were noted during the site walkover:

- The site building is an approximately 105,000 sq. ft. brick, single story building. The southern portion of the building is retail space containing Jay Vee Tackle Shop. The remainder of the building is occupied by Quality Packaging Supply Corporation (Quality) which manufactures packaging materials and containers. The southern third of the space used by Quality is bi-level office space, the remainder of the portion of the building occupied by Quality is manufacturing and storage space.

- A water well was noted on site during the walkover. The well was reportedly installed by a former site owner,

Sargent Greenleaf Lock Manufacturing, for water used in cooling machinery. Access to the well was not possible at the time of the walkover. The well is located west of the building, adjacent to the loading dock.

- A sub-slab "vault" (as it is referred to by site personnel) is located beneath the northernmost portion of the site building. This water-filled vault was also reportedly installed by Sargent Greenleaf and was fed by the site well or a site spring, the location of which is not known (2). Due to the unknown source and quality of the water in the vault a sample of water was collected and a headspace analysis of the water was conducted. The results are discussed in the CHEMICAL SCREENING AND ANALYSES section of this report (Section V).

III. SITE HISTORY AND PREVIOUS USAGE

3-01. HISTORICAL SITE USAGE

Based on a review of readily-available information from local government agencies, it appears the only structure located on site has been the present building. This conclusion is based on our review of:

- Aerial photographs of the site dating 1930, 1951, 1961, 1970, 1978 and 1988 (5);
- Historical maps of the area dating 1918, 1926, 1936 and 1977 (6); and
- City Directories for the area dating 1910, 1920, 1936, 1950, 1960, 1970, 1978, 1983 and 1988 (7).

Local government personnel were interviewed and files of local government offices were reviewed including NYSDEC, Monroe County Environmental Management Council (MCEMC), Monroe County Health Department (MCHD), the Rochester Fire Marshal, and the City of Rochester Permits Office.

The earliest map of the site reviewed (1918) showed the site to be vacant. Maps from 1926 and the late 1930's show the southernmost portion of the building present and labeled as the property of Sargent Greenleaf Lock Manufacturing. No reference was made to any address at or in the immediate vicinity of 24 Seneca Avenue in the 1910 and 1920 Rochester City Directories (7). The 1936 map of the site contained a reference to a gas station located immediately south of the site building in an area which is now a parking lot. No further references to the presence of this gas station were noted in City Directories or City of Rochester permit records (6, 7).

The site building appears in the 1970 air photo essentially as it does today and the 1970 site maps identify Sargent Greenleaf as the owner.

Quality Packaging reportedly purchased and moved onto the site in 1977 (2). The northern half of the building was rented to H.P. Stein from 1977 until 1986, a company reportedly involved in the manufacturing of high speed laminating and electric motor equipment.

3-02. OIL AND HAZARDOUS MATERIAL USAGE AND WASTE GENERATION

A review of the previously mentioned site historical information showed the following documented usage of oil and hazardous materials:

- Two 1000 gallon and six 550 gallon gasoline tanks were installed at 608 Norton Street, the northeast corner of Norton and Bremen Streets, in 1938 according to Fire Marshal's records.(3). Rochester City Permit Records show that these tanks were removed in 1954 (8)..

- Rochester City Permit records from 1952 show a 1000 gallon gasoline tank permitted to Sargent Greenleaf, for use on the site (8).

- A 1977 permit was issued to Sargent Greenleaf for repair work done on the vent cap of a 10,000 gallon heating oil tank located at the site.

During the site walkover, indications of the presence of oil or hazardous materials on and adjacent to the site were noted in the following areas:

- An ink storage room is located in the central portion of the site building. The room has a raised floor and some evidence of staining on the walls and floor. The Materials Safety Data Sheet descriptions of the ink showed it to contain: propyl alcohol, amyl acetate, ethanol, propyl acetate, methanol, isopropanol, heptane and methyl ethyl keytone. Test borings, an observation well and soil vapor sampling were conducted in the vicinity of the ink room. The results of these investigations are discussed in the SUBSURFACE INVESTIGATIONS AND CHEMICAL SCREENING AND ANALYSES sections of this report (Sections IV and V).

- Two underground heating oil tanks (10,000 and 6,000 gallons) were reported to be present on the western portion of the site, along Seneca Avenue (3). A leak test performed on the 10,000 gallon tank revealed it to be leaking at a slow rate (0.06 gallons per hour, just above the reported acceptable criteria of 0.05 gallons per hour). The heating oil tanks were reportedly emptied of oil and filled with concrete in July of 1988 (3). A soil vapor sample was collected adjacent to these tanks. The results are discussed in the CHEMICAL SCREENING AND ANALYSES section of this report (Section V).

- Approximately 25 partially filled 55-gallon drums labeled as waste hydraulic oil and used inks were located at the loading dock on the eastern side of the building fronting Bremen Street. It was reported by site personnel that approximately 10 drums of such a waste mixture were removed from the site per year. It was also reported that the drum contents were consolidated prior to removal to reduce the number of drums removed (2). Quality is registered with the USEPA and NYSDEC as a small quantity hazardous waste generator.

- A small (two feet diameter) oil stain was present on the asphalt surface adjacent to the loading dock (See Figure 2). Reportedly the stain was due to drum spillage (2). Soil vapor analyses were therefore conducted at this location. The results are discussed in the CHEMICAL SCREENING AND ANALYSES section of this report (Section V).

- During the site walkover the presence of asbestos within the site building was reported by site personnel (2). Graceland Enterprises contracted to have an air quality test and visual inspection by an independent asbestos contractor (Flower City Asbestos). It was reported that the level of airborne particles in the building was below the OSHA action level of 0.1 fibers per cubic centimeter (4). The visual inspection by Flower City resulted in the identification of approximately 90,000 linear feet of asbestos pipe wrapping in the building, including several feet of friable asbestos (4).

- Documented adjacent site commercial property uses include a tool and die company immediately adjacent to the site to the north, a tool and die company north of the site on the west side of Seneca Avenue, gasoline stations on the northwest and southwest corners of Seneca Avenue and Norton Street, a gasoline station on Seneca Avenue northwest of the site, a bowling alley immediately west of the site and a photochemical manufacture and storage facility, operated by DuPont, immediately west of the site on Seneca Avenue.

  Four incidents at the adjacent DuPont facility were documented in the NYSDEC files reviewed. They were described as: a 150 gallon hydraulic oil spill on 1 December 1987; a 6,000 gallon water (containing 30 pounds hydroquinone) spill on 19 June 1988; a 2,000 gallon formaldehyde spill on 23 June 1988; and the decomission of a tank on 13 July 1988. File documentation indicated the

spills were contained or remediated and the tank closure completed to the specifications of the NYSDEC, USEPA or Rochester Fire Marshal.

A review of the NYSDEC Inactive Hazardous Waste Site Listing for Monroe County was conducted by H&A personnel. The Inactive Hazardous Waste Site nearest to the site is the Carter Street Dump located approximately 3 miles northeast of the site. The dump is an approximately 20 acre site which received an unknown quantity of fly-ash between the years 1930 and 1950.

IV. SUBSURFACE INVESTIGATIONS

Subsurface explorations conducted at the site include a soil vapor sampling program which was performed both inside and outside the building. The subsurface explorations conducted included two test borings through the slab of the site building. One of the test borings was completed as an observation well. See Figure 2 for the locations of the site subsurface explorations.

4-01. SOIL VAPOR SAMPLING PROGRAM

Due to the reported current use of inks and hydraulic oils at the site as well as the reported past usage of oils and solvents both on the site and adjacent to the site, a limited soil vapor sampling program was conducted at the site by H&A of New York between 18 and 23 May 1989. The location of the soil vapor points are shown on Figure 2. Instrumentation used for analyzing soil vapors was a Photovac 10S50 Portable Gas Chromatograph (GC). This instrument is capable of detecting vapor concentration of several organic compounds, including petroleum hydrocarbon constituents, down to the low part per billion (ppb) range.

Sampling of 25 soil vapor points was performed using a 1/2 in. diameter probe advanced by means of a weighted slide hammer to a depth of approximately 3 ft. below ground surface. A three foot long by 3/8 in. diameter perforated stainless steel sampling tube was inserted into the probe hole and sealed to the ground surface. Soil vapor was drawn into the tube by means of a small battery driven air pump. After pumping for approximately 5 minutes a sample of soil vapor was withdrawn through the septum adapter of the sampling tube using a clean 50ml. syringe and immediately injected into the Photovac GC for analyses. Carrier gas used for the GC analyses was ultra pure carrier (UPC) grade air. The plunger and sampler were decontaminated between sample points by an alconox wash and tap water rinse. The sampler syringe was decontaminated between samples by purging the syringe bore and chamber with ultra pure zero grade air. Periodic blank injections were performed to identify potential cross contamination between sample points. Sample locations are shown on Figure 2.

A soil sample from the east loading dock area and a water sample from the sub-slab vault were collected and transported to H&A's laboratory for headspace analyses. The samples were brought

to room temperature and screened for the presence of volatile organic compounds by sampling the headspace vapors in each sample jar with the GC. The locations from which samples were collected for headspace analyses are shown on Figure 2.

4-02. TEST BORINGS AND OBSERVATION WELL

Two test borings were advanced to evaluate soil and groundwater conditions near the loading dock and ink room areas based on the relatively high soil vapor sampling results. The test borings were completed on 1 June 1989 by Parratt Wolff, Inc. of Syracuse, New York, and monitored by Ms. Suzanne Wheatcraft of H&A of New York. The borings were advanced to depths of 8.0 ft. and 13.5 ft. below the base of the floor slab by a tripod mounted drill rig using the split spoon sampler to advance the hole. The split spoons were cleaned between samples using an alconox wash and tap water rinse.

Soil samples were obtained with standard split spoon samplers (2.0 in O.D., 1.375 in. I.D.), using a 140-lb. weight falling 30 inches and the number of blows required to advance the split spoons were recorded. Due to space restrictions, the borings completed in the interior of the site building were advanced through an uncased bore hole and therefore the blow counts recorded in the completed soil boring logs (Appendix A) do not represent standard N (Standard Penetration Resistance) Values.

Soil samples obtained during the field program were visually examined and classified by H&A of New York personnel. Description of the soil samples for both test borings are represented in Test Boring Reports which are included in Appendix A of this report.

A Foxboro 128 Organic Vapor Analyzer (OVA) was used to screen all of the soil samples obtained from the test borings. This instrument is used to detect the presence of total organic compounds above the instrument detection limit of 0.5 ppm at controlled laboratory conditions. No VOCs were detected by the OVA from the split spoon samples.

A groundwater observation well was installed in the completed borehole adjacent to the loading dock (Figure 2, OW101). Details of the installation of OW101 are presented in the Overburden Observation Well Report in Appendix B.

4-03. SUBSURFACE CONDITIONS

The bedrock beneath the site is mapped as the Rochester Shale Formation (10). This Silurian-age member of the Clinton Group is a light to dark gray, fine grained, dolomitic mudstone.

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Explorations performed at the site revealed no natural soils but rather fill materials overlying bedrock. The fill materials observed consisted of cinders and sand with ash, brick, glass, and wood particles. Boring B101 was completed at 13.5 ft. at the top of presumed weathered bedrock. Boring B102 was completed at 8.0 ft. when a large obstruction was encountered.

Boring B101 was completed as an observation well. At the time of well installation the depth to groundwater was approximately 9.5 ft.

V. CHEMICAL SCREENING AND ANALYSES

DRAFT

5-01. SOIL VAPOR AND HEADSPACE CHEMICAL SCREENING RESULTS

The site locations selected for sampling for VOC's with the GC were based on previous and present site and adjacent site property usage. On Figure 2 the locations of the soil vapor sampling and headspace sample collection points are shown. Sample chromatograms were compared to those of several prepared volatile organic standards for the purpose of tentative identification and quantification of detected compounds. The soil vapor results listed in Table I include compounds that are represented as "Unknown" concentrations. The concentration is in terms of toluene, the numerical value is determined by summing all unidentified chromatogram peaks and quantifying the signal response factor of toluene, a compound having a medium elution time.

Sample point QP-4 showed the highest concentrations of total VOCs at 28.8 ppm. Sample location QP-4 was the site of an apparently dropped or spilled drum from the adjacent loading dock area. Reportedly the drum contained a mixture of hydraulic oils and inks from the site. The date of this incident was not available. The mixture of compounds apparent in the vapor sample included methylene chloride, vinyl chloride, ethyl benzene, perchloroethene, cis-1,2-dichloroethene, toluene, xylene and other unidentified VOC's. A grab sample of soil, sample G1, was collected from the site and headspace analysis of that revealed 0.24 ppm total volatiles consisting of cis-1,2-dichoroethene, vinyl chloride and unknown volatiles.

Other sample locations outside of the site building included several placed in the parking lot on the east side of Bremen Street, samples taken along the site perimeter at 24 Seneca Avenue and samples taken in the southern parking lot of the site where a gas station was reportedly located at one time.

A headspace analysis was also conducted on a water sample from the vault inside the building. The three samples from inside the site building which contained total volatile organic compounds between 1 ppm and 4 ppm were located at the following points: within the ink room (sample QP-15), immediately west of the loading dock (sample QP-24), and within the southern third of the building nearly adjacent to the ink room (sample QP-19). The rest of the sub-slab soil vapor samples collected showed apparent concentrations less than or equal to 0.5 ppm.

The maximum concentration of VOC vapors detected on site was a total volatile value of 28.8 ppm in the soil vapor sample taken from location QP-4 at the loading dock at the east side of the building. The presence of the volatiles seen at QP-4 and the three points greater than 1 ppm located inside the building is possibly due to the present or previous usage of oils or solvents at the site or adjacent properties. Table I, Soil Vapor Survey Results, contains all of the soil vapor and headspace analyses locations and results.

Volatile organic compounds present in groundwater or soil have the potential by various mechanisms to migrate or de-gas into the vadose (unsaturated) zone. The presence of volatiles and their detection in soil vapor depends on many factors including location and degree of contamination, site soil, geologic and hydrogeologic, conditions and weather conditions present at the time of sampling.

Screening of soil vapor in the vadose zone can provide information regarding the presence of absence of VOCs and their relative concentrations. The soil vapor survey sampling results cannot be directly correlated to analytical results obtained in a laboratory for specific soil and groundwater samples, therefore, the soil vapor sampling results are used only as a site screening tool, subject to confirmation by specific soil and/or groundwater analyses.

5-02. LABORATORY ANALYSES OF SOIL AND WATER SAMPLES

Soil samples and a groundwater sample were collected from the test borings and observation well. Four soil samples and one groundwater sample were submitted to General Testing Corporation, Inc.(GTC) for volatile organics analyses (EPA Method 8010/8020) to evaluation site soils and groundwater for the possible presence of organics derived from solvents or other materials used or stored on or adjacent to the site. The sample results are presented in Table 2. All samples collected from the borings were taken with clean split spoons and stored in clean glass sample jars, sealed and kept chilled for subsequent analysis. The groundwater sample was taken after the purging of a minimum of three well volumes from the well. The groundwater sample was placed in clean VOA vials, sealed and kept chilled prior to analysis. The samples were submitted to GTC for analysis. Chain-of-Custody procedures were followed and are documented in Appendix C along with the analytical report.

Volatile organic compounds were detected in the soil and groundwater analyzed. The following compounds were detected in

the soil samples analyzed: 1,2-Dichloroethene, Trichloroethene, Perchlorethene, and Chloroform. The concentrations present in the soil fall below the values set by the USEPA as the health based criteria for soil. These criteria are derived from EPA-established chronic (and in some cases acute) toxicity criteria for an ingestion exposure route. EPA reportedly calculated the concentrations using the intake assumption of 0.1 g/day for 70 kg person/70 year exposure period for carcinogens and 0.2 g/day for a 16 kg child/5 year exposure period for systemic toxicants. These criteria are reportedly subject to change and should therefore be confirmed by the regulatory agency prior to use (11).

The groundwater sample analyzed contained 30.6 ppm (parts per million) 1,2-Dichloroethene, and 36.9 ppm trichloroethene. These concentrations exceed the NYSDEC ambient water quality criteria for groundwater by several orders of magnitude. The NYSDEC criteria for 1,2-DCE, is 0.05 ppm and 0.01 ppm for TCE (12).

VII. CONCLUSIONS AND RECOMMENDATIONS

In summary, the following occurrences or potential sources of oil and hazardous materials on site were observed:

- Four soil samples and one groundwater sample collected from the site were each found to contain one or more of the following volatile organic compounds (VOC's): 1,2-Dichloroethene (1,2-DCE), Trichloroethene (TCE), Tetrachloroethene (PERC), and Chloroform. The groundwater sample concentration of 1,2-DCE and TCE detected exceeds the New York State Department of Environmental Conservation (NYSDEC) criteria for ambient groundwater quality.

  The presence of these compounds in site groundwater in excess of established NYSDEC criteria may represent a reporting responsibility of the site owner under current NYSDEC Environmental Conservation Law. The presence of VOC's in soil suggests such compounds may also be present in groundwater in areas where groundwater was not sampled, possibly on and off site. H&A recommends that reporting responsibilities be reviewed with legal counsel. It is the opinion of H&A that reporting of these results to NYSDEC would likely result in the inclusion of the site on the Registry of Inactive Hazardous Waste Sites.

- It was reported by site personnel that asbestos was present on site. Following an air quality test and visual inspection by an independent contractor (Flower City Asbestos) it was reported that the level of particles in the building air was below the OSHA exposure criteria. Flower City's visual inspection reportedly resulted in the identification of approximately 90,000 linear feet of asbestos pipe wrappings in the building, including several feet of friable asbestos.

  H&A understands that, if the property transaction proceeds, Graceland Enterprises will evaluate asbestos removal from the site by a licensed contractor using procedures in conformance with the existing Occupational Safety and Health Act criteria (OSHA) and disposal in compliance with NYSDEC regulations.

- Two underground heating oil tanks, a 6,000 gallon and a 10,000 gallon tank are present on the site. In July of 1988 they were decommissioned by emptying the tanks of oil

and filling them with concrete. The results of a leak test conducted prior to the decommissioning of the 10,000 gallon tank reported the tank as leaking at a slow rate (0.06 gallons per hour, just above the criteria of 0.05 gallons per hour).

A soil vapor sampling point adjacent to the tank location detected only trace amounts of volatile organics suggesting the tanks have not leaked sufficient fuel to be detected by the GC.

- Approximately 25 drums of waste hydraulic oil and used inks were present on the east loading dock. Site personnel estimate that approximately ten 55-gallon drums of waste hydraulic oil and used inks are removed from the site annually.

  The facility is classified as a small quantity hazardous waste generator and reportedly consolidates and disposes of the drum contents through a licensed waste hauler. If the site transaction proceeds, such waste should be removed and disposed according to NYSDEC regulation prior to Quality Packaging vacating the building.

- Permits from the 1950's indicate gasoline tanks were present on the site. Review of available site history information showed a 1,000 gallon tank used by the Sargent Greenleaf Factory and several tanks at a gas station at the corner of Norton and Bremen to have been permitted. The status and/or presence of these tanks on the site is not currently known.

  If the property transaction proceeds, further site subsurface investigations should be performed to determine the presence and/or status of the storage tanks.

VIII. LIMITATIONS

The conclusions provided are based solely on the scope of work conducted and the sources of information referenced. If additional information pertaining to site or adjacent property conditions becomes available, H&A of New York should be contacted to review this information and to make additional conclusions and recommendations, if required.

The work performed by H&A of New York is subject to the terms and conditions stated in our proposal to Graceland Enterprises dated 10 May 1989. This work has been undertaken in accordance with generally accepted consulting practices. No other warranty, express or implied, is made.

It is also our understanding this report is to be used and distributed exclusively for purposes connected for the real property transaction of the subject site. The contents of this report may not be copied, provided, or otherwise communicated in whole or in part, to any party not involved in the property transaction, without the prior written consent of H&A of New York.

REFERENCES

1. H&A of New York, site walkover performed by Ms. Suzanne Wheatcraft on 18 May 1989.

2. _____, interview with Mr. Charles McAteer of Quality Packaging Supply Corporation on 18 May 1989.

3. _____, review of permits filed with the City of Rochester Fire Marshal.

4. _____, interviews with Mr. Scott Wood of Flower City Asbestos in May 1989.

5. _____, review of aerial photographs at the Monroe County Environmental Management Council, May 1989.

6. _____, review of historical maps at the Rochester Public Library, May 1989.

7. _____, review of Rochester City Directories at the Rochester Public Library, May 1989.

8. _____, review of permits filed with the City of Rochester Permits Office.

9. _____, Report on Major Potential Sources of Contamination, Comparison Areas 2, 4, and 7, Eastman Kodak Company, Rochester, New York. August 1988.

10. New York State Museum and Science Service, 1970. Geologic Map of New York State, Finger Lakes Sheet, Map and Chart Series No. 15.

11. USEPA, Health and Environmental Assessment, Section 8, Interim Final, May 1989.

12. New York State Department of Environmental Conservation, Ambient Water Quality Standards and Guidance Values, 1 April 1987.

DRAFT

TABLE I
24 SENECA AVENUE
SOIL VAPOR SURVEY RESULTS

Sample Location	VnCl	MeCL	Trans DCE	Cis DCE	TCA	TCE	Tol	Perc	Ethyl Benz	M-Xyl	O-Xyl	Tot. Unk. Voas*	Tot. Voas
QP-01	-	-	-	-	-	-	-	-	-	-	-	0.056	0.056
QP-02	-	-	-	-	-	-	-	-	-	-	-	0.040	0.049
QP-03	-	-	-	-	-	-	-	-	-	-	-	0.037	0.037
QP-04	0.045	0.779	TR	0.804	-	TR	1.24	TR	0.311	0.520	2.58	20.8	27.1
QP-04D	0.134	0.403	-	1.67	-	TR	1.89	0.031	0.214	0.373	2.18	21.9	28.8
QP-05	-	-	-	0.231	-	-	TR	-	-	-	-	TR	0.288
QP-06	-	-	-	-	-	-	TR	-	-	-	-	TR	TR
QP-07	-	-	-	-	-	-	-	-	-	-	-	TR	TR
QP-08	-	-	-	-	-	-	-	TR	-	-	-	TR	TR
QP-08D	-	-	-	-	-	-	-	TR	-	-	-	TR	TR
QP-09	-	-	-	-	-	-	-	-	-	-	-	0.050	0.050
QP-10	-	-	-	-	-	-	-	-	-	-	-	0.036	0.036
QP-11	-	-	-	-	-	-	-	-	-	-	-	TR	TR
QP-11D	-	-	-	-	-	-	-	-	-	-	-	TR	TR
QP-12	-	-	-	-	-	-	-	-	-	-	-	-	-
QP-13	-	-	-	-	-	TR	-	-	-	-	-	-	TR
QP-13D	-	-	-	-	-	TR	-	-	-	-	-	-	TR
QP-14	-	-	-	-	-	-	-	-	-	-	-	-	-
QP-15	-	0.271	TR	0.600	-	0.555	-	TR	-	-	-	-	1.46
QP-15D	-	0.208	TR	1.14	-	0.984	-	-	-	-	-	-	2.36
QP-15D	-	-	TR	0.976	-	0.727	-	TR	-	-	-	-	1.75

TABLE I

DRAFT

TABLE I
(Continued)

Sample Location	VnCl	MeCl	Trans DCE	Cis DCE	TCA	TCE	Tol	Perc	Ethyl Benz	M-Xyl	O-Xyl	Tot. Unk. Voas*	Tot. Voas
QP-16	-	-	-	0.042	-	0.262	-	TR	-	-	-	-	0.319
QP-16D	-	-	-	0.038	-	0.238	-	TR	-	-	-	-	0.279
QP-17	-	-	-	-	-	-	-	-	-	-	-	-	-
QP-18	-	-	-	-	-	-	-	-	-	-	-	-	-
QP-19	-	-	-	-	-	1.66	-	-	-	-	-	-	1.66
QP-19D	-	-	-	-	-	3.77	-	-	-	-	-	-	3.77
QP-19D	-	-	-	-	-	2.80	-	-	-	-	-	-	2.80
QP-20	-	-	-	-	-	TR	-	-	-	-	-	-	TR
QP-21	-	-	-	-	-	TR	-	-	-	-	-	-	TR
QP-22	0.044	0.120	-	TR	-	-	-	-	-	-	-	0.50	0.255
QP-22D	0.044	0.123	-	TR	-	-	-	-	0.060	-	-	0.145	0.397
QP-23	0.049	0.115	-	0.135	-	0.076	-	TR	-	-	-	-	0.397
QP-23D	0.050	0.120	-	0.141	-	0.081	-	TR	-	-	-	-	0.416
QP-24	-	-	-	0.509	-	0.840	-	TR	-	-	-	-	1.37
QP-24D	-	-	-	0.373	-	0.869	-	TR	-	-	-	-	1.25
QP-25	-	-	-	-	-	0.314	-	-	-	-	-	-	0.314
QP-25D	-	-	-	-	-	0.242	-	-	-	-	-	-	0.242
QP-26	-	-	-	-	-	-	-	-	-	-	-	-	-
QP-27	-	-	-	-	-	-	-	-	-	-	-	-	-
QP-28	-	-	-	-	-	-	-	-	-	-	-	-	-
QP-29	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE I

TABLE I
(Continued)

DRAFT

Sample Location	VnCl	MeCl	Trans DCE	Cis DCE	TCA	TCE	Tol	Perc	Ethyl Benz	M-Xyl	O-Xyl	Tot. Unk. Voas*	Tot. Voas
G1-Headsp.	0.055	-	-	0.129	-	-	-	-	-	-	-	0.054	0.238
Water Headspace	-	-	-	TR	-	TR	-	-	-	-	-	-	0.043

NOTES:

1. Abbreviations are as follows:

   VnCl - Vinyl Chloride
   MeCl - Methylene Chloride
   Trans DCE - Trans-1,2-dichloroethene
   Cis DCE - cis-1,2-dichloroethene
   TCA - 1,1,1-trichloroethane
   TCE - trichloroethene
   Tol - toluene
   Perc - tetrachloroethene
   Ethyl Benz - ethyl benzene
   M-Xyl - m-xylene
   O-Xyl - o-xylene
   Tot. Unk. Voas. - Total unknown volatiles
   Tot. Voas. - Total volatiles

2. All values reported in parts per million (ppm).

3. Survey conducted 18 May through 23 May 1989.

4. - Below Detection Limit (<0.010 ppm).

5. TR TRACE (0.010-0.030 ppm).

6. D Duplicate sample.

7. • UNKNOWNS quantified as toluene or as M-xylene.

TABLE I

DRAFT

TABLE II

LABORATORY ANALYTICAL RESULTS SUMMARY
24 SENECA AVENUE
ROCHESTER, NEW YORK

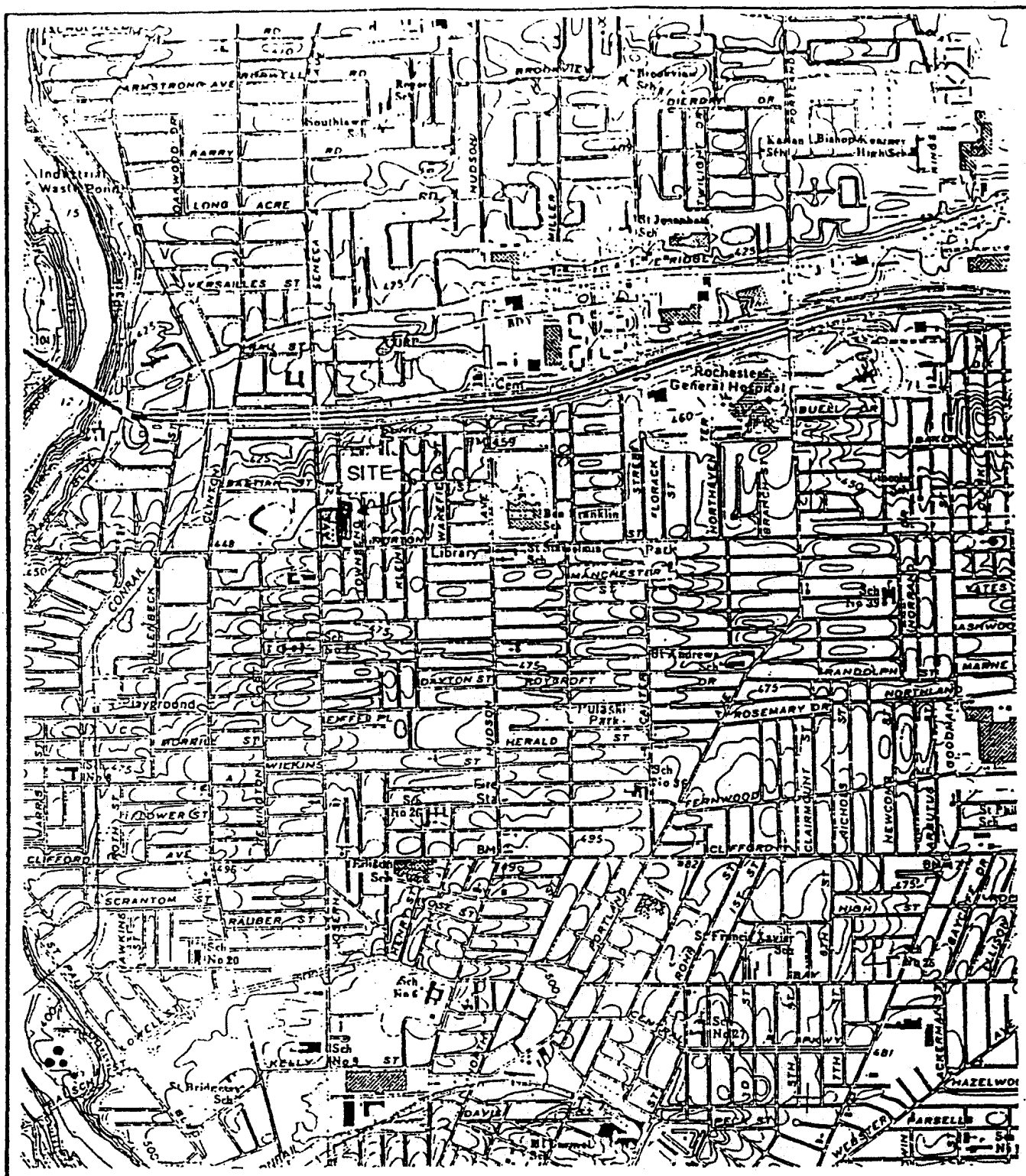
Sample Number	Soil Sample Depth	1,2-DCE	TCE	PERC	CHLOR
B101 S2	9.0 ft.	0.035	0.0114	ND	ND
B101 S4	12.0 ft.	0.941	2.09	0.0298	0.0173
B102 S1	1.0-1.5 ft.	0.0079	0.342	ND	ND
B102 S3	7.5-8.0 ft.	ND	0.0188	ND	ND
OW101	Groundwater	30.6	36.9	ND	ND
NYSDEC CRITERIA FOR GROUNDWATER		0.05 (GUIDANCE VALUE)	0.01 (STANDARD)	NA	NA
USEPA HEALTH BASED CRITERIA FOR SOIL		12.0	64.0	140.0	110.0

Notes:

1. All concentrations reported in parts per million (ppm).
2. Abbreviation are as follows:

   1,2-DCE - 1,2-dichlroethene
   TCE - trichloroethene
   PERC - tetrachloroethene
   CHLOR - chloroform

3. ND - Not Detected
4. NA - Not Available
5. See References at end of report text for NYSDEC and USEPA criteria sources.



N

NEW YORK

QUADRANGLE LOCATION

USGS QUADRANGLE: ROCHESTER, EAST, NEW YORK.

H & A of New York

Consulting Geotechnical Engineers, Geologists and Hydrogeologists

24 SENECA AVENUE
ROCHESTER, NEW YORK

PROJECT LOCUS

DRAFT

SCALE: 1 IN. = 2000 FT.

JUNE 1989

FILE NO. 70084-40

CHARRETTE

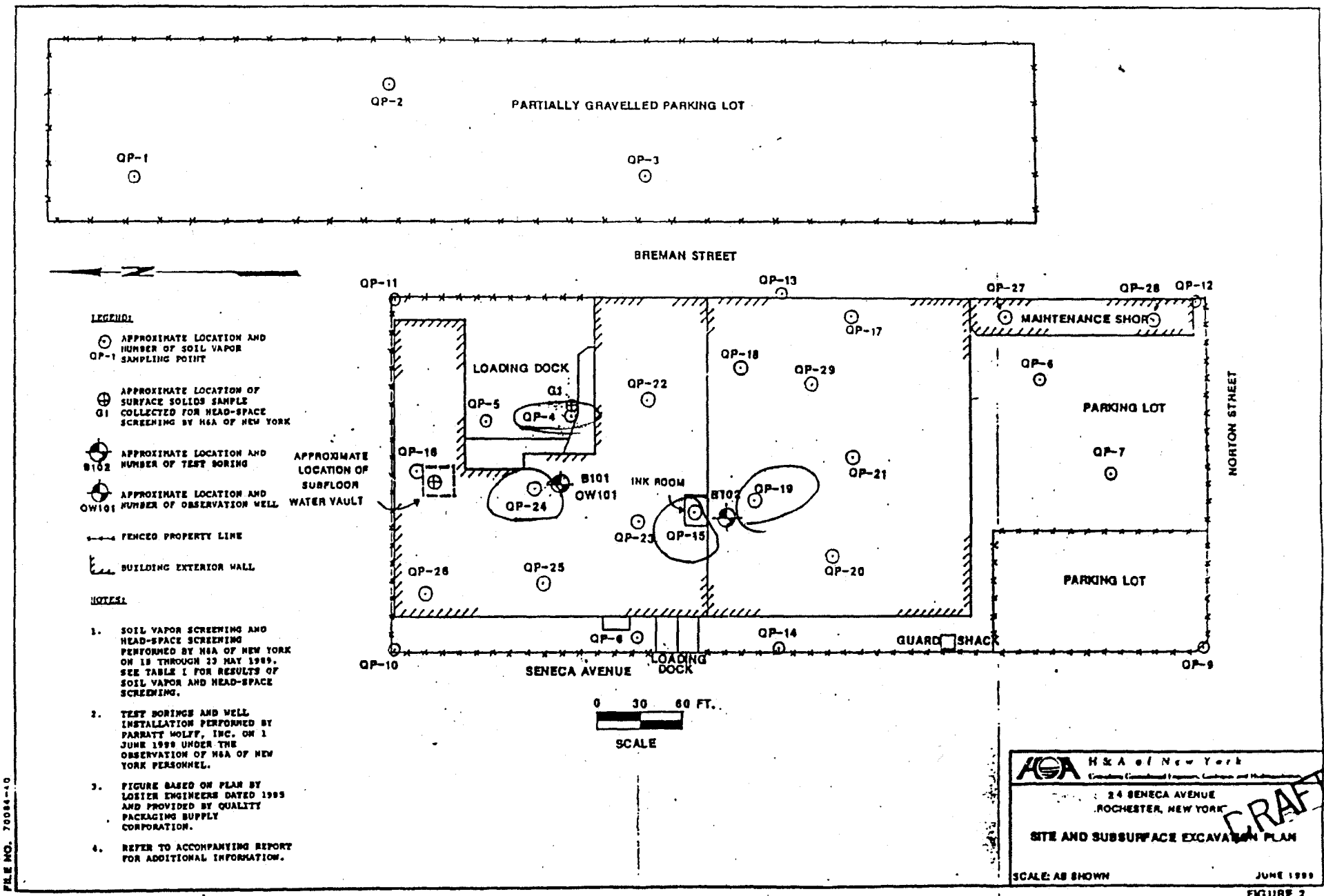

PARTIALLY GRAVELLED PARKING LOT
QP-1
QP-2
QP-3
BREMAN STREET
QP-11
QP-13
QP-27
QP-28
QP-12
MAINTENANCE SHOP
QP-17
QP-18
QP-29
QP-6
LOADING DOCK
G1
QP-5
QP-4
QP-22
PARKING LOT
QP-7
NORTON STREET
QP-16
APPROXIMATE LOCATION OF SUBFLOOR WATER VAULT
B101
OW101
QP-24
INK ROOM
B102
QP-19
QP-21
QP-23
QP-15
QP-26
QP-25
QP-20
PARKING LOT
QP-8
QP-14
GUARD SHACK
QP-10
SENECA AVENUE
LOADING DOCK
QP-9
0 30 60 FT.
SCALE
LEGEND:
QP-1 APPROXIMATE LOCATION AND NUMBER OF SOIL VAPOR SAMPLING POINT
G1 APPROXIMATE LOCATION OF SURFACE SOLIDS SAMPLE COLLECTED FOR HEAD-SPACE SCREENING BY H&A OF NEW YORK
B102 APPROXIMATE LOCATION AND NUMBER OF TEST BORING
OW101 APPROXIMATE LOCATION AND NUMBER OF OBSERVATION WELL
FENCED PROPERTY LINE
BUILDING EXTERIOR WALL
NOTES:
1. SOIL VAPOR SCREENING AND HEAD-SPACE SCREENING PERFORMED BY H&A OF NEW YORK ON 18 THROUGH 23 MAY 1989. SEE TABLE I FOR RESULTS OF SOIL VAPOR AND HEAD-SPACE SCREENING.
2. TEST BORINGS AND WELL INSTALLATION PERFORMED BY PARRATT WOLFF, INC. ON 1 JUNE 1989 UNDER THE OBSERVATION OF H&A OF NEW YORK PERSONNEL.
3. FIGURE BASED ON PLAN BY LOSIER ENGINEERS DATED 1989 AND PROVIDED BY QUALITY PACKAGING SUPPLY CORPORATION.
4. REFER TO ACCOMPANYING REPORT FOR ADDITIONAL INFORMATION.
H & A of New York
24 SENECA AVENUE
ROCHESTER, NEW YORK
SITE AND SUBSURFACE EXCAVATION PLAN
SCALE: AS SHOWN
JUNE 1989
DRAFT
FILE NO. 70084-10

FIGURE 2

APPENDIX A

Test Boring Reports

DRAFT

H&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B 101

PROJECT: 24 SENECA AVENUE - QUALITY PACKAGING
CLIENT: GRACELAND ENTERPRISES
CONTRACTOR: PARRATT-WOLFF, INC.

FILE NO. 70084-40
SHEET NO. 1 OF 1
LOCATION: See Plan

ELEVATION:
DATUM:
START: 1 June 1989
FINISH: 1 June 1989
DRILLER: N. Thurston
H&A REP: S. Wheatcraft
R. Stevens

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	---	SS	---
INSIDE DIAMETER (IN)	---	1-3/8	---
HAMMER WEIGHT (LB)	---	140	---
HAMMER FALL (IN)	---	30	---

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: Tripod
BIT TYPE: SS advanced hole
DRILL MUD:
OTHER:

DEPTH (FT)	CASING BLOWS PER FT	SAMPLER BLOWS PER 6 IN*	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
					.5	-CEMENT SLAB- (6" CORE)
		13 8 10	S1a 6/6" S1b 10"/12"	1.0 1.5		DRAFT
		7 5 2 3	NR			
5		2 3 3 3	S1c 2"/24"	4.0 4.5		Brownish black CINDERS and SAND, some medium gravel, silt, ash and brick particles. -FILL-
		4 4 7 13	S1d 6"/24"	6.5 7.0	7.5	Brownish-orange fine SAND, little silt, trace coarse to medium sand, glass fragment.
10		47 18 25 23	S2 9"/24"	9.0 10.0		Brownish-orange fine SAND, some silt, with greenish-gray lens at 9.5 ft., damp, slight petroleum odor.
		17 22 25 22	S3	10.0-11.0		Same, wet. -FILL-
		45 27 50	S4,S5 7"/24"	12.0 12.5	13.4 13.5	Same, with coarse to fine gravel, slight odor similar to eculyptus.
15						Gray SILT, dense. -WEATHERED BEDROCK-
						Bottom of Boring at 13.5 ft.
20						
25						

Notes:

1. Sample S1 was composited from S1a, S1b, S1c and S1d due to low recovery.
2. Overburden observation well installed in borehole; see Observation Well Report.
3. Sampler advanced through uncased borehole. Values shown do not represent Standard N values.

WATER LEVEL DATA

DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	DEPTH (FT) TO: WATER
6/1/89	1400	0	12.8	13.5	9.5

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY

OVERBURDEN (LIN FT):	13.5
ROCK CORED (LIN FT):	---
SAMPLES:	5S
BORING NO.	B 101

U&A OF NEW YORK, ROCHESTER, NEW YORK Consulting Geotechnical Engineers, Geologists and Hydrogeologists	TEST BORING REPORT	BORING NO. B 102

PROJECT: 24 SENECA AVENUE - QUALITY PACKAGING
CLIENT: GRACELAND ENTERPRISES
CONTRACTOR: PARRATT WOLFF, INC.

FILE NO. 70084-40
SHEET NO. 1 OF
LOCATION: See Plan

ELEVATION: ---
DATUM: ---
START: 1 June 1989
FINISH: 1 June 1989
DRILLER: N. Thurston
INSPECTOR: S. Wheatcraft

DRAFT

ITEM	CASING	DRIVE SAMPLER	CORE BARREL
TYPE	---	SS	---
INSIDE DIAMETER (IN)	---	1-3/8	---
HAMMER WEIGHT (LB)	---	140	---
HAMMER FALL (IN)	---	30	---

DRILLING EQUIPMENT & PROCEDURES

RIG TYPE: Tripod
BIT TYPE: ---
DRILL MUD: ---
OTHER: ---

DEPTH (FT)	CASING BLOWS PER FT	SAMPLER BLOWS PER 6 IN*	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFICATION AND REMARKS
		CORE			0.7	-CEMENT SLAB- (6" CORE)
		5 3 3 3	S1 7"/24"	1.0 1.5		Brown fine SAND, little medium sand, little silt.
		3 5 10 20	S2 14"/24"	3.0 4.0	3.4	Brown SAND, wood, trace yellow clay, trace organics.
5						Light brown fine SAND, some silt, trace medium to coarse sand, trace coarse to fine gravel, damp.
		2 13 108	7"/18"	5.0 6.0	6.0	Light brown silty fine SAND, little coarse to medium sand, trace medium to fine gravel, damp.
		11 20 21	S3 12"/18"	7.0 8.0	8.0	Bottom of Boring at 8.0 ft.
10						Notes: 1. Spoon bent at Sample 3 and 4. 2. Sampler advanced through uncased borehole. Values shown do not represent Standard N values.
15						
20						
25						

WATER LEVEL DATA

DATE	TIME	ELAPSED TIME (HR)	DEPTH (FT) TO: BOTTOM OF CASING	DEPTH (FT) TO: BOTTOM OF HOLE	WATER

SAMPLE IDENTIFICATION

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon

SUMMARY

OVERBURDEN (LIN FT):	8.0
ROCK CORED (LIN FT):	---
SAMPLES:	3S
BORING NO.	B 102

APPENDIX B

Observation Well Reports

H&A of New York

OVERBURDEN OBSERVATION WELL REPORT

PROJECT: 24 SENECA AVE.-QUALITY PACKAGING
LOCATION: ROCHESTER, NEW YORK
CLIENT: GRACELAND
CONTRACTOR: FARRATT WOLFE
DRILLER: N. THURSTON H&A REPRESENTATIVE: S. WHEATCRAFT
INSTALLATION DATE 1 JUNE 1989

FILE NO. 70084-40
WELL NO. OW 101
BORING NO. B101
LOCATION See Plan
SHEET 1 OF 1

SUMMARIZE SOIL CONDITIONS (NOT TO SCALE)

SURVEY DATUM

GROUND ELEVATION

0.0 ft.
-CEMENT SLAB- 0.38 ft.
-ASPHALT- 0.98 ft.
.3 ft.
CEMENT GROUT
2.3 ft.
BENTONITE SEAL
5.8 ft.
-FILL-
SAND
12.5 ft.
-WEATHERED BEDROCK
12.8 ft. 12.8 ft.

DRAFT

ELEVATION OR STICKUP ABOVE/BELOW GROUND SURFACE OF CASING OR ROAD.	.3 ft.
ELEVATION OR STICKUP ABOVE/BELOW GROUND SURFACE OF RISER PIPE.	--
THICKNESS OF SURFACE SEAL	5.5 ft.
TYPE OF SURFACE SEAL	Cement Grout/ Bentonite Seal
[INDICATE ALL SEALS SHOWING DEPTH, THICKNESS AND TYPE]	
TYPE OF CASING	PVC Sched. 40
INSIDE DIAMETER OF CASING	--
ELEVATION/DEPTH OF BOTTOM OF CASING	--
INSIDE DIAMETER OF RISER PIPE	1.25 in.
TYPE OF BACKFILL AROUND RISER	#1 Sand
DIAMETER OF BOREHOLE	2 in.
TYPE OF COUPLING (THREADED, SOLVENT WELDED, WELDED, ETC.)	Threaded
ELEVATION/DEPTH OF BOTTOM OF RISER	7.8 ft.
TYPE OF WELLSCREEN OR MANUFACTURER	PVC-Sched.40
SCREEN SLOT SIZE	10 Slot
DIAMETER OF WELLSCREEN	1.25 in.
TYPE OF BACKFILL AROUND WELLSCREEN	#1 Quartz Sand
ELEVATION/DEPTH OF BOTTOM OF WELLSCREEN	12.8 ft.
ELEVATION/DEPTH OF BOTTOM OF BOREHOLE	12.8 ft.

[FIGURES REFER TO: EL. ____ DEPTH X]

WELL SUMMARY: 7.5 ft. (LENGTH OF RISER PIPE) + 5 ft. (LENGTH OF WELLSCREEN) = 12.5 ft. (TOTAL LENGTH)

APPENDIX C

Analytical Laboratory Reports

DRAFT

general testing corporation

710 Exchange Street
Rochester, NY 14608
(716) 454-3760

85 Trinity Place
Hackensack, NJ 07601
(201) 488-5242

LABORATORY REPORT

Job No: R89/02160 Date: 14 JUNE, 1989

Client:
Mr. Vince Dick
H & A of New York
189 N. Water St.
Rochester, NY 14604

Sample(s) Reference

Quality Packaging

DRAFT

Received : 06/02/89 P.O. #:

ANALYSIS * BY GC METHOD 8010/8020 ANALYTICAL RESULTS - ug/kg Wet Wt.

Sample:	-001	-002	-003	-004
Location:	B101 S2	B101 S4	B102 S1	B102 S3
Date Collected:	06/01/89	06/01/89	06/01/89	06/01/89
Time Collected:	--	--	--	--
Date Analyzed:	06/07/89	06/07/89	06/07/89	06/07/89
Chloromethane	25U	50U	25U	25U
Bromomethane	25U	50U	25U	25U
Vinyl Chloride	10U	20U	10U	10U
Chloroethane	10U	20U	10U	10U
Methylene Chloride	33.0Bl	39.7Bl	19.9Bl	11.1Bl
Trichlorofluoromethane	10U	20U	10U	10U
1,1-Dichloroethene	5U	10U	5U	5U
1,1-Dichloroethane	5U	10U	5U	5U
1,2-Dichloroethene(Cis&Trans)	35.5	941	7.9	5U
Chloroform	5U	17.3	5U	5U
1,2-Dichloroethane	5U	10U	5U	5U
1,1,1-Trichloroethane	5U	10U	5U	5U
Carbon Tetrachloride	5U	10U	5U	5U
Bromodichloromethane	5U	10U	5U	5U
1,2-Dichloropropane	5U	10U	5U	5U
1,3-Dichloropropene (Trans)	10U	20U	10U	10U
Trichloroethene	11.4	2090	342	18.8
1,3-Dichloropropene (Cis)	5U	10U	5U	5U
Dibromochloromethane	10U	20U	10U	10U
1,1,2-Trichloroethane	10U	20U	10U	10U
2-Chloroethylvinyl Ether	10U	20U	10U	10U
Bromoform	10U	20U	10U	10U
1,1,2,2-Tetrachloroethane	10U	20U	10U	10U
Tetrachloroethene	5U	29.8	5U	5U
Chlorobenzene	10U	20U	10U	10U
1,3-Dichlorobenzene	10U	20U	10U	10U
1,2-Dichlorobenzene	10U	20U	10U	10U
1,4-Dichlorobenzene	10U	20U	10U	10U
Benzene	10U	20U	10U	10U
Toluene	10U	20U	10U	10U
Ethylbenzene	10U	20U	10U	10U
Total Xylene (o,m,p)	10U	20U	10U	10U

corporation

(716) 454-3780 / Hackensack, NJ 07601
(201) 488-5242

LABORATORY REPORT

Job Number: R89/02160 Date: 14 JUNE, 198

Client:
Mr. Vince Dick
H & A of New York
189 N. Water St.
Rochester, NY 14604

Sample(s) Reference:
Quality Packaging

Received : 06/02/89 P.O. #:

DRAFT

ANALYSIS * BY GC METHOD 8010/8020 ANALYTICAL RESULTS

Sample:	-001	-002	-003	-004
Location:	B101 S2	B101 S4	B102 S1	B102 S3
Date Collected:	06/01/89	06/01/89	06/01/89	06/01/89
Time Collected:	--	--	--	--
SURROGATE STANDARD RECOVERIES				
Recovery				
Bromochloromethane	97%	83%	101%	107%
Acceptance Limits: 50-143%)				
Bromo-1-chloropropane	80%	72%	83%	91%
Acceptance Limits: 50-149%)				
a,a,a-Trifluorotoluene	88%	68%	84%	91%
Acceptance Limits: 50-134%)				

46 Manual, Test Methods for Evaluating Solid Waste, 3rd Edition, 11/86.
LABORATORY CERTIFICATION ID#: 10145
ID#: 73331 in Rochester;
ID#: 02317 in Hackensack

Michael V. Pace

Laboratory Director

general testing corporation

710 Exchange Street
Rochester, NY 14608
(716) 454-3760

85 Trinity Place
Hackensack, NJ 07601
(201) 488-5242

LABORATORY REPORT

Job No: R89/02160 Date: 14 JUNE, 1989

Client:
Mr. Vince Dick
H & A of New York
189 N. Water St.
Rochester, NY 14604

Sample(s) Reference
Quality Packaging

Received : 06/02/89 P.O. #:

DRAFT

ANALYSIS * BY GC METHOD 8010/8020 ANALYTICAL RESULTS - ug/l

Sample:	-005						
Location:	DW101						
Date Collected:	06/02/89						
Time Collected:	--						
Date Analyzed:	06/07/89						
Chloromethane	5000U						
Bromomethane	5000U						
Vinyl Chloride	2000U						
Chloroethane	2000U						
Methylene Chloride	17408						
Trichlorofluoromethane	2000U						
1,1-Dichloroethene	1000U						
1,1-Dichloroethane	1000U						
1,2-Dichloroethene(Cis&Trans)	30,600						
Chloroform	1000U						
1,2-Dichloroethane	1000U						
1,1,1-Trichloroethane	1000U						
Carbon Tetrachloride	1000U						
Bromodichloromethane	1000U						
1,2-Dichloropropane	1000U						
1,3-Dichloropropene (Trans)	2000U						
Trichloroethene	36,900						
1,3-Dichloropropene (Cis)	1000U						
Dibromochloromethane	2000U						
1,1,2-Trichloroethane	2000U						
2-Chloroethylvinyl Ether	2000U						
Bromoform	2000U						
1,1,2,2-Tetrachloroethane	2000U						
Tetrachloroethene	1000U						
Chlorobenzene	2000U						
1,3-Dichlorobenzene	2000U						
1,2-Dichlorobenzene	2000U						
1,4-Dichlorobenzene	2000U						
Benzene	2000U						
Toluene	2000U						
Ethylbenzene	2000U						
Total Xylene (o,m,p)	2000U						

general testing corporation

710 Exchange Street
Rochester, NY 14608
(716) 454-3760

85 Trinity Place
Hackensack, NJ 07601
(201) 488-5242

LABORATORY REPORT

Job No: R89/02160 Date: JUNE 14 1989

Client:
Mr. Vince Dick
H & A of New York
189 N. Water St.
Rochester, NY 14604

Sample(s) Reference:
Quality Packaging

Received : 06/02/89 P.O. #:

DRAFT

ANALYSIS * BY GC METHOD 8010/8020	ANALYTICAL RESULTS - %
Sample:	-005
Location:	OW101
Date Collected:	06/02/89
Time Collected:	--
SURROGATE STANDARD RECOVERIES	
% Recovery	
Bromochloromethane (Acceptance Limits: 60-141%)	114%
2-Bromo-1-chloropropane (Acceptance Limits: 60-138%)	100%
a,a,a-Trifluorotoluene (Acceptance Limits: 60-137%)	105%

*SW-846, Test Methods for Evaluating Solid Waste, 3rd Edition, 11/86
NY LABORATORY CERTIFICATION ID#: 10145
NJ ID#: 73331 in Rochester;
NJ ID#: 02317 in Hackensack

Michael V Perry

Laboratory Director

general testing corporation

710 Exchange Street
Rochester, NY 14608
(716) 454-3760

85 Trinity Place
Hackensack, NJ 07601
(201) 488-5242

LABORATORY REPORT

Job No: R89/02160 Date: 14 JUNE, 1989

ent:
Mr. Vince Dick
H & A of New York
189 N. Water St.
Rochester, NY 14604

Sample(s) Reference

Quality Packaging

eived : 06/02/89 P.O. #:

ALYSIS * BY GC METHOD 8010/8020 ANALYTICAL RESULTS - ug/kg Wet Wt.

DRAFT

Sample:	-006
Location:	Lab Blank
ollected:	--
ollected:	--
Analyzed:	06/06/89
omethane	25U
ethane	25U
Chloride	10U
oethane	10U
lene Chloride	6.0
orofluoromethane	10U
chloroethene	5U
loroethane	5U
oroethene(Cis&Trans)	5U
form	5U
chloroethane	5U
Trichloroethane	5U
Tetrachloride	5U
ichloromethane	5U
chloropropane	5U
chloropropene (Trans)	10U
roethene	5U
chloropropene (Cis)	5U
chloromethane	10U
richloroethene	10U
oethylvinyl Ether	10U
rm	10U
-Tetrachloroethane	10U
loroethene	5U
enzene	10U
lorobenzene	10U
lorobenzene	10U
lorobenzene	10U
	10U
	10U
zene	10U
lene (o,m,p)	10U

water and wastewater testing specialists

general testing corporation

710 Exchange Street
Rochester, NY 14608
(716) 454-3760

85 Trinity Place
Hackensack, NJ 07601
(201) 488-5242

LABORATORY REPORT

Job Number: R89/02160 Date: 14 JUNE, 198

Client:
Mr. Vince Dick
H & A of New York
189 N. Water St.
Rochester, NY 14604

Sample(s) Reference:
Quality Packaging

DRAFT

Received : 06/02/89 P.O. #:

ANALYSIS * BY GC METHOD 8010/8020	ANALYTICAL RESULTS - %							
Sample:	-006							
Location:	Lab Blank							
Date Collected:	--							
Time Collected:	--							
SURROGATE STANDARD RECOVERIES								
% Recovery								
Bromochloromethane (Acceptance Limits: 50-143%)	108%							
2-Bromo-1-chloropropane (Acceptance Limits: 50-149%)	87%							
a,a,a-Trifluorotoluene (Acceptance Limits: 50-134%)	98%							

*SW 846 Manual, Test Methods for Evaluating Solid Waste, 3rd Edition, 11/86.
NY LABORATORY CERTIFICATION ID#: 10145
NJ ID#: 73331 in Rochester;
NJ ID#: 02317 in Hackensack

Michael K Perry

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85 Trinity Place
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(201) 488-5242

LABORATORY REPORT

Job No: R89/02160 Date: 14 JUNE, 1989

Client:
Mr. Vince Dick
H & A of New York
189 N. Water St.
Rochester, NY 14604

Sample(s) Reference

Quality Packaging

Received : 06/02/89 P.O. #:

DRAFT

ANALYSIS * BY GC METHOD 8010/8020 ANALYTICAL RESULTS - mg/l

Sample:	-007
Location:	Lab Blank
Date Collected:	--
Time Collected:	--
Date Analyzed:	06/07/89
Chloromethane	5U
Bromomethane	5U
Vinyl Chloride	2U
Chloroethane	2U
Methylene Chloride	2.4
Trichlorofluoromethane	2U
1-Dichloroethene	1U
1,1-Dichloroethane	1U
1,2-Dichloroethene(Cis&Trans)	1U
Chloroform	1U
1,2-Dichloroethane	1U
1,1,1-Trichloroethane	1U
Carbon Tetrachloride	1U
Bromodichloromethane	1U
1,2-Dichloropropane	1U
1,3-Dichloropropene (Trans)	2U
Trichloroethene	1U
1,3-Dichloropropene (Cis)	1U
Dibromochloromethane	2U
1,1,2-Trichloroethane	2U
2-Chloroethylvinyl Ether	2U
Bromoform	2U
1,1,2,2-Tetrachloroethane	2U
Tetrachloroethene	2U
Chlorobenzene	2U
1,3-Dichlorobenzene	2U
1,2-Dichlorobenzene	2U
1,4-Dichlorobenzene	2U
Benzene	2U
Toluene	2U
Ethylbenzene	2U
Total Xylene (o,m,p)	2U

general testing corporation

Rochester, NY 14608
(716) 454-3760

Hackensack, NJ 07601
(201) 488-5242

LABORATORY REPORT

Job No: R89/02160 Date: JUNE 14 1989

Client:
Mr. Vince Dick
H & A of New York
189 N. Water St.
Rochester, NY 14604

Sample(s) Reference:

Quality Packaging

DRAFT

Received : 06/02/89 P.O. #:

ANALYSIS * BY GC METHOD 8010/8020	ANALYTICAL RESULTS - %							
Sample:	-007							
Location:	Lab Blank							
Date Collected:	--							
Time Collected:	--							
SURROGATE STANDARD RECOVERIES								
% Recovery								
Bromochloromethane (Acceptance Limits: 60-141%)	104%							
2-Bromo-1-chloropropane (Acceptance Limits: 60-138%)	93%							
a,a,a-Trifluorotoluene (Acceptance Limits: 60-137%)	106%							

*SW-846, Test Methods for Evaluating Solid Waste, 3rd Edition, 11/86
NY LABORATORY CERTIFICATION ID#: 10145
NJ ID#: 73331 in Rochester;
NJ ID#: 02317 in Hackensack

Michael V Perry

Laboratory Director

H & A of New York
189 N. Water St.
Rochester, NY. 14604

CHAIN OF CUSTODY RECORD

PAGE 1 OF 1

H&A FILE NO. 70084-40
PROJECT QUALITY PACKAGING
H&A CONTACT SUZANNE WHEATCRAFT

LABORATORY GTC
ADDRESS EXCHANGE
CONTACT JAYNE PAXTON

DELIVERY DATE 2 JUNE 89
DATE IN LAB POSSIBLE see below
PROJECT MANAGER'S INITIALS

DRAFT

H&A SAMPLE NO.	LABORATORY SAMPLE NO.	SAMPLING DATE	SAMPLING TIME	SAMPLE DEPTH	SAMPLE TYPE	ANALYSES: VOA	ABN	METALS	PEST/PCB	PET. ID	O&G					NO. OF CONTAINERS	COMMENTS (Special Instructions, cautions, etc.)
B101 S2		1 June		9 ft.	SOIL	X										1	VOA METHOD TO USE: 8010/8020
B101 S4		1 June		12 ft	Soil	X										1	
B102 S1		1 June		1-1.5ft	Soil	X										1	
B102 S3		1 June		7.5-8ft	SOIL	X										1	
OW101		2 June		—	WATER	X										2	

I. Sampled and Relinquished by
Sign
Print SUZANNE WHEATCRAFT
Firm H&A
Date 2 JUN 89 Time 3:30

I. Received by
Sign
Print ANDREA ATORSO
Firm G.T.
Date 6/2/89 Time 1435

II. Relinquished by
Sign
Print
Firm
Date Time

II. Received by
Sign
Print
Firm
Date Time

III. Relinquished by
Sign
Print
Firm
Date Time

III. Received by
Sign
Print
Firm
Date Time

IV. Relinquished by
Sign
Print
Firm
Date Time

IV. Received by
Sign
Print
Firm
Date Time

Evidence Samples tampered with? ☐ No ☐ Yes
If Yes, explain in remarks.

		LIQUID / SOLID
VOA Vial	2	LIQUID
Glass Bottle	2	LIQUID
PlasticBottle		LIQUID
Preservative	A	LIQUID
Container Volume		LIQUID
VOA Vial		SOLID
Glass Jar	4	SOLID
Plastic Jar		SOLID
Preservative	A	SOLID
Container Volume		SOLID

Note: Sample bottles supplied by lab, unless indicated.

PRESERVATION KEY: A Sample chilled,
B - Filtered, C Acidified with _____

REMARKS: (Sample storage, nonstandard sample bottles)

Would like the report in the fastest possible regular turn around time.
Would also like verbals on or before Tues. June 13.
Please call if questions.

GROUNDWATER MONITORING WELL SAMPLING RESULTS 24 SENECA AVENUE ROCHESTER, NEW YORK

PREPARED FOR:
Flexseal International Packaging Corp. (As Tenant)
24 Seneca Avenue
Rochester, New York 14621

PREPARED BY:
GZA GeoEnvironmental of New York
Rochester, New York

September 1996
File No. 19095

GZA
GeoEnvironmental
of New York

Engineers and
Scientists

September 30, 1996
File No. 19095

Mr. Gerald S. Kramer
President
Flexseal International Packaging Corp.
24 Seneca Avenue
Rochester, New York 14621-2317

Re: Groundwater Sampling
24 Seneca Avenue
Rochester, New York

Patton Professional Center
3699 West Henrietta Rd.
Rochester, New York
14623
716-359-0160
FAX 716-359-0162

Dear Mr. Kramer:

In accordance with our proposal dated August 15, 1996, GZA GeoEnvironmental of New York (GZA) is pleased to submit this report presenting the results of groundwater sampling and analysis conducted at the above-referenced property (Site). GZA's work on this project was conducted in accordance with our proposal dated August 15, 1996 for which written notice to proceed was received August 16, 1996.

If you have any questions regarding the information in the attached report, please contact Stephen DeMeo at (716) 359-0160. We appreciated the opportunity to work with you on this project.

Very truly yours

GZA GEOENVIRONMENTAL OF NEW YORK

Stephen J. DeMeo, P.G.
Project Manager

John F. Gauthier, P.E.
Project Reviewer

Carl W. Eller, P.E.
Associate Principal

Enclosure: Report

F:\19095\RPTCVRS2.DOC

TABLE OF CONTENTS

1.00 INTRODUCTION

This report presents the results of groundwater sampling conducted by GZA GeoEnvironmental of New York (GZA) for Flexseal International Packaging Corp. (Flexseal) as tenant at 24 Seneca Avenue in Rochester, New York (Site). The work conducted and this report were completed in accordance with our proposal for services dated August 15, 1996. Limitations and other considerations to this report are included in Appendix A.

Based on the available information, it is understood that previous groundwater sampling events have been conducted at the Site during the period between June 1989 and January 1993 as part of two environmental site assessments. The previous analytical laboratory test results generally indicate the presence of Trichloroethene (TCE) and associated breakdown compounds as well as petroleum compounds in the soil and groundwater at the Site. Two metals were also detected in a groundwater sample from one well (RIZ-9). Based on information provided in al letter to Mr. Gerald Kramer from Mr. Glen Bailey of the New York State Department of Environmental Conservation (NYSDEC) dated July 29, 1996, it appears that Volatile Organic Compounds (VOCs) are the primary contaminants of concern.

2.00 PURPOSE

The purpose of this groundwater sampling was to collect additional data to supplement the available historical Site analytical data and to further evaluate the current groundwater quality conditions at the Site.

3.00 SCOPE OF SERVICES

In accordance with our proposal, GZA completed the following work tasks as a part of this study:

- Prepared a Site-specific health and safety plan for GZA employees prior to commencing work activities;
- Conducted a well condition survey to evaluate the physical condition of the existing wells on the Site;
- Monitored the air at the well head and in the breathing zone for VOCs using a photoionization detector (PID);

- Measured groundwater elevations in the existing monitoring wells;
- Observed the groundwater samples recovered from the monitoring wells for the possible presence of non-aqueous phase liquid (NAPL);
- Collected groundwater samples from the existing monitoring wells and submitted them to Paradigm Environmental Services, Inc. (Paradigm) of Rochester, New York for analyses; and
- Prepared this report of our findings.

4.00 FIELD ACTIVITIES

This section describes the field activities completed during this study. The procedures and results of the field activities are described below.

4.10 Existing Well Condition Survey

GZA assessed the condition of each existing monitoring well prior to sampling the well. The condition of the protective casing of each well was conducted checked and each well was also checked for signs of damage or inadvertent entry. Conditions which may affect the integrity of the monitoring well were noted, and are summarized below.

Well Name	Observed Condition
RIZ-1	Unlocked, protective casing in good condition.
RIZ-2	Unlocked, casing damaged, well riser obstruction at approximately 5 feet from the top of the well riser.
RIZ-3	Unlocked, protective casing hasp damaged, (GZA repaired.)
RIZ-4	Flush-mount casing, locked well cap, poor surface seal - 6 inches of water had accumulated inside casing around top of monitoring well.
RIZ-5	Flush-mount casing, good surface seal.
RIZ-6	Flush-mount casing, good surface seal.
RIZ-7	Flush-mount casing, poor surface seal.
RIZ-8	Flush-mount casing, good surface seal.
RIZ-9	Flush-mount casing, poor surface seal, parking lot run-off may have entered into well casing.
OW-101	Flush-mount casing, good surface seal.

4.20 Air Monitoring

Air monitoring for VOCs in the breathing zone and immediately over the well head was performed immediately after the well was uncapped. GZA utilized an HNu photoionization detector to conduct this air monitoring. When VOCs were detected using the HNu, a Dräger hand pump was utilized to monitor for vinyl chloride and benzene.

VOCs were detected at RIZ-4 at a concentration of approximately 2 parts per million (ppm) above background level at the well head. VOCs were also detected at OW-101 at a concentration of between approximately 2-4 ppm above background level at the well head. VOCs were not detected in the breathing zone at these locations during groundwater sampling activities. Use of Dräger colorimetric tubes did not indicate the presence of vinyl chloride and benzene at the locations with elevated VOC concentrations.

4.30 Water Level Measurements

The depth to groundwater in each monitoring well was measured on August 22, 1996. It is noted that the well depths reported in the table below were obtained from the test boring and well installation logs provided for our use. The groundwater depth measurement was made with an electronic depth indicating sounder. In monitoring well RIZ-2, GZA was unable to measure the depth to groundwater due to an obstruction in the monitoring well riser. The measured water elevations are summarized on the following table.

Well Name	Reference Point Elevation (ft.)	Well Depth (ft.)	Depth to Groundwater (ft.)	Groundwater Elevation (ft.)
RIZ-1	101.71	13.8	12.23	89.48
RIZ-2	98.77	11.5	Not Encountered	N.A.
RIZ-3	93.79	9.0	10.64	83.15
RIZ-4	94.36	10.0	5.74	88.62
RIZ-5	100.20	12.0	9.62	90.58
RIZ-6	98.73	10.0	DRY	----
RIZ-7	96.22	15.0	7.22	89.00
RIZ-8	96.30	13.5	13.02	83.28
RIZ-9	98.81	11.0	9.13	89.68
OW-101	unknown	12.8	11.60	--

Please note that an obstruction was encountered in monitoring well RIZ-2 above the groundwater table. Therefore, a depth to groundwater measurement could not be obtained. The Reference Point Elevation for existing wells was obtained from a previous report entitled, "Level 2 Environmental Site Assessment, 24 Seneca Avenue, Rochester, New York", dated April 13, 1993, prepared by Rizzo Associates, Inc. According to this

report, the elevations were established relative to an arbitrary benchmark elevation of 100.00 feet located atop a fire hydrant along Seneca Avenue. Reference point elevations were not determined for monitoring well OW-101. Depth to groundwater measurements were made from the reference point at each monitoring well.

4.40 Non-Aqueous Phase Liquid Check

After measuring the static water levels, each well was monitored for the presence of light non-aqueous phase liquids (LNAPL) and dense non-aqueous phase liquids (DNAPL). The possible presence of LNAPL presence was evaluated by lowering a translucent teflon bailer into the well and to the top of the water surface. Approximately one-half of the bailer was lowered into the water and held level for 30 seconds. The bailer was the retrieved and visually observed for the presence of a phase separation. The possible presence of DNAPL was evaluated in a similar manner, except the bailer was lowered to the bottom of the well. Visual observation did not reveal the presence of LNAPL or DNAPL in the existing monitoring wells during pre-sampling activities.

4.50 Groundwater Sample Collection

On August 22, 1996, GZA personnel collected groundwater samples from the existing wells located at the Site. Prior to sampling wells RIZ-1, RIZ-2, RIZ-3, RIZ-4, RIZ-5, RIZ-7, RIZ-9, and OW-101, the wells were purged by removing three (3) volumes of water or until purged dry. Monitoring wells OW-101, RIZ-4, and RIZ-9 were purged dry. Pre-cleaned teflon bailers were used to purge the wells and to collect the groundwater samples. Groundwater samples collected at each well were placed in laboratory-supplied 40-milliliter glass vials. The samples were stored in a cooler packed with ice. A trip blank provided by Paradigm was submitted along with the groundwater samples for analytical laboratory testing. Analytical results are discussed in Section 5.00 below.

Monitoring well RIZ-8 was not purged prior to sampling since the well contained less than three (3) inches of water in the well casing and historical data indicates that the well was dry during previous sampling events. Therefore, a grab sample of water within the well was obtained using a bailer.

5.00 RESULTS OF GROUNDWATER ANALYSES

A total of ten (10) groundwater samples were analyzed for VOCs by EPA Method 8260. A trip blank provided by Paradigm was also analyzed for VOCs by this method. The laboratory analytical data sheets are included in Appendix B. The current laboratory test results are summarized on Table 1 - Summary of Groundwater Test Results. In addition, historical analytical data is also provided on this table for comparison purposes.

The analytical laboratory results were compared to the NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (NYSDEC Division of Water, October 1993). The NYSDEC defines Class GA groundwater as a groundwater resource with a best usage as a source of potable water. The compounds detected which exceeded the NYSDEC Class GA standards, the well where the exceedence was found, the concentration of the detected compounds that exceeded the NYSDEC Class GA standards, and the NYSDEC Class GA standard are presented below.

Compound	NYSDEC Class GA Standard (ppb)	Concentration (ppb)	Monitoring Well
Trichloroethene	5.0	3,073.8	RIZ-4 *
Trichloroethene	5.0	20.6	RIZ-8
Trichloroethene	5.0	90.5	OW-101
Tetrachloroethene	5.0	9.4	RIZ-8
Vinyl Chloride	2.0	15.9	OW-101

6.00 SUMMARY AND CONCLUSIONS

Groundwater sampling was conducted at the Flexseal International Packaging Corporation facility at 24 Seneca Avenue in Rochester, New York to evaluate current groundwater conditions at the Site. The groundwater sampling activities included conducting an existing well condition survey, air monitoring, depth to groundwater measurements, LNAPL and DNAPL check at each well, groundwater sampling, and laboratory analysis by Paradigm Environmental Services, Inc.

Based on the data collected as part of this groundwater sampling event, it is apparent that the following VOCs are present in the groundwater at the Site: Trichloroethene (TCE), Tetrachloroethene, 1,1,1-Trichloroethane, and Vinyl Chloride. The concentrations of these compounds, with the exception of 1,1,1-Trichloroethane, exceed New York State Department of Environmental Conservation Class GA Ambient Water Quality Standards and Guidance Values in some wells.

Table No. 1
Summary of Monitoring Well Groundwater Test Results

Flexseal International Packaging Corp.
Rochester, New York

Parameter	Units	OW-101						RIZ-1				RIZ-2				RIZ-3			
		6/2/89		1/22/93		8/22/96		1/28/93		8/22/96		1/28/93		8/22/96		1/28/93		8/22/96	
		(8010/8020)	Q	(8240)	Q	(8260)	Q	(8260)	Q	(8260)	Q	(8260)	Q	(8260)	Q	(8260)	Q	(8260)	Q
Chloromethane	ug/L	5000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Bromomethane	ug/L	5000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Vinyl chloride	ug/L	2000	U	50		15.9		ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Chloroethane	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Methylene chloride	ug/L	1740	B	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Acetone	ug/L	10	U	50	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Carbon disulfide	ug/L	10	U	50	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
1,1-Dichloroethene	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
1,1-Dichloroethane	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
1,2-Dichloroethene (total)	ug/L	30,600	U	860		NT	NT	ND	U	NT	NT	ND	U	NT	NT	ND	U	NT	NT
Chloroform	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
1,2-Dichloroethane	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
2-Butanone (MEK)	ug/L	10	U	50	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
1,1,1-Trichloroethane	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Carbon tetrachloride	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Bromodichloromethane	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
1,2-Dichloropropane	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
cis-1,3-Dichloropropene	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Trichloroethene (TCE)	ug/L	36,900	U	150		90.5		ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Dibromochloromethane	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
1,1,2-Trichloroethane	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Benzene	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
trans-1,3-Dichloropropene	ug/L	2000	U	10	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Bromoform	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
4-Methyl-2-pentanone (MIBK)	ug/L	10	U	50	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
2-Hexanone	ug/L	10	U	50	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Tetrachloroethene	ug/L	1000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
1,1,2,2-Tetrachloroethane	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Toluene	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	1.7		ND	U
Chlorobenzene	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Ethylbenzene	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Styrene	ug/L	10	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
Xylenes (total)	ug/L	2000	U	25	U	ND	U	ND	U	ND	U	ND	U	NT	NT	ND	U	ND	U
2-Chloroethyl vinyl ether	ug/L	NT	NT	NT	NT	ND	U	NT	NT	ND	U	NT	NT	NT	NT	NT	NT	ND	U
Vinyl acetate	ug/L	NT	NT	NT	NT	ND	U	NT	NT	ND	U	NT	NT	NT	NT	NT	NT	ND	U
trans-1,2-Dichloroethene	ug/L	NT	NT	NT	NT	ND	U	NT	NT	ND	U	NT	NT	NT	NT	NT	NT	ND	U

Notes:
1. NT = Parameter Not Tested For
2. ND = Parameter Not Detected
3. Results reported in parts per billion.
4. Q = Data Qualifier
   U = Parameter not detected above the contract required quantitation limit.
   B = Parameter detected in associated blank.
5. 8010/8020, 8240, & 8260 - USEPA Test Methods.
6. Sampling conducted on 6/2/89 performed by H&A of New York.
7. Analytical testing for 6/2/89 sampling conducted by General Testing Corp.
8. Sampling conducted on 1/22/93 performed by General Testing Corp.
9. Analytical testing for 1/22/93 sampling conducted by General Testing Corp.
10. Sampling conducted on 1/28/93 performed by Rizzo Associates.
11. Analytical testing for 1/28/93 sampling conducted by Alpha Analytical Laboratories.

Table No. 1
Summary of Monitoring Well Groundwater Test Results

Flexseal International Packaging Corp.
Rochester, New York

Parameter	Units	RIZ-4 1/28/93 (8260)	Q	RIZ-4 DUP 1/28/93 (8260)	Q	RIZ-4 8/22/96 (8260)	Q	RIZ-5 1/28/93 (8260)	Q	RIZ-5 8/22/96 (8260)	Q	RIZ-7 1/28/93 (8260)	Q	RIZ-7 8/22/96 (8260)	Q	RIZ-8 8/22/96 (8260)	Q
Chloromethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Bromomethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Vinyl chloride	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Chloroethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Methylene chloride	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Acetone	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Carbon disulfide	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
1,1-Dichloroethene	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
1,1-Dichloroethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
1,2-Dichloroethene (total)	ug/L	ND	U	**2500**		NT	NT	ND	U	NT	NT	ND	U	NT	NT	NT	NT
Chloroform	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
1,2-Dichloroethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
2-Butanone (MEK)	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
1,1,1-Trichloroethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	**2.9**	
Carbon tetrachloride	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Bromodichloromethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
1,2-Dichloropropane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
cis-1,3-Dichloropropene	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Trichloroethene (TCE)	ug/L	**10000**		**9700**		**3073.8**		ND	U	ND	U	ND	U	ND	U	**20.6**	
Dibromochloromethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
1,1,2-Trichloroethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Benzene	ug/L	ND	U	ND	U	ND	U	7.5	U	ND	U	ND	U	ND	U	ND	U
trans-1,3-Dichloropropene	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Bromoform	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
4-Methyl-2-pentanone (MIBK)	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
2-Hexanone	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Tetrachloroethene	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	**9.4**	
1,1,2,2-Tetrachloroethane	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Toluene	ug/L	ND	U	ND	U	ND	U	11	U	ND	U	ND	U	ND	U	ND	U
Chlorobenzene	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Ethylbenzene	ug/L	ND	U	ND	U	ND	U	1.2	U	ND	U	ND	U	ND	U	ND	U
Styrene	ug/L	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Xylenes (total)	ug/L	ND	U	ND	U	ND	U	**6.6**		ND	U	ND	U	ND	U	ND	U
2-Chloroethyl vinyl ether	ug/L	NT	NT	NT	NT	ND	U	NT	NT	ND	U	NT	NT	ND	U	ND	U
Vinyl acetate	ug/L	NT	NT	NT	NT	ND	U	NT	NT	ND	U	NT	NT	ND	U	ND	U
trans-1,2-Dichloroethene	ug/L	NT	NT	NT	NT	ND	U	NT	NT	ND	U	NT	NT	ND	U	ND	U

Notes:
1. NT = Parameter Not Tested For
2. ND = Parameter Not Detected
3. Results reported in parts per billion.
4. Q = Data Qualifier
   U = Parameter not detected above the contract required quantitation limit.
   B = Parameter detected in associated blank.
5. 8010/8020, 8240, & 8260 - USEPA Test Methods.
6. Sampling conducted on 6/2/89 performed by H&A of New York.
7. Analytical testing for 6/2/89 sampling conducted by General Testing Corp.
8. Sampling conducted on 1/22/93 performed by General Testing Corp.
9. Analytical testing for 1/22/93 sampling conducted by General Testing Corp.
10. Sampling conducted on 1/28/93 performed by Rizzo Associates.
11. Analytical testing for 1/28/93 sampling conducted by Alpha Analytical Laboratories.

Table No. 1
Summary of Monitoring Well Groundwater Test Results

Flexseal International Packaging Corp.
Rochester, New York

Parameter	Units	RIZ-9				Trip Blank			
		1/28/93		8/22/96		1/28/93		8/22/96	
		(8260)	Q	(8260)	Q	(8260)	Q	(8260)	Q
Chloromethane	ug/L	ND	U	ND	U	ND	U	ND	U
Bromomethane	ug/L	ND	U	ND	U	ND	U	ND	U
Vinyl chloride	ug/L	ND	U	ND	U	ND	U	ND	U
Chloroethane	ug/L	ND	U	ND	U	ND	U	ND	U
Methylene chloride	ug/L	ND	U	ND	U	ND	U	ND	U
Acetone	ug/L	ND	U	ND	U	ND	U	ND	U
Carbon disulfide	ug/L	ND	U	ND	U	ND	U	ND	U
1,1-Dichloroethene	ug/L	ND	U	ND	U	ND	U	ND	U
1,1-Dichloroethane	ug/L	ND	U	ND	U	ND	U	ND	U
1,2-Dichloroethene (total)	ug/L	ND	U	NT	NT	ND	U	NT	NT
Chloroform	ug/L	ND	U	ND	U	ND	U	ND	U
1,2-Dichloroethane	ug/L	ND	U	ND	U	ND	U	ND	U
2-Butanone (MEK)	ug/L	ND	U	ND	U	ND	U	ND	U
1,1,1-Trichloroethane	ug/L	ND	U	ND	U	ND	U	ND	U
Carbon tetrachloride	ug/L	ND	U	ND	U	ND	U	ND	U
Bromodichloromethane	ug/L	ND	U	ND	U	ND	U	ND	U
1,2-Dichloropropane	ug/L	ND	U	ND	U	ND	U	ND	U
cis-1,3-Dichloropropene	ug/L	ND	U	ND	U	ND	U	ND	U
Trichloroethene (TCE)	ug/L	ND	U	ND	U	ND	U	ND	U
Dibromochloromethane	ug/L	ND	U	ND	U	ND	U	ND	U
1,1,2-Trichloroethane	ug/L	ND	U	ND	U	ND	U	ND	U
Benzene	ug/L	2.6		ND	U	ND	U	ND	U
trans-1,3-Dichloropropene	ug/L	ND	U	ND	U	ND	U	ND	U
Bromoform	ug/L	ND	U	ND	U	ND	U	ND	U
4-Methyl-2-pentanone (MIBK)	ug/L	ND	U	ND	U	ND	U	ND	U
2-Hexanone	ug/L	ND	U	ND	U	ND	U	ND	U
Tetrachloroethene	ug/L	ND	U	ND	U	ND	U	ND	U
1,1,2,2-Tetrachloroethane	ug/L	ND	U	ND	U	ND	U	ND	U
Toluene	ug/L	3.5		ND	U	ND	U	ND	U
Chlorobenzene	ug/L	ND	U	ND	U	ND	U	ND	U
Ethylbenzene	ug/L	ND	U	ND	U	ND	U	ND	U
Styrene	ug/L	ND	U	ND	U	ND	U	ND	U
Xylenes (total)	ug/L	3.5		ND	U	ND	U	ND	U
2-Chloroethyl vinyl ether	ug/L	NT	NT	ND	U	NT	NT	ND	U
Vinyl acetate	ug/L	NT	NT	ND	U	NT	NT	ND	U
trans-1,2-Dichloroethene	ug/L	NT	NT	ND	U	NT	NT	ND	U

Notes:
1. NT = Parameter Not Tested For
2. ND = Parameter Not Detected
3. Results reported in parts per billion.
4. Q = Data Qualifier
   U = Parameter not detected above the contract required quantitation limit.
   B = Parameter detected in associated blank.
5. 8010/8020, 8240, & 8260 - USEPA Test Methods.
6. Sampling conducted on 6/2/89 performed by H&A of New York.
7. Analytical testing for 6/2/89 sampling conducted by General Testing Corp.
8. Sampling conducted on 1/22/93 performed by General Testing Corp.
9. Analytical testing for 1/22/93 sampling conducted by General Testing Corp.
10. Sampling conducted on 1/28/93 performed by Rizzo Associates.
11. Analytical testing for 1/28/93 sampling conducted by Alpha Analytical Laboratorie

APPENDIX A

LIMITATIONS

APPENDIX A
LIMITATIONS

1. This report has been prepared for the exclusive use of Flexseal International Packaging Corp. (Flexseal) for specific application to the 24 Seneca Avenue site in Rochester, New York, in accordance with generally accepted professional practices for firms conducting groundwater sampling in the same geographic area. No other warranty, expressed or implied, is made.

2. In preparing this report, GZA relied on certain information provided by Flexseal personnel. GZA did not attempt to independently verify the accuracy or completeness of the information reviewed or received during the course of the project.

3. The conclusions submitted in this report are based in part on the data obtained from a limited number of groundwater samples collected from widely spaced explorations. The nature and extent of variations between these explorations may not become evident until further investigation. If variations or other latent conditions then appear evident, it will be necessary to reevaluate the recommendations of this report.

4. Water level readings have been made in the monitoring and supply wells at times and under conditions stated. These data have been reviewed and interpretations have been made in the text of this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall and other factors different from those prevailing at the time measurements were made.

5. Quantitative testing was performed as part of the project. These analyses have been conducted by an outside laboratory and GZA was not retained to evaluate the validity of the data provided. As such, the reliability of test data presented herein is contingent upon the accuracy of the laboratory data as provided.

6. Chemical analyses have been performed for specific parameters during the course of this study, as detailed in the text. It must be noted that additional constituents not searched for during the current study may be present in soil, groundwater, surface water and sediments at the site.

7. The conclusions contained in this report are based in part upon groundwater analytical results for volatile organic compounds. These data have been reviewed and are presented in the report. It should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time and other factors. Should additional chemical data become available in the future, these data should be reviewed by GZA, and the conclusions and recommendations presented herein modified accordingly.

8. In the event that the client obtains information on environmental or hazardous waste issues at the site not contained in this report, such information shall be brought to GZA's attention forthwith. GZA will evaluate such information and on the basis of this evaluation, may modify the conclusions stated in this report.

9. The interpretations and conclusions presented in this report were based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of described services. The work described in this report was carried out in accordance with the agreed upon Terms & Conditions of Engagement.

10. GZA's groundwater sampling was performed in accordance with generally accepted practices of relevant regulatory agencies. The findings of the groundwater sampling are dependent on numerous assumptions and uncertainties inherent in the groundwater sampling process. Sources of uncertainty may include the description of the site conditions, monitoring well/supply well installation and condition, and the nature and extent of chemical distribution. Consequently, the groundwater findings are characteristic of the groundwater quality of the samples collected on the dates that the wells were sampled.

GZA

APPENDIX B

LABORATORY ANALYTICAL DATA SHEETS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14158
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	R1Z-1	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/23/96

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND < 2.0
Bromomethane	ND < 2.0
Bromoform	ND < 2.0
Carbon tetrachloride	ND < 2.0
Chloroethane	ND < 2.0
Chloromethane	ND < 2.0
2-Chloroethyl vinyl ether	ND < 2.0
Chloroform	ND < 2.0
Dibromochloromethane	ND < 2.0
1,1-Dichloroethane	ND < 2.0
1,2-Dichloroethane	ND < 2.0
1,1-Dichloroethene	ND < 2.0
trans-1,2-Dichloroethene	ND < 2.0
1,2-Dichloropropane	ND < 2.0
cis-1,3-Dichloropropene	ND < 2.0
trans-1,3-Dichloropropene	ND < 2.0
Methylene chloride	ND < 2.0
1,1,2,2-Tetrachloroethane	ND < 2.0
Tetrachloroethene	ND < 2.0
1,1,1-Trichloroethane	ND < 2.0
1,1,2-Trichloroethane	ND < 2.0
Trichloroethene	ND < 2.0
Vinyl Chloride	ND < 2.0

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND < 2.0
Chlorobenzene	ND < 2.0
Ethylbenzene	ND < 2.0
Toluene	ND < 2.0
m,p - Xylene	ND < 2.0
o - Xylene	ND < 2.0
Styrene	ND < 2.0
Ketones & Misc.	
Acetone	ND < 10.0
Vinyl acetate	ND < 5.0
2-Butanone	ND < 5.0
4-Methyl-2-pentanone	ND < 5.0
2-Hexanone	ND < 5.0
Carbon disulfide	ND < 2.0

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5430V1.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14166
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	R1Z-3	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/23/96

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND < 2.0
Bromomethane	ND < 2.0
Bromoform	ND < 2.0
Carbon tetrachloride	ND < 2.0
Chloroethane	ND < 2.0
Chloromethane	ND < 2.0
2-Chloroethyl vinyl ether	ND < 2.0
Chloroform	ND < 2.0
Dibromochloromethane	ND < 2.0
1,1-Dichloroethane	ND < 2.0
1,2-Dichloroethane	ND < 2.0
1,1-Dichloroethene	ND < 2.0
trans-1,2-Dichloroethene	ND < 2.0
1,2-Dichloropropane	ND < 2.0
cis-1,3-Dichloropropene	ND < 2.0
trans-1,3-Dichloropropene	ND < 2.0
Methylene chloride	ND < 2.0
1,1,2,2-Tetrachloroethane	ND < 2.0
Tetrachloroethene	ND < 2.0
1,1,1-Trichloroethane	ND < 2.0
1,1,2-Trichloroethane	ND < 2.0
Trichloroethene	ND < 2.0
Vinyl Chloride	ND < 2.0

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND < 2.0
Chlorobenzene	ND < 2.0
Ethylbenzene	ND < 2.0
Toluene	ND < 2.0
m,p - Xylene	ND < 2.0
o - Xylene	ND < 2.0
Styrene	ND < 2.0
Ketones & Misc.	
Acetone	ND < 10.0
Vinyl acetate	ND < 5.0
2-Butanone	ND < 5.0
4-Methyl-2-pentanone	ND < 5.0
2-Hexanone	ND < 5.0
Carbon disulfide	ND < 2.0

Analytical Method: EPA 8260

ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5430V9.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14160
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	R1Z-4	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/26/96

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND< 40.0
Bromomethane	ND< 40.0
Bromoform	ND< 40.0
Carbon tetrachloride	ND< 40.0
Chloroethane	ND< 40.0
Chloromethane	ND< 40.0
2-Chloroethyl vinyl ether	ND< 40.0
Chloroform	ND< 40.0
Dibromochloromethane	ND< 40.0
1,1-Dichloroethane	ND< 40.0
1,2-Dichloroethane	ND< 40.0
1,1-Dichloroethene	ND< 40.0
trans-1,2-Dichloroethene	ND< 40.0
1,2-Dichloropropane	ND< 40.0
cis-1,3-Dichloropropene	ND< 40.0
trans-1,3-Dichloropropene	ND< 40.0
Methylene chloride	ND< 40.0
1,1,2,2-Tetrachloroethane	ND< 40.0
Tetrachloroethene	ND< 40.0
1,1,1-Trichloroethane	ND< 40.0
1,1,2-Trichloroethane	ND< 40.0
Trichloroethene	3073.8
Vinyl Chloride	ND< 40.0

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND< 40.0
Chlorobenzene	ND< 40.0
Ethylbenzene	ND< 40.0
Toluene	ND< 40.0
m,p - Xylene	ND< 40.0
o - Xylene	ND< 40.0
Styrene	ND< 40.0
Ketones & Misc.	
Acetone	ND< 200.0
Vinyl acetate	ND< 100.0
2-Butanone	ND< 100.0
4-Methyl-2-pentanone	ND< 100.0
2-Hexanone	ND< 100.0
Carbon disulfide	ND< 40.0

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5430V3.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14165
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	R1Z-5	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/23/96

VOLATILE HALOCARBONS	RESULTS (ug/L)	VOLATILE AROMATICS	RESULTS (ug/L)
Bromodichloromethane	ND< 2.0	Benzene	ND< 2.0
Bromomethane	ND< 2.0	Chlorobenzene	ND< 2.0
Bromoform	ND< 2.0	Ethylbenzene	ND< 2.0
Carbon tetrachloride	ND< 2.0	Toluene	ND< 2.0
Chloroethane	ND< 2.0	m,p - Xylene	ND< 2.0
Chloromethane	ND< 2.0	o - Xylene	ND< 2.0
2-Chloroethyl vinyl ether	ND< 2.0	Styrene	ND< 2.0
Chloroform	ND< 2.0		
Dibromochloromethane	ND< 2.0		
1,1-Dichloroethane	ND< 2.0		
1,2-Dichloroethane	ND< 2.0		
1,1-Dichloroethene	ND< 2.0	Ketones & Misc.	
trans-1,2-Dichloroethene	ND< 2.0	Acetone	ND< 10.0
1,2-Dichloropropane	ND< 2.0	Vinyl acetate	ND< 5.0
cis-1,3-Dichloropropene	ND< 2.0	2-Butanone	ND< 5.0
trans-1,3-Dichloropropene	ND< 2.0	4-Methyl-2-pentanone	ND< 5.0
Methylene chloride	ND< 2.0	2-Hexanone	ND< 5.0
1,1,2,2-Tetrachloroethane	ND< 2.0	Carbon disulfide	ND< 2.0
Tetrachloroethene	ND< 2.0		
1,1,1-Trichloroethane	ND< 2.0		
1,1,2-Trichloroethane	ND< 2.0		
Trichloroethene	ND< 2.0		
Vinyl Chloride	ND< 2.0		

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5430V8.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14163
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	R1Z-7	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/26/96

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND< 2.0
Bromomethane	ND< 2.0
Bromoform	ND< 2.0
Carbon tetrachloride	ND< 2.0
Chloroethane	ND< 2.0
Chloromethane	ND< 2.0
2-Chloroethyl vinyl ether	ND< 2.0
Chloroform	ND< 2.0
Dibromochloromethane	ND< 2.0
1,1-Dichloroethane	ND< 2.0
1,2-Dichloroethane	ND< 2.0
1,1-Dichloroethene	ND< 2.0
trans-1,2-Dichloroethene	ND< 2.0
1,2-Dichloropropane	ND< 2.0
cis-1,3-Dichloropropene	ND< 2.0
trans-1,3-Dichloropropene	ND< 2.0
Methylene chloride	ND< 2.0
1,1,2,2-Tetrachloroethane	ND< 2.0
Tetrachloroethene	ND< 2.0
1,1,1-Trichloroethane	ND< 2.0
1,1,2-Trichloroethane	ND< 2.0
Trichloroethene	ND< 2.0
Vinyl Chloride	ND< 2.0

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND< 2.0
Chlorobenzene	ND< 2.0
Ethylbenzene	ND< 2.0
Toluene	ND< 2.0
m,p - Xylene	ND< 2.0
o - Xylene	ND< 2.0
Styrene	ND< 2.0
Ketones & Misc.	
Acetone	ND< 10.0
Vinyl acetate	ND< 5.0
2-Butanone	ND< 5.0
4-Methyl-2-pentanone	ND< 5.0
2-Hexanone	ND< 5.0
Carbon disulfide	ND< 2.0

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5430V7.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14164
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	R1Z-8	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/23/96

VOLATILE HALOCARBONS	RESULTS (ug/L)	VOLATILE AROMATICS	RESULTS (ug/L)
Bromodichloromethane	ND< 2.0	Benzene	ND< 2.0
Bromomethane	ND< 2.0	Chlorobenzene	ND< 2.0
Bromoform	ND< 2.0	Ethylbenzene	ND< 2.0
Carbon tetrachloride	ND< 2.0	Toluene	ND< 2.0
Chloroethane	ND< 2.0	m,p - Xylene	ND< 2.0
Chloromethane	ND< 2.0	o - Xylene	ND< 2.0
2-Chloroethyl vinyl ether	ND< 2.0	Styrene	ND< 2.0
Chloroform	ND< 2.0		
Dibromochloromethane	ND< 2.0		
1,1-Dichloroethane	ND< 2.0		
1,2-Dichloroethane	ND< 2.0		
1,1-Dichloroethene	ND< 2.0	**Ketones & Misc.**	
trans-1,2-Dichloroethene	ND< 2.0	Acetone	ND< 10.0
1,2-Dichloropropane	ND< 2.0	Vinyl acetate	ND< 5.0
cis-1,3-Dichloropropene	ND< 2.0	2-Butanone	ND< 5.0
trans-1,3-Dichloropropene	ND< 2.0	4-Methyl-2-pentanone	ND< 5.0
Methylene chloride	ND< 2.0	2-Hexanone	ND< 5.0
1,1,2,2-Tetrachloroethane	ND< 2.0	Carbon disulfide	ND< 2.0
Tetrachloroethene	9.4		
1,1,1-Trichloroethane	2.9		
1,1,2-Trichloroethane	ND< 2.0		
Trichloroethene	20.6		
Vinyl Chloride	ND< 2.0		

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5430V5.XLS

PARADIGM
ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14159
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	R1Z-9	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/23/96

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND< 2.0
Bromomethane	ND< 2.0
Bromoform	ND< 2.0
Carbon tetrachloride	ND< 2.0
Chloroethane	ND< 2.0
Chloromethane	ND< 2.0
2-Chloroethyl vinyl ether	ND< 2.0
Chloroform	ND< 2.0
Dibromochloromethane	ND< 2.0
1,1-Dichloroethane	ND< 2.0
1,2-Dichloroethane	ND< 2.0
1,1-Dichloroethene	ND< 2.0
trans-1,2-Dichloroethene	ND< 2.0
1,2-Dichloropropane	ND< 2.0
cis-1,3-Dichloropropene	ND< 2.0
trans-1,3-Dichloropropene	ND< 2.0
Methylene chloride	ND< 2.0
1,1,2,2-Tetrachloroethane	ND< 2.0
Tetrachloroethene	ND< 2.0
1,1,1-Trichloroethane	ND< 2.0
1,1,2-Trichloroethane	ND< 2.0
Trichloroethene	ND< 2.0
Vinyl Chloride	ND< 2.0

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND< 2.0
Chlorobenzene	ND< 2.0
Ethylbenzene	ND< 2.0
Toluene	ND< 2.0
m,p - Xylene	ND< 2.0
o - Xylene	ND< 2.0
Styrene	ND< 2.0
Ketones & Misc.	
Acetone	ND< 10.0
Vinyl acetate	ND< 5.0
2-Butanone	ND< 5.0
4-Methyl-2-pentanone	ND< 5.0
2-Hexanone	ND< 5.0
Carbon disulfide	ND< 2.0

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5430V2.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14161
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	OW-101	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/23/96

VOLATILE HALOCARBONS	RESULTS (ug/L)	VOLATILE AROMATICS	RESULTS (ug/L)
Bromodichloromethane	ND< 2.0	Benzene	ND< 2.0
Bromomethane	ND< 2.0	Chlorobenzene	ND< 2.0
Bromoform	ND< 2.0	Ethylbenzene	ND< 2.0
Carbon tetrachloride	ND< 2.0	Toluene	ND< 2.0
Chloroethane	ND< 2.0	m,p - Xylene	ND< 2.0
Chloromethane	ND< 2.0	o - Xylene	ND< 2.0
2-Chloroethyl vinyl ether	ND< 2.0	Styrene	ND< 2.0
Chloroform	ND< 2.0		
Dibromochloromethane	ND< 2.0		
1,1-Dichloroethane	ND< 2.0		
1,2-Dichloroethane	ND< 2.0		
1,1-Dichloroethene	ND< 2.0	Ketones & Misc.	
trans-1,2-Dichloroethene	ND< 2.0	Acetone	ND< 10.0
1,2-Dichloropropane	ND< 2.0	Vinyl acetate	ND< 5.0
cis-1,3-Dichloropropene	ND< 2.0	2-Butanone	ND< 5.0
trans-1,3-Dichloropropene	ND< 2.0	4-Methyl-2-pentanone	ND< 5.0
Methylene chloride	ND< 2.0	2-Hexanone	ND< 5.0
1,1,2,2-Tetrachloroethane	ND< 2.0	Carbon disulfide	ND< 2.0
Tetrachloroethene	ND< 2.0		
1,1,1-Trichloroethane	ND< 2.0		
1,1,2-Trichloroethane	ND< 2.0		
Trichloroethene	90.5		
Vinyl Chloride	15.9		

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5430V4.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14167
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	Trip Blank	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/23/96

VOLATILE HALOCARBONS	RESULTS (ug/L)	VOLATILE AROMATICS	RESULTS (ug/L)
Bromodichloromethane	ND < 2.0	Benzene	ND < 2.0
Bromomethane	ND < 2.0	Chlorobenzene	ND < 2.0
Bromoform	ND < 2.0	Ethylbenzene	ND < 2.0
Carbon tetrachloride	ND < 2.0	Toluene	ND < 2.0
Chloroethane	ND < 2.0	m,p - Xylene	ND < 2.0
Chloromethane	ND < 2.0	o - Xylene	ND < 2.0
2-Chloroethyl vinyl ether	ND < 2.0	Styrene	ND < 2.0
Chloroform	ND < 2.0		
Dibromochloromethane	ND < 2.0		
1,1-Dichloroethane	ND < 2.0		
1,2-Dichloroethane	ND < 2.0		
1,1-Dichloroethene	ND < 2.0	Ketones & Misc.	
trans-1,2-Dichloroethene	ND < 2.0	Acetone	ND < 10.0
1,2-Dichloropropane	ND < 2.0	Vinyl acetate	ND < 5.0
cis-1,3-Dichloropropene	ND < 2.0	2-Butanone	ND < 5.0
trans-1,3-Dichloropropene	ND < 2.0	4-Methyl-2-pentanone	ND < 5.0
Methylene chloride	ND < 2.0	2-Hexanone	ND < 5.0
1,1,2,2-Tetrachloroethane	ND < 2.0	Carbon disulfide	ND < 2.0
Tetrachloroethene	ND < 2.0		
1,1,1-Trichloroethane	ND < 2.0		
1,1,2-Trichloroethane	ND < 2.0		
Trichloroethene	ND < 2.0		
Vinyl Chloride	ND < 2.0		

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

G5430V10.XLS

ANSON ENVIRONMENTAL LTD.

33 Gerard Street • Suite 100
Huntington, New York 11743
516•351•3555
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September 30, 1996

Mr. Todd M. Caffoe, P.E.
Environmental Engineer II
Region 8 - Division of Hazardous Waste Remediation
NYS Department of Environmental Conservation
Avon, NY 14414-9519

Re: Groundwater Quality Investigation
Flexseal International Packaging Corp., as tenant at
24 Seneca Avenue
Rochester, NY

Dear Mr. Caffoe:

I am the President of Anson Environmental Ltd. (AEL) which has been retained by Flexseal International Packaging Corp as co-environmental consultant with GZA GeoEnvironmental of New York (GZA).

AEL has reviewed the results of the groundwater sampling performed in September 1996 by GZA . The laboratory results of the September 1996 sampling are compared to the findings of the 1989 and 1993 samplings by other environmental consultants. These data are evaluated below.

Site History

The building at 24 Seneca Avenue was built in the 1920's at which time it was connected to sewers. In the 1920's, the floor drains and drywells were connected to the sewers also. A ground penetrating radar survey in a portion of the parking lot found no anomalies such as leaching pools or cesspools that might have serviced the site instead of sewers. In addition, there are no vent pipes for cesspools or leaching pools.

Over twenty years ago, there was an accidental discharge of trichloroethene (TCE) at 24 Seneca Avenue. This discharge was reported to have impacted a portion of the soils and groundwater under the site. The 1989 sampling from a one and one-half inch diameter piezometer on site (OW-101) confirmed that the discharge impacted the groundwater.

Nine additional monitoring wells were installed in January 1993 and a second round of groundwater sampling was performed. These laboratory data not only showed that the groundwater contamination was localized on site in the vicinity of OW-101 and monitoring well RIZ-4 but showed a significant decline in the concentration of volatile organic compounds in well OW-101.

In order to obtain more recent groundwater quality information, GZA collected a round of groundwater samples from the nine monitoring wells and one piezometer located in the overburden on site. The laboratory analysis of the August 1996 samples indicated that the concentration of VOCs has declined even further. In fact, the concentration of TCE in OW-101 has declined from 36,900 µg/L in 1989 to 30.5 µg/L in 1996. Similar trends were illustrated in the concentration of TCE in well RIZ-4 which declined from 10,000 µg/L in 1993 to 3073.8 µg/L in 1996 in the most recent sampling.

Data Interpretation

The significant decline of the concentration of volatile organic compounds, specifically TCE, at 24 Seneca Avenue, Rochester, New York indicates that there is not likely an active source of contamination at the site.

Project Status

The following is in response to your July 8, 1996 letter to Stephen J. DeMeo of GZA.

1. The extent and nature of soil contamination was delineated on September 27th. A Geoprobe was used to collect twenty soil samples from zero to twelve feet below grade at four-foot intervals in the parking lot area. One sediment sample was collected from the sewered drywell using a hand auger. The soil and sediment samples were submitted for laboratory analysis via EPA method 8260. The analytical data will be available in approximately two weeks.

2. The overburden and rock wells were sampled in August and September 1996. The August data have been provided to you. The September samples are being analyzed via EPA method 8260 and will be available in approximately two weeks.

3. Basement infiltration has not been considered as of this date because the source(s) have not all been identified.

In addition to the above data requested by you, AEL is performing the following additional data gathering:

1. The underground concrete water tank (aka cistern) under the Great Northern area under the building was investigated and found to be essentially empty with approximately three inches of water. It was determined that this tank was formerly used to store non-contact cooling water which was discharged to the sewers. Field screening with a portable gas chromatograph of a grab sample of the water in the tank

did not identify any trichloroethene in this liquid. A sample of the liquid was also submitted to the laboratory for analysis via EPA method 8260.

2. FOIL requests were filed with Region 8 of the NYSDEC, Monroe County Department of Health, the NYSDEC in Albany, NYS Department of Health and various departments within the City of Rochester and County. The properties being investigated included DuPont, Sunoco, Gulf, Silver Stadium and Mac's Auto Repair. An appointment has been scheduled with the NYSDEC for a October 3rd file review. No appointment has been set up with the County or City. In addition, we have requested a database search of available regulatory records from ERIIS for the subject site.

We have requested a meeting with all parties during the week of October 21st. By this meeting in October, at least the State data will be evaluated to identify other potential sources of volatile organic contamination in the vicinity of 24 Seneca Avenue.

Recommendations

Based on the above findings, the most recent groundwater analysis indicates that the following activities should be undertaken at the site:

1. Develop soil remediation strategy for the limited area where the soil is contaminated in the courtyard.
2. Continue to periodically monitor the concentration of volatile organic compounds in the shallow and deep monitoring wells located on site.

If you have any questions, please do not hesitate to call me.

Very truly yours,

Dean Anson II

GZA
GeoEnvironmental
of New York

Engineers and Scientists

September 30, 1996
File No. 19095

Mr. Gerald S. Kramer
Flexseal International Packaging Corp.
24 seneca Avenue
Rochester, New York 14621-2317

Patton Professional Center
3699 West Henrietta Rd.
Rochester, New York
14623
716-359-0160
FAX 716-359-0162

Re: Bedrock supply well sampling results
Flexseal International, 24 Seneca Avenue, Rochester, New York

Dear Mr. Kramer:

As part of the recent groundwater sampling event, conducted on August 22 and 28, 1996, two bedrock supply wells were sampled. As a result of several field conditions, unknown supply well construction details, and a large estimated purge water volume, a grab sample was collected from each of the two bedrock supply wells. Please find the enclosed analytical laboratory results.

If you have any questions regarding this information please do not hesitate to contact myself or Carl Eller at (716) 359-0160.

Very truly yours,

GZA GEOENVIRONMENTAL OF NEW YORK

Stephen J. DeMeo, P.G.
Project Manager

Enclosure: Bedrock supply well groundwater laboratory analytical results

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GEO Environmental	**Lab Project No.:**	GE5430
Client Job Site:	Flexseal	**Lab Sample No.:**	14162
Client Job No.:	19095	**Sample Type:**	Water
Field Location:	1BSW	**Date Sampled:**	08/22/96
		Date Received:	08/23/96
Field ID No.:	N/A	**Date Analyzed:**	08/26/96

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND < 100.0
Bromomethane	ND < 100.0
Bromoform	ND < 100.0
Carbon tetrachloride	ND < 100.0
Chloroethane	ND < 100.0
Chloromethane	ND < 100.0
2-Chloroethyl vinyl ether	ND < 100.0
Chloroform	ND < 100.0
Dibromochloromethane	ND < 100.0
1,1-Dichloroethane	ND < 100.0
1,2-Dichloroethane	ND < 100.0
1,1-Dichloroethene	ND < 100.0
trans-1,2-Dichloroethene	ND < 100.0
1,2-Dichloropropane	ND < 100.0
cis-1,3-Dichloropropene	ND < 100.0
trans-1,3-Dichloropropene	ND < 100.0
Methylene chloride	ND < 100.0
1,1,2,2-Tetrachloroethane	ND < 100.0
Tetrachloroethene	ND < 100.0
1,1,1-Trichloroethane	ND < 100.0
1,1,2-Trichloroethane	ND < 100.0
Trichloroethene	10890.5
Vinyl Chloride	ND < 100.0

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND < 100.0
Chlorobenzene	ND < 100.0
Ethylbenzene	ND < 100.0
Toluene	ND < 100.0
m,p - Xylene	ND < 100.0
o - Xylene	ND < 100.0
Styrene	ND < 100.0
Ketones & Misc.	
Acetone	ND < 500.0
Vinyl acetate	ND < 250.0
2-Butanone	ND < 250.0
4-Methyl-2-pentanone	ND < 250.0
2-Hexanone	ND < 250.0
Carbon disulfide	ND < 100.0

Analytical Method: EPA 8260 ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5430V6.XLS

PARADIGM
ENVIRONMENTAL
SERVICES, INC.

179 Lake Avenue Rochester, New York 14608 716-647-2530 FAX 716-647-3311

Volatile Laboratory Analysis Report For Non-Potable Water

Client:	GZA GeoEnvironmental of NY	Lab Project No.:	GE5456
Client Job Site:	Flexseal	Lab Sample No.:	14231
Client Job No.:	19095	Sample Type:	Water
Field Location:	2 BSW	Date Sampled:	08/28/96
		Date Received:	08/28/96
Field ID No.:	N/A	Date Analyzed:	08/30/96

VOLATILE HALOCARBONS	RESULTS (ug/L)
Bromodichloromethane	ND < 200
Bromomethane	ND < 200
Bromoform	ND < 200
Carbon tetrachloride	ND < 200
Chloroethane	ND < 200
Chloromethane	ND < 200
2-Chloroethyl vinyl ether	ND < 200
Chloroform	ND < 200
Dibromochloromethane	ND < 200
1,1-Dichloroethane	ND < 200
1,2-Dichloroethane	ND < 200
1,1-Dichloroethene	ND < 200
trans-1,2-Dichloroethene	ND < 200
1,2-Dichloropropane	ND < 200
cis-1,3-Dichloropropene	ND < 200
trans-1,3-Dichloropropene	ND < 200
Methylene chloride	ND < 200
1,1,2,2-Tetrachloroethane	ND < 200
Tetrachloroethene	ND < 200
1,1,1-Trichloroethane	ND < 200
1,1,2-Trichloroethane	ND < 200
Trichloroethene	2263
Vinyl Chloride	1084

VOLATILE AROMATICS	RESULTS (ug/L)
Benzene	ND < 200
Chlorobenzene	ND < 200
Ethylbenzene	ND < 200
Toluene	ND < 200
m,p - Xylene	ND < 200
o - Xylene	ND < 200
Styrene	ND < 200
Ketones & Misc.	
Acetone	ND < 1000
Vinyl acetate	ND < 500
2-Butanone	ND < 500
4-Methyl-2-pentanone	ND < 500
2-Hexanone	ND < 500
Carbon disulfide	ND < 200

Analytical Method: EPA 8260

ELAP ID No.: 10958

Comments: ND denotes Not Detected

Approved By _____
Laboratory Director

GE5456V.XLS

ANSON
ENVIRONMENTAL LTD.

33 Gerard Street • Suite 100
Huntington, New York 11743
516•351•3555
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October 22, 1996

Mr. Gerald Kramer
President
Flexseal International Packaging Corp.
24 Seneca Avenue
Rochester, NY 1461-2317

Re: Environmental Investigation
24 Seneca Avenue
Rochester, NY

Dear Mr. Kramer:

Enclosed are the findings of Anson Environmental Ltd.'s soils and groundwater investigation. Please transmit this report to Mr. Todd Caffoe of the NYS Department of Environmental Conservation.

If you have any questions, please call me.

Very truly yours,

Dean Anson II

ANSON ENVIRONMENTAL LTD.

33 Gerard Street • Suite 100
Huntington, New York 11743
516•351•3555
Fax 516•351•3615

Phase II Environmental Investigation

Prepared for:
Flexseal International Packaging Corp.
as tenant at
24 Seneca Avenue
Rochester, New York 14621-2317

Prepared by:
Anson Environmental Ltd.
33 Gerard Street
Huntington, New York 11743

October 1996

1.0 Introduction

On September 24th to the 27th, Anson Environmental Ltd. (AEL) conducted a soil and groundwater investigation at 24 Seneca Avenue, Rochester, New York. The purpose of this investigation was to determine if volatile organic contamination existed in the soils and groundwater at the site.

It is known that W.P. Stein, a metal stamping company using trichloroethene (TCE) for degreasing, caused a spill of approximately 55 gallons of TCE approximately twenty years ago at the subject site and in the location noted on Figure 1. Since that time a number of environmental investigations have been conducted on site. The most recent included the collection of soil and groundwater samples in August (by GZA) and September (by AEL) of 1996. The findings of those investigations are summarized below.

2.0 Executive Summary

Soil sampling in the courtyard in the vicinity of the W.P. Stein spill identified limited contamination with TCE and its breakdown products. This contamination is at concentrations below the New York State Department of Environmental Conservation's (NYSDEC) Recommended Soil Cleanup Objectives.

Soil contamination was identified in a small area of the courtyard parking lot, adjacent to the Flexseal International's back loading dock at SB#8 and SB#9. This contamination was limited to the top four (4) feet of soils, and was contained in an area that was approximately 12 feet by 13 feet in size. This is the approximate location where trucks would haul the waste metals, solvents and lubricating oils from the previous tenants.

An investigation of the floor drains and drywells on site (Figure 2) determined that these structures are and always were connected to the Monroe County Sewer System. These are contaminated sediments in two of the structures and they do not impact the surrounding soils or underlying groundwater because of the sewer connection.

There are three types of groundwater monitoring devices on site. Rizzo Associates, Inc. installed monitoring wells in January 1993. These wells were installed using standard NYSDEC techniques and the wells intersect

the overburden groundwater. A one and a half inch piezometer (installed by H&A), designated OW 101, was installed within the Phoenix Machine area of the building and also intersects the overburden groundwater. These overburden wells do not recharge very well and some were dry when sampling was recently attempted.

The third type of groundwater monitoring device includes two (2) deeper wells intersecting bedrock groundwater. It is unknown if the overburden groundwater and the deeper bedrock groundwater are hydraulically connected. BSW #1 was used as a source of non-potable water. The other deeper well (BSW #2) was used many years ago to supply non-contact cooling water for equipment on site. The water was pumped into a concrete cistern on site, where it was stored prior to use. Following use, the water was discharged to the sewer.

Both bedrock supply wells appear to have been installed using a cable tool method of drilling. A steel casing of eight inches in diameter extends from the ground surface to an unknown depth in each well.

In summary, the source of groundwater contamination is unclear. There is a limited amount of contaminated soil on site that does not indicate a connection between surface soils and the underlying groundwater.

It is recommended that the sediment in the drywell and floor drains be removed and disposed of properly off site. The area around SB#9 should be capped using asphalt to prevent storm water from leaching through the soils as the concetration of TCE does not exceed the TAGM value. Then, the naturally occurring microbes in the soil can degrade these volatile organic compounds present in the soils.

Surrounding industrial sites should be investigated to determine if they are the source of the contamination in the underlying groundwaters. The overburden and bedrock supply wells should be sampled on a semi-annual basis for volatile organic compounds.

The most recent investigation of the contamination in the vicinity of 24 Seneca Avenue does not appear to be from the W.P. Stein spill in the courtyard. Neither the current tenants onsite nor the tenants back to the 1970's have ever used TCE. The only recorded users of TCE are W.P. Stein and Sargent & Greenleaf.

2.0 Soils and Building Investigation

INTERIOR SAMPLING

Sediment samples were obtained from within three (3) interior floor drain structures located in the manufacturing portion of Flexseal International, (Figure 2). A stainless steel hand auger was used to obtain sediment samples from the top one (1) foot of bottom sediment material within the floor drain structures. The samples were field screened using a Organic Vapor Meter (OVM) model 580B, and further analyzed using a portable Gas Chromatograph. The results of this sampling are as follows:

Floor Drain #	OVM Reading	G.C. Analysis
FD #1	0.0 ppm	no peaks.
FD #2	0.0 ppm	no peaks.
FD #3	5.0 ppm	1 peak, approximately 20 ppb of TCE.

Further investigation of the construction and design of the interior floor drain structures revealed the structures to be solid concrete sediment traps that are connected to the Monroe County Sewage System. There were no noted perforations or openings within the floor drain structures. Therefore, the contents from the floor drains do not leach into surrounding underlying soils.

An interior, currently unused, water supply cistern is located beneath the concrete slab in the Great Northern portion of the building. The cistern is constructed of concrete with no evidence of large cracks or holes. Laboratory analysis of a grab sample of the approximately two inches of water from the bottom of the cistern contained six (6) parts per billion of TCE (Refer to laboratory data sheets in Appendix 1).

EXTERIOR SAMPLING - DRYWELLS

Exterior soil sampling involved the sediment sampling of two (2) drywells (DW#1 and DW#2) and the sampling of the soils in the courtyard parking lot area near Great Northern, (Figure 2). Drywell sediment samples were collected from the top one (1) foot of bottom sediment material using a decontaminated stainless steel hand auger.

The two (2) drywell sediment samples were analyzed via headspace using

an OVM and portable Gas Chromatograph. The results of this sampling are as follows:

Drywell #	OVM Reading	Gas Chromatograph
DW #1	468 ppm	65 ppb of TCE.
DW #2	0.0 ppm	no peaks.

Both drywells are constructed as closed structures with solid bottoms which are connected to the Monroe County sewage system. Based on the above data, sediment samples were obtained from DW#1 and analyzed for disposal purposes. The analytical results of this sampling are enclosed.

Sediment samples collected from DW#2 were not submitted for laboratory analysis because the OVM and gas chromatograph readings listed above which did not suggest contamination with volatile organic compounds.

To verify that the contents within DW#1 did not effect surrounding soils, a soil sample was obtained adjacent to the drywell structure. SB #10 (4 -8 feet) revealed no volatile organic contamination above the New York State Department of Environmental Conservation's (NYSDEC) Recommended Soil Cleanup Objectives. Therefore, the contaminated sediment within drywell #1 is contained within the inside of the structure.

EXTERIOR SAMPLING - SOIL BORINGS

Zebra Environmental Ltd. was retained by AEL to obtain soil samples using a truck-mounted Geoprobe unit. To collect the soil samples, a Macro Core (MC) drive point sampler was used. The MC samplers are open tube design and measure approximately 2 inches in diameter by 44 inches long. The samplers are fitted with a removable cutting shoe and clear acetate liner. Samples were collected from 0 to 4 feet, 4 to 8 feet, and 8 to 12 feet below grade.

Twenty (20) soil samples were collected using the Geoprobe unit. The soil samples were screened in the field using the OVM. Based upon the OVM headspace reading and location of the soil samples, thirteen (13) of the samples were submitted for laboratory analysis. The locations of the soil borings, where the samples were obtained are shown in Figure 1. The soil sample numbers and associated OVM readings are as follows:

SAMPLE #	OVM READING	SAMPLE #	OVM READING
SB #1(4'-8')*	182 ppm	SB #8(4'-8')*	22 ppm
SB #1(8'-12')*	28 ppm	SB #9(0'-4')	10 ppm
SB #2(4'-8')*	24 ppm	SB #9(4'-8')*	36 ppm
SB #2(10')*	40 ppm	SB #10(4'-8')*	5.7 ppm
SB #3(4'-8')*	44 ppm	SB #11(4'-8')	0.0 ppm
SB #4(4'-8')*	48 ppm	SB #12(4'-8')*	5 ppm
SB #5(4'-8')*	32 ppm	SB #13(4'-8')	1.9 ppm
SB #6(4'-8')	1 ppm	SB #14(4'-8')	0.0 ppm
SB #7(4'-8')	1 ppm	SB #15(0'-4')*	0.0 ppm
SB #8(0'-4')*	101 ppm	SB #15(4'-8')	0.0 ppm

* = Samples submitted for laboratory analysis via EPA method 8260.

The laboratory analytical results of the soil samples submitted for analyses are summarized in Table 1. SB #8 (0-4 feet) contained elevated levels 1,3,5-Trimethylbenzene and 1,2,4-Trimethylbenzene. The level of these compounds exceeded the New York State Department of Environmental Conservation's Recommended Soil Cleanup Objectives. All remaining soil samples submitted for laboratory analysis are below the NYSDEC Recommended Soil Cleanup Objectives for the analytical parameters tested.

3.0 Groundwater Investigation

The history of the groundwater conditions in the overburden monitoring wells indicate that the wells are easily purged dry or they are dry prior to sampling. Groundwater samples were obtained from two overburden monitoring wells (OW 101 and RIZ 4) and two deeper bedrock supply wells (BSW#1 and BSW#2) (Figure 2).

Subsurface geologic conditions at the site consist of clay, silts and fractured shale in the overburden. The bedrock beneath the site is mapped as the Rochester Shale Formation. This Silurian-age member of the Clinton Group is a light to dark gray, fine grained, dolomitic mudstone.

The overburden monitoring wells (OW-101 and RIZ 4) were purged of three to five well volumes prior to sampling. Samples were submitted for laboratory analysis via EPA method 8260.

Grab samples were obtained from the deeper bedrock supply wells, BSW#1 and BSW#2. The samples were obtained by use of a stainless steel bailer which was lowered to an approximate depth of three (3) feet above the bottom of each respective well. The bailer was then retracted and a sample obtained. The soil sample was analyzed via EPA method 8260. These are considered grab samples because they were not sampled following the NYSDEC protocol of removing 3 to 5 volumes of well water prior to sample collection.

Depth to water and bottom readings for both the bedrock and overburden wells are as follows:

Well #	Depth to Water (in feet)	Depth to Bottom of Well (in feet)
BSW #1	18.90	89.90
BSW #2	21.39	167.00*
OW-101	10.88	12.37
RIZ 4	6.14	9.36

* Approximate depth

The laboratory results from both the overburden wells and bedrock wells indicate volatile organic contamination above NYSDEC's groundwater standards. Refer to Table 2 for the summary of the groundwater laboratory sample results.

Of the volatile organic compounds identified, TCE has the highest reported concentration as compared to the other analytical parameters tested. In addition to TCE, other compounds such as vinyl chloride and dichloroethene are above NYSDEC groundwater standards. These compounds are, most likely, breakdown products of TCE and PCE. The presence of these breakdown products suggests that the contamination is possibly from the W. P. Stein spill and/or from offsite source(s).

4.0 Recommendations

1. To minimize the threat of soil contamination in the vicinity of DW#1, this drywell should be cleaned out, the material should be drummed and disposed of properly. Once the disposal analyses are received, the drummed material should be removed from the site within thirty (30) days.

2. Access to the cistern should be prevented by welding the metal entrance doors permanently shut.

3. Semi-annual groundwater samples should be collected from both the overburden and deep bedrock supply wells. The analysis of this sampling will monitor the levels of volatile organic contamination present in the groundwater. Sampling will take place for two years.

4. A complete file search of regulatory files should be conducted for all surrounding properties, including the site itself. Special attention should be payed to DuPont, Monroe Tool & Die Co. and the automotive repair facilities in the vicinity of the 24 Seneca Avenue, as these off site locations are likely to be the source(s) of the groundwater contamination.

A FOIL for W.P. Stein and Sargent & Greenleaf should also be conducted to better define passed activities on site.

Table 1 - Summary of Soil Laboratory Sample Results.
Concentration Units = µg/Kg
Flexseal International Packaging Corp.
Rochester, New York

Depth Below Grade	SB#1 (4'-8')	SB#1 (8'-12')	SB#2 (4'-8')	SB#2 (10')	SB#3 (4'-8')	SB#4 (4'-8')	SB#5 (4'-8')	SB#6 (0'-4')	SB#6 (0'-4')	SB#6 (4'-8')	SB#9 (4'-8')	SB#9 (4'-8')	SB#10 (4'-8')	SB#12 (4'-8')	SB#15 (0'-4')	NYSDEC Recommended Soil Cleanup Objectives
Analytical Parameters																
cis-1,2-dichloroethene	ND	3	81	3	ND	ND	ND	56	ND	ND	2	2	ND	24	ND	NS
Toluene	19	11	7	4	ND	21	14	560	ND	16	56	78	2	ND	17	1500
Bromobenzene	ND	ND	ND	ND	ND	ND	ND	590	ND	ND	ND	ND	ND	ND	ND	NS
1,3,5-Trimethylbenzene	280	ND	ND	ND	ND	ND	ND	4200	170	ND	ND	ND	ND	ND	ND	2600
1,2,4-Trimethylbenzene	950	ND	ND	ND	ND	ND	ND	10000	1300	ND	ND	ND	ND	ND	ND	2400
p-Isopropyltoluene	610	ND	ND	ND	ND	ND	ND	3900	ND	ND	ND	ND	ND	ND	ND	2900
Naphthalene	41	ND	ND	ND	ND	ND	16	300	ND	ND	ND	ND	ND	ND	ND	19000
o, m + p-Xylenes	ND	7	5	7	ND	19	ND	530	ND	12	23	38	ND	ND	14	1200
Acetone	220	25	19	61	ND	38	230	ND	ND	91	58	110	13	300	13	200
Trichloroethene	14	21	4	ND	ND	5	ND	ND	ND	ND	300	390	4	ND	2	700
Tetrachloroethene	ND	ND	4	1	ND	6	ND	ND	ND	4	9	10	ND	ND	5	1400
Ethylbenzene	ND	1	ND	1	ND	3	ND	ND	ND	ND	5	ND	ND	ND	3	
Dilution Factors	1 to 10	1 to 1	1 to 1	1 to 1	1 to 5	1 to 1	1 to 5	1 to 20	1 to 50	1 to 1	1 to 1	1 to 5	1 to 1	1 to 10	1 to 1	

Notes:
1. Concentration Units = µg/Kg
2. USEPA Test Method - 8260
3. ND = Parameter Not Detected
4. NS = No standard has been established for this compound.

Table 2 - Summary of Groundwater Laboratory Sample Results.

Concentrations in µg/L

Flexseal International Packaging Corp.

Rochester, New York

Analytical Parameter	OW-101 9/25/96	OW-101 9/25/96	RIZ 4 9/27/96	RIZ 4 9/27/96	BSW #1 9/26/96	BSW #1 9/26/96	BSW #2 9/25/96	BSW #2 9/25/96	BSW #2 9/25/96	NYSDEC Groundwater Standards/Criteria
Vinyl Chloride	25	ND	6	ND	54	ND	940	970	660	2
1,1-Dichloroethene	ND	ND	5	ND	12	ND	25	23	ND	5
trans-1,2-Dichloroethene	4	ND	18	ND	28	ND	31	31	ND	5
cis-1,2-dichloroethene	470	510	550	520	2100	2700	2900	6800	4900	5
Benzene	ND	ND	ND	ND	2	ND	48	56	ND	0.7
Trichloroethene	220	230	1500	2400	1100	8300	950	1400	1100	5
Tetrachloroethene	5	ND	25	23	4	ND	ND	ND	ND	5
Toluene	1	ND	ND	ND	1	ND	2	ND	ND	5
Ethylbenzene	ND	ND	ND	ND	ND	ND	2	ND	ND	5
Acetone	12	33	8	ND	ND	ND	15	ND	ND	50
1,1-Dichloroethane	ND	ND	2	ND	ND	ND	ND	ND	ND	5
1,1,1-Trichloroethane	ND	ND	5	ND	ND	ND	ND	ND	ND	5
Dilution Factor	1 to 1	1 to 5	1 to 1	1 to 20	1 to 1	1 to 100	1 to 1	1 to 20	1 to 100	

Notes:

1. Concentration Units = µg/L
2. USEPA Test Method - 8260
3. ND = Parameter Not Detected

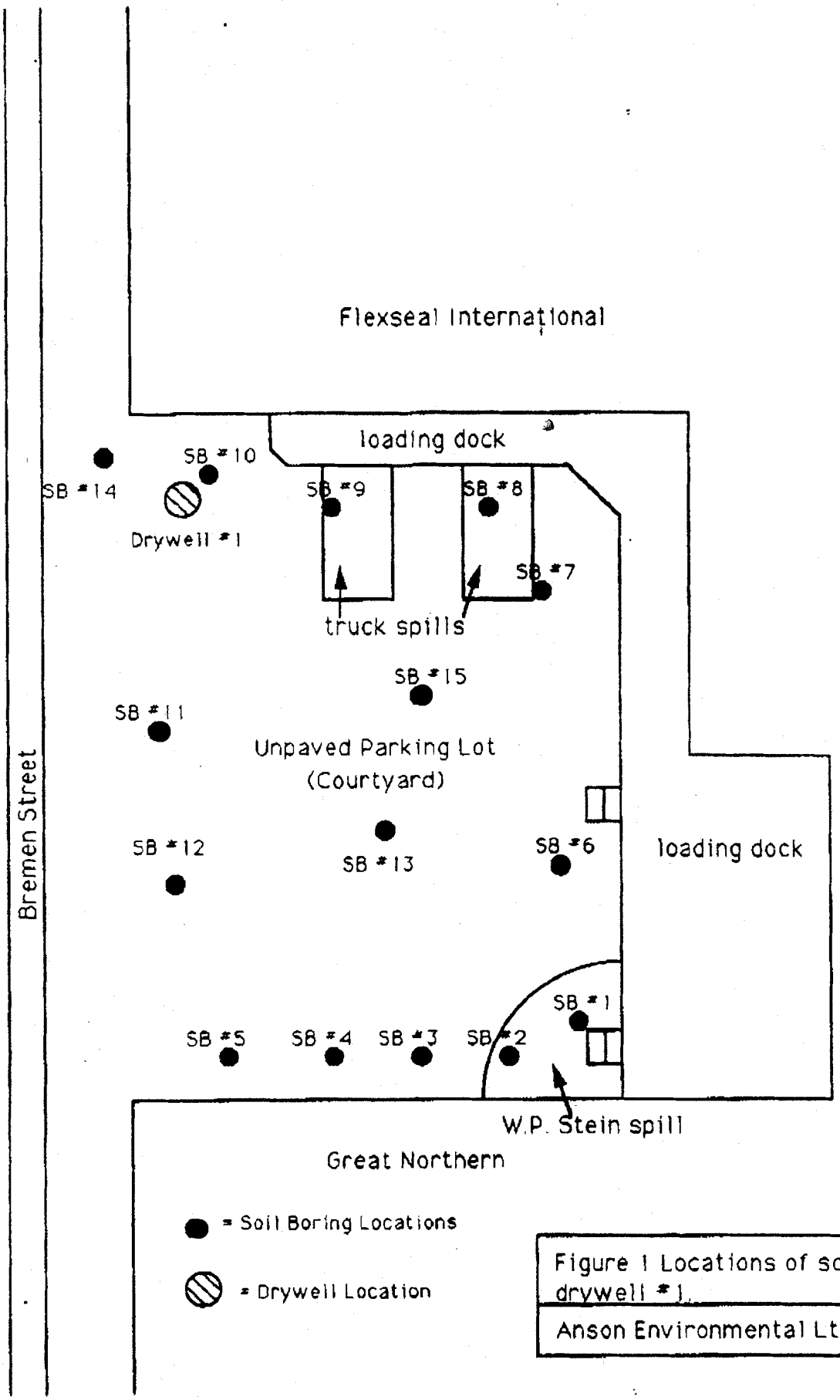


Figure 1 Locations of soil borings and drywell #1.

Anson Environmental Ltd. not to scale

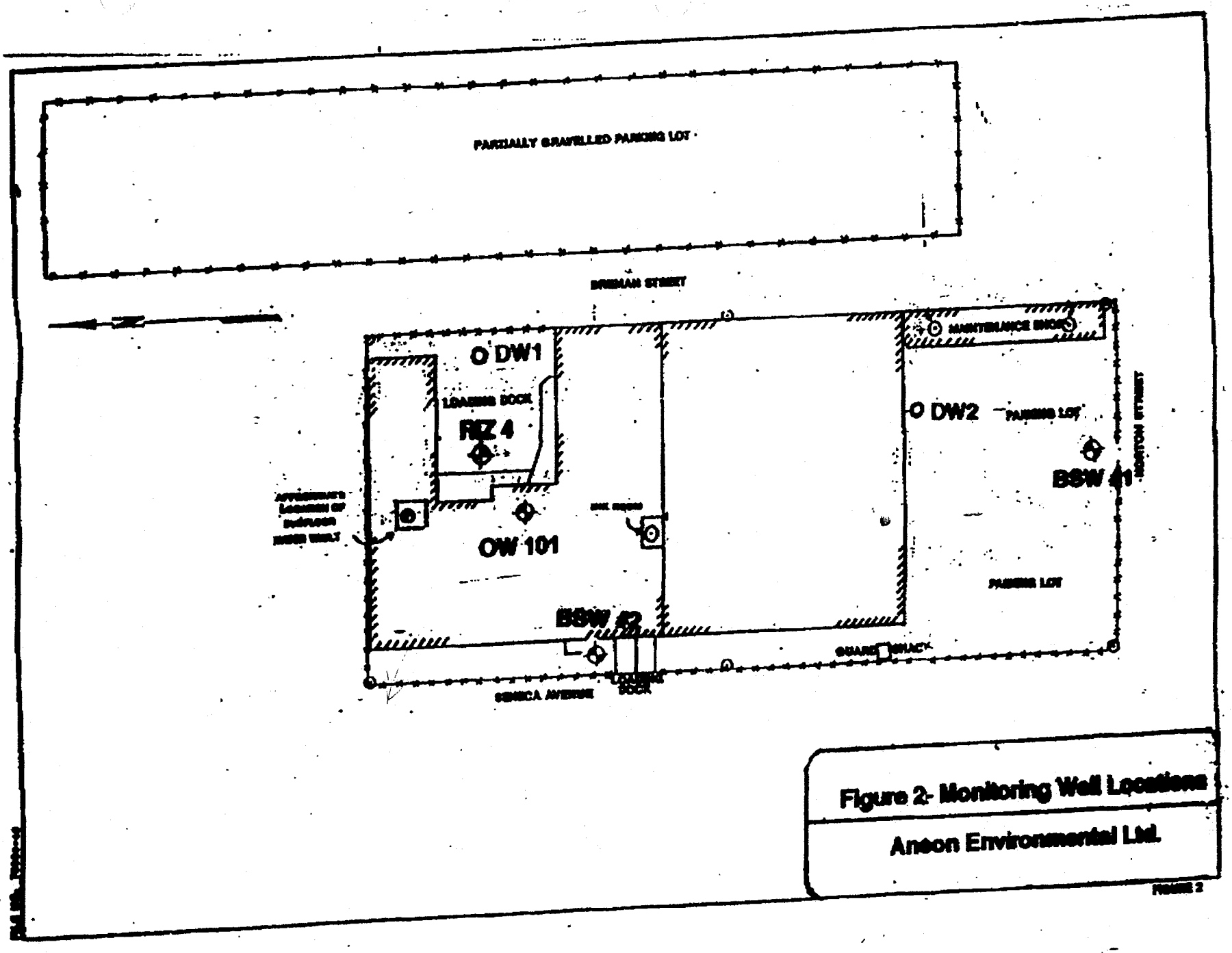


Figure 2- Monitoring Well Locations

Anson Environmental Ltd.

Drywell #1 Disposal Data

ACCREDITED LABORATORIES, INC.
VOLATILE ORGANIC ANALYSIS DATA

CASE NUMBER	9988	MATRIX	Leachate
SAMPLE NUMBER	9618715	DILUTION FACTOR	10
DATA FILE	>06961	DATE EXTRACTED	
CLIENT NAME	AEL	DATE ANALYZED	10/11/96
FIELD ID	DW-1	ANALYZED BY	DAVE

CAS #	COMPOUND	UG/L	MDL
	Dichlorodifluoromethane	U	50
	Chloromethane	U	50
	Vinyl Chloride	160	50
	Bromomethane	U	50
	Chloroethane	U	50
	Trichlorofluoromethane	U	50
	1,1-Dichloroethene	U	50
	Methylene Chloride	U	50
	trans-1,2-Dichloroethene	U	50
	1,1-Dichloroethane	U	50
	2,2-Dichloropropane	U	50
	cis-1,2-dichloroethene	1000	50
	Chloroform	U	50
	Bromochloromethane	U	50
	1,1,1-Trichloroethane	U	50
	1,1-Dichloropropene	U	50
	Carbon Tetrachloride	U	50
	1,2-Dichloroethane	U	50
	Benzene	U	50
	Trichloroethene	59	50
	1,2-Dichloropropane	U	50
	Bromodichloromethane	U	50
	Dibromomethane	U	50
	cis-1,3-dichloropropene	U	50
	Toluene	160	50
	trans-1,3-Dichloropropene	U	50
	1,1,2-Trichloroethane	U	50
	1,3-dichloropropane	U	50
	Tetrachloroethene	U	50
	Dibromochloromethane	U	50
	1,2-Dibromoethane	U	50
	Ethylbenzene	U	50
	Chlorobenzene	U	50

CAS #	COMPOUND	UG/L	MDL
	1,1,1,2-Tetrachloroethane	U	50
	m,p-Xylene	46 J	100
	Styrene	U	50
	Isopropylbenzene	U	50
	Bromoform	U	50
	1,1,2,2-Tetrachloroethane	U	50
	1,2,3-Trichloropropane	U	50
	n-Propyl benzene	U	50
	Bromobenzene	U	50
	1,3,5-Trimethylbenzene	U	50
	2-Chlorotoluene	U	50
	4-Chlorotoluene	U	50
	tert-Butylbenzene	U	50
	1,2,4-Trimethylbenzene	100	50
	sec-Butylbenzene	U	50
	p-Isopropyltoluene	U	50
	1,3-Dichlorobenzene	U	50
	1,4-Dichlorobenzene	U	50
	n-Butylbenzene	U	50
	1,2-Dichlorobenzene	U	50
	1,2-Dibromo-3-Chloropropane	U	50
	1,2,4-Trichlorobenzene	U	50
	Hexachlorobutadiene	U	50
	Naphthalene	21 J	50
	1,2,3-Trichlorobenzene	U	50
	O-Xylene	U	50
	Acetone	200	50
	Carbon disulfide	U	50
	Vinyl acetate	U	50
	2-Butanone	U	50
	4-Methyl-2-pentanone	U	50
	2-Hexanone	U	50

SURROGATE COMPOUNDS	RECOVERY	LIMITS	STATUS
1,2-Dichloroethene-d4	102 %	76-114	OK
Toluene-d8	101 %	88-110	OK
Bromofluorobenzene	112 %	86-115	OK

J - Indicates compound concentration found below MDL.
U - Indicates compound analyzed for but not detected.
D - Indicates result is based on a dilution.
B - Indicates compound found in associated blank.
E - Indicates result exceeds highest calibration standard

ACCREDITED LABORATORIES, INC.
TCLP SEMIVOLATILES ANALYSIS DATA

CASE NUMBER	9688	MATRIX	Leachate
SAMPLE NUMBER	9618715	DILUTION FACTOR	10
DATA FILE	>F8354	DATE EXTRACTED	10/15/96
CLIENT NAME	ABL	DATE ANALYZED	10/16/96
FIELD ID	DW-1	ANALYZED BY	JENNIFER

CAS No.	Compound	Result (mg/l)	MDL (mg/l)	Regulatory Level (mg/l)
110861	Pyridine	U	.10	5.0
106467	1,4-Dichlorobenzene	U	.10	7.5
95487	2-Methylphenol	U	.10	200.0
108394	3&4-Methylphenol	U	.10	200.0
67721	Hexachloroethane	U	.10	3.0
98953	Nitrobenzene	U	.10	2.0
87683	Hexachlorobutadiene	U	.10	0.5
88062	2,4,6-Trichlorophenol	U	.10	2.0
95954	2,4,5-Trichlorophenol	U	.50	400.0
121142	2,4-Dinitrotoluene	U	.10	0.13
118741	Hexachlorobenzene	U	.10	0.13
87865	Pentachlorophenol	U	.10	100.0

SURROGATE COMPOUNDS	RECOVERY	LIMITS	STATUS
2-Fluorophenol	52 %	21 - 100	OK
Phenol-d5	52 %	10 - 94	OK
Nitrobenzene-d5	58 %	35 - 114	OK
2-Fluorobiphenyl	66 %	43 - 116	OK
2,4,6-Tribromophenol	92 %	10 - 123	OK
Terphenyl-d14	70 %	33 - 141	OK

U - Indicates compound was analyzed for but not detected

U - Indicates compound was analyzed for but not detected.
E - Indicates result exceeds highest calibration standard.
D - Indicates result is based on a dilution.

*1 2-Methylphenol = o-cresol
*1 3-Methylphenol = m-cresol
*1 4-Methylphenol = p-cresol

*2 3-Methylphenol and 4-Methylphenol can not be separated by the method applied.

ACCREDITED LABORATORIES, INC.
REGULATED TCLP METALS
INORGANIC ANALYSIS DATA SHEET

Case #: 9988
Sample #: 9610715
Field ID: DW-1
Client Name: ARL

Matrix: Leachate
Date Received: 09/30/96

CAS No.	Element	Result MG/L	MDL MG/L	Dilution Factor	Regulatory Level	Method	Date Analyzed
7440-38-2	Arsenic	ND	1.00	1	5.00	P	10/10/96
7440-39-3	Barium	1.09	.050	1	100.00	P	10/11/96
7440-43-9	Cadmium	.230	.030	1	1.00	P	10/10/96
7440-47-3	Chromium	ND	.030	1	5.00	P	10/10/96
7439-92-1	Lead	.629	.300	1	5.00	P	10/10/96
7439-97-6	Mercury	ND	.001	1	.20	CV	10/11/96
7782-49-2	Selenium	ND	.500	1	1.00	P	10/10/96
7440-22-4	Silver	ND	.030	1	5.00	P	10/10/96

ND - Element analyzed for but not detected.
P - Analyzed by ICP
CV - Analyzed by Cold Vapor
F - Analyzed by GFA
A - Analyzed by flame AA

ACCREDITED LABORATORIES, INC.
GENERAL CHEMISTRY ANALYSIS DATA

Case #: 9298
Sample #: 9618715
Client Name: AEL
Field Number: DH-1

Matrix: Slurry
Date Received: 09/30/96
% Moisture: 27.1

ANALYTES	RESULTS	MDL	UNITS	DILUTION FACTOR	METHOD BLANK RESULTS	METHOD BLANK MDL	ANALYSIS DATE
Solids, Percent	72.9	0.10	%	1.			10/11/96
Flash Point	>200	80.	°F	1.			10/15/96
PH	7.86		S.U.	1.			10/15/96
Cyanide, Reactive	ND	0.27	mg/Kg	1.	ND	0.20	10/09/96
Sulfide, Reactive	ND	54.9	mg/Kg	1.	ND	40.	10/09/96

CONCEPT PLAN

for

REDEVELOPMENT OF 24 SENECA AVENUE

CITY OF ROCHESTER, MONROE COUNTY, NEW YORK

Prepared By:

Table of Contents

CONFIDENTIAL

CONCEPT PLAN FOR BROWNFIELD REDEVELOPMENT
24 SENECA AVENEUE
CITY OF ROCHESTER, N.Y.

June 2002

Re: REDEVELOPMENT OF 24 SENECA AVENUE.

A. Background:

City of Rochester had listed multiple sites targeted for redevelopment. The City wishes to create opportunities for economic development and job creation and is making funding assistance available for clean up and redevelopment to achieve these goals. The site at 24 Seneca Avenue is one of such sites in the City (Attachment 1). John Lum of Ryne, Murphy & Assoc. appraised this property (1994) to be of Zero value due to the contamination problem.

Larsen Engineers is an established environmental firm with long experience in pollution control and site cleanup. Larsen Engineers is supported by its alliance partners is willing to take management responsibility for investigative remediation of contaminated sites. Larsen would assist the Owner in preparing necessary documents and submitting applications for financial assistance (Grant and /or Loans) to the City of Rochester (Attachment 2).

It should be noted that NYEDEC negotiated a Voluntary Cleanup Program with the current Owner and Anson Environmental conducted additional drilling and testing work in 1998. Unfortunately this work was not completed and funds were not reimbursed by the Owner to cover the cost to NYSDEC as indicated by the correspondence dated May 2001. NYSDEC also notified the Owner (June 2000) that the lack of progress on fieldwork and site investigation would result in termination of the Voluntary Agreement and start of proceedings to list the site in the NYS Registry of Inactive Hazardous Waste Sites (Attachment 3).

Larsen Engineers was retained by Always Fresh Pasta and requested to send a letter to the City (January 23,2002) showing their intent to clean and redevelop the site (Attachment 4). A letter of interest to purchase this property was originally conveyed to the City in August 2001. Later on, Mr. Richard Calabrese submitted a conceptual purchase offer on March 26, 2002 to Mr. Fashun Ku (Attachment 5), Commissioner of Economic Development. Following this submission, a meeting was held with the City Economic Development Office to discuss the issues related to the transfer of property for remediation & redevelopment and obtain feedback from the City. The City advised that they are interested in supporting such a project as long as the environmental liabilities are defined and documents are provided to show economic development, job retention and creation resulting from this project. This document provides the necessary conceptual level details for the City's consideration.

B. Opportunity:

This site contains a property with approximately five (5) Acres of land, located on the northeast corner of Norton Street and Seneca Avenue. It includes approximately two (2) acres of vacant lot on the east side of the buildings and parking lots. The brick building on the site contains approximately 105,000 square feet of floor space, which is rented to multiple companies. One of the renters is Always Fresh Pasta who has made significant capital improvements to this property and is interested in ownership and partnership with a local developer. The property has an annual tax of about $16,000.00 and the estimated rental income of about $100,000 per year. The names of the companies currently occupying the building are:

1. Washing Equipment Technology – 20,000 square feet, 25-35 employees
2. Dock Enterprises- 20,000 square feet – 20 employees
3. Jayvee Tackle – 5,000 square feet, 5-6 employee
4. Kung Fu Karate – 3,000 square feet, 3-4 employees
5. Individual Renters – 3,600 square feet
6. Always Fresh Pasta – 4,000 square feet

The site still has over 35,000 square feet available and Jay Speranza – Tim Mayo has indicated interest in leasing 4,000 square feet. We believe that rental of the remaining space can create 20 additional jobs and revenues based $2.00 to $3.00 per square foot lease rates.

It is reported that the current owner has not paid the taxes and the mortgage for many years. The past due taxes are anticipated to be over $200,000.00. Continuing the existing condition is not in the best interest of the City and the neighborhood as this past due amount keeps increasing with no chance of recovery from current Owner. The past taxes need to be waived in order for the new Owner to make the investments in the building and clean existing contamination. The best option is to have a current Lessee /occupant purchases the property after foreclosure and starts the tax payments to the local governments immediately after property acquisition.

C. Assessment of Current Site Conditions:

It is reported that the cause of contamination was a spill of 55 gallon of solvents/ degreaser containing TCE in 1977 by W.P. Stein (metal stamping company). Highest readings were noted under the loading dock area (Riz-4) and the area under the building (OW-101) adjacent to the loading dock. The testing conducted by several companies over the years indicates natural attenuation and degradation of TCE contaminants.

Larsen Engineers has reviewed the Phase 2 Environmental Studies and visited this site several times to assess the contamination problem and evaluate practical means for cleanup during summer of 1997 and fall of 1998. Recently we reviewed some data, which was obtained under the Volunteer Cleanup Program (VCP – April 1997). We made a request to NYSDEC to review all past records to get a complete overview of site conditions. Review of the NYSDEC files was completed and copies of some documents were obtained to get an update of the investigations and findings of analytical test results.

The data in 1997 indicated that the problem was limited to the site and not extended to any adjoining property. The water yield in the monitoring wells was very low and ground water was located at approximately a 10-foot depth under the building and 6 feet under the loading dock area. The ground water flow is toward Westerly direction.

The comparison of the data over time (Attachment 6) shows that the amount of spill material was finite and is slowly reducing over time with no active enhancement to increase biodegradation rates. For example, the values (ppb) of TCE under the loading dock (spill area) were as follows:

Year	1989	1993	1996	1998	Standard
OW101	36,900	------	90.5	69.3	5 ppb
Riz-4	------	10,000	3,073.8	1,310	5 ppb

Note - considering the current level of the contaminants it is evident that the fear of clean up costs of over 1 Million Dollars is overly exaggerated.

D. Remediation Approach:

The contamination at this site is limited to a localized area and under six (6) to ten (10) feet of soil. The risk-based approach is prudent as it tries to remove the contaminant source and seals the remaining contaminants from taking any pathway to cause any health hazard to humans.

We plan to undertake a source removal & remediation approach and achieve site remediation within short time. Removal and "on site" treatment of contaminated ground water and soils will be the main part of the remediation strategy, to minimize the cost of cleanup. The vacant lot area adjacent to the building could be used for this purpose. We

Bremen Street

will also compare the "ex- situ" remediation cost with local landfill disposal charges and select the lower cost option.

Any residual contamination will be enhanced by "in-situ" bioremediation (Attachment 7). It is essential that a meeting be held with City and NYSDEC to present the cleanup objectives based on the risk based assessment. The requirements by regulatory agencies will govern the overall cost of the remediation. Pump and treatment of groundwater collected from the monitoring wells will also be evaluated to enhance the rate of reduction of TCE.

We have the team available to undertake this project on a turnkey basis and remediate the existing TCE contamination problem. The estimated conceptual budget cost (2002 Dollars) is projected to be less than $200,000.00. It should be noted that almost four (4) years have passed since the last testing in 1998. Another set of samples will be evaluated before finalizing the work plan for site clean up.

Larsen is committed to work with the Owner and the City of Rochester to implement an economical solution, and restore this property back to a clean site with proper approvals from NYSDEC and availability of environmental insurance policy for any future environmental liability.

E. Site Redevelopment Steps:

The first step in the process is to obtain title to the property in accordance with City's process for handling such delinquent properties. In the past, the City has not taken the steps to condemn and take ownership and risk of the cleanup liability for such properties. A new process is needed to allow qualified developers to take ownership of the property after the City's condemnation process in lieu of past taxes.

We propose an alternative that the City request proposals from the interested developers for development of the specific property.

The criteria for acceptance should include:

1. First preference to current leaseholders of the property since they are paying rent to current owner and have more vested interests in such projects.
2. Higher score should be given to the proposal which identifies the remediation of the property in accordance with a work plan approved by NYSDEC.
3. Demonstration of financial capabilities to undertake the necessary cleanup activity and any past investments in the property to show serious intent to develop in future
4. The developers should be required to indicate economic development potential, new job creation and projected tax revenues for the City.

Upon receipt of the responses after the RFP process, the City can short list and negotiate with the top rated proposal the terms and schedule of clean up. Once a letter of intent to purchase the site is executed, the City could complete the process of condemnation with the stipulation that property ownership will transfer to the selected developer at a predetermined cost. The cost of the property should be discounted to take into account the remediation costs and the additional improvements made to the building and parking lots to enable full occupancy of the available space.

BAP
COURT ORDER

VCA

F. Financial Incentives to Assist in Project Development:

BCRLF
- LOAN
- VCA

Since the lending institution do not lend against such properties, it would help expedite the project if the City made available matching grants 50% to conduct field investigation and remediation activity on the site. The source of these funds would be the Brownfield Revolving Loan Fund established for such purposes (Attachment 2).

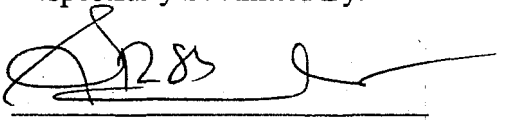
The Developer would ask for grant and /or loan funds to study and clean the site from the City on a reimbursement basis. This application would include firm schedule to complete the work and projected payment schedules.

G. Action Steps:

This concept plan is prepared to provide an overview and define the roles and responsibilities of each party to achieve the goal of Brownfield Redevelopment. Always Fresh Pasta, a current Leaseholder of the property (24 Seneca Avenue) is interested in starting the project immediately after approval by the City.

A follow up meeting with the City would be beneficial to discuss this plan and provide any additional information.

Respectfully Submitted By:

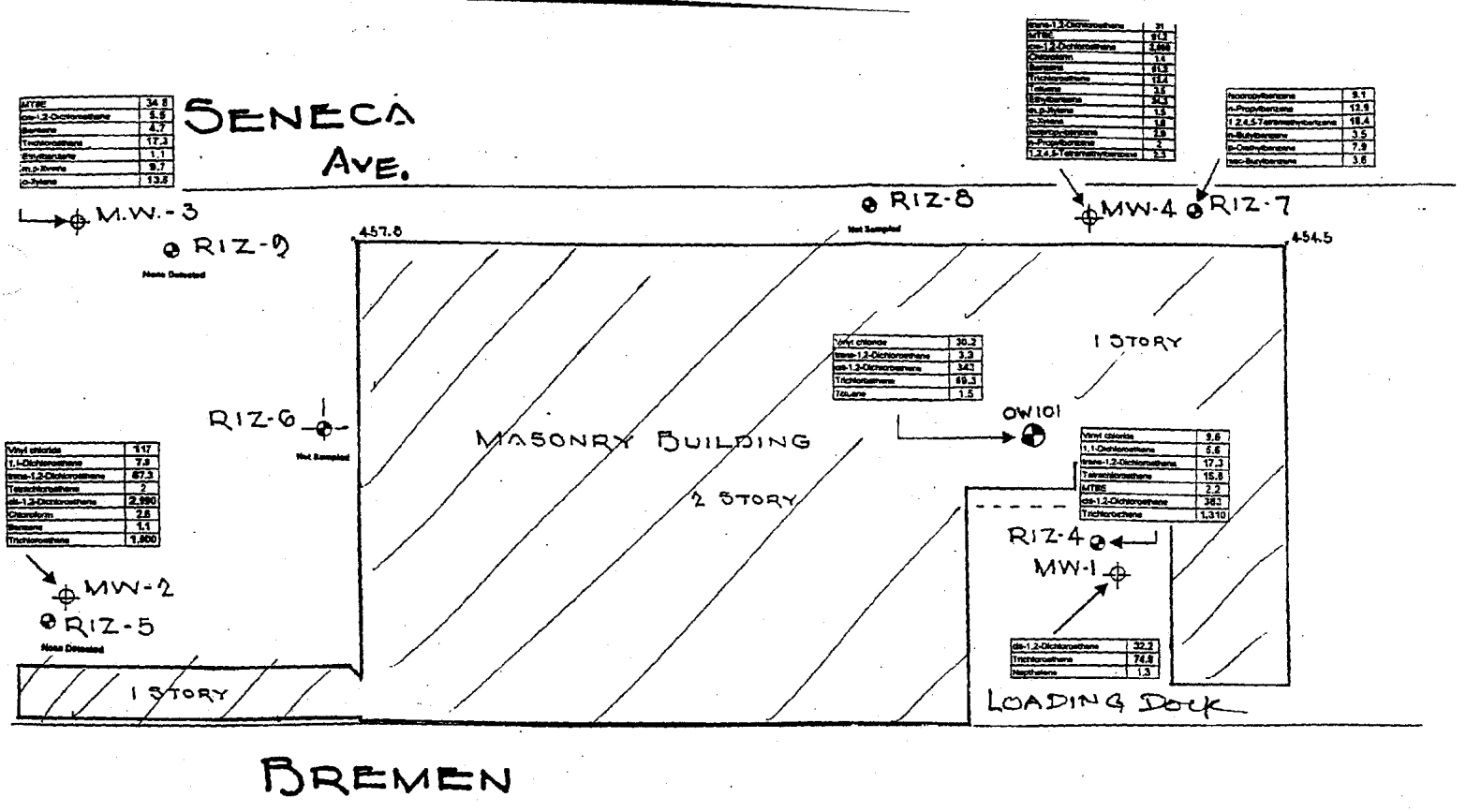


S. Ram Shrivastava, P.E.

List of Attachments:

1. Site Plan
2. Potential Funding sources – City / EPA
3. Letter from NYSDEC - June 2000 to Gerald S. Kraemer
4. Letter from Larsen Engineers - January 23, 2002 to the City
5. Letter from Richard Calabrese - March 26, 2002
6. Test Summary from past Investigations
7. Example article on TCE bioremediation

ATTACHMENT



PARKING LOT
2 Acres±

SITE PLAN

City of Rochester

Economic Development
Department

City Hall, Room 005A
30 Church Street

Rochester, N Y 14614-1290

(716) 428-6808
FAX (716) 428-6042
TDD/Voice 232-3260

Pre-Development Grant Program
(Revised 11-7-01)

THE WORLD'S IMAGE CENTRE

PRE-DEVELOPMENT GRANT PROGRAM

I. Purpose

The program's objective is to attract developers and firms to underutilized land or buildings that will lead to economic development in the city. This is accomplished by providing grants or matching grants to be used for environmental investigations, audits, architectural, engineering or market studies within designated areas.

Priority will be given to those projects which provide the greatest economic benefit consistent with the City's economic development goals.

II. Eligibility Requirements

a) Location and Property Use

Development sites must be located in industrial or commercial zones in the city of Rochester. The proposed development plan for the site must be a use that is property tax producing. Properties or uses that are in violation of Federal, State, County or City codes, ordinances or laws, are ineligible for the grant program. The property owner is required to provide written consent for the investigation.

b) Applicant

The applicant may be a corporation, partnership or sole proprietorship who either owns or has submitted a legally executed purchase offer for the property.

c) Eligible Activities

Following are acceptable uses of program funds:

- Environmental audits including Phase I and Phase II investigations and associated legal costs excluding environmental clean-up costs.
- Subsoil and geotechnical investigations
- Architectural studies
- Engineering studies
- Market feasibility studies

EPA Distributes $21.5 million in Brownfields Grants

WASHINGTON, DC, May 6, 2002 (ENS) - The governments in 17 states will receive a total of $21.5 million in grants from the U.S. Environmental Protection Agency to restore Brownfields sites. At a ceremony at an Oakland County, Michigan Brownfield site Friday, Whitman said, "This money will go to help communities turn neighborhood eyesores into community assets, much like what is going on here at this site.

Brownfields are abandoned, idled, or under used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

One million dollars of this year's funding is going to the state of Kansas for the cleanup of numerous small Brownfields scattered across the state. Kansas, unlike many heavily industrialized states, has an abundance of undeveloped land that is attractive to developers who have moved in, built a factory and moved out, leaving a mess.

Municipalities throughout the state are making investments in the redevelopment of their historical central cores. The contamination left behind is often discovered late in a property transaction, which delays or stops such projects.

Access to low interest loans for municipalities and other qualified applicants to conduct cleanups could increase participation in the state Voluntary Cleanup and Property Redevelopment Program. Kansas will offer these loans in hopes that successful cleanups conducted with the use of the loans will encourage private lending institutions to reevaluate their policies and provide financial assistance for environmental cleanups.

"Brownfields restoration is a win-win for everyone," Whitman said, "from the children who have new places to play when a Brownfield is turned into a ball field, to the parents who have new jobs when a Brownfield becomes the site of a new office building or a retail store."

The grants are awarded under EPA's Brownfields Revolving Loan Fund program to capitalize state and local programs that in turn provide no interest or low interest loans to businesses to carry out cleanup activities at Brownfields properties. Federal capitalization of these loan programs provides necessary resources that enable state and local governments to produce or leverage billions of dollars in other public and private sector funding to revitalize economically depressed communities.

To date, EPA has awarded 143 Brownfields Revolving Loan Fund grants to 39 states and the District of Columbia totaling almost $91 million. For every dollar of federal money spent on Brownfields cleanup activities, cities and states produce or leverage $2.48 in private investment. The EPA Brownfields program has leveraged over $4 billion in public and private investments.

The EPA Brownfields website offers information about success stories, conferences, partnerships and regional initiatives. http://www.epa.gov/brownfields/topics.htm

LARSEN ENGINEERS

COPY

ENGINEERS
PLANNERS
SCIENTISTS
SURVEYORS

January 23, 2002

Dana Brunett, Manager of Industrial Development
City of Rochester - Department of Economic Development
Room 005A
30 Church Street
Rochester, New York 14614

Re: **24 Seneca Avenue Redevelopment Proposal**

Dear Mr. Brunett:

We have been instructed by Mr. Jimmy Salamone to write you and request a meeting to discuss the above property.

Larsen Engineers had been retained by Mr. Salamone to assist him in the potential purchase of the property, part of which he currently rents. Our role is to present potential remediation alternatives, costs estimates and implement site clean up tasks.

This site is located in the City of Rochester at 24 Seneca Avenue. Past correspondence from DEC has identified this voluntary clean up site as No. V00151-8 under Agreement No. B8-0497-97-03. We are currently reviewing past documents, which include Phase 1 or 2 studies, monitoring wells, analytical testing results, relevant correspondence, cost estimates and site maps.

Mr. Salamone intends to remediate this site and convert it into a clean site with tax revenues for the community while improving the neighborhood. He is prepared to invest in the cleanup and rehabilitation of this property as soon as he receives the title with no past tax or related liens or liabilities.

We would appreciate it if you would meet with us to discuss this proposal and identify how the City may be able to assist Mr. Salamone.

If you have any questions, or if you require additional information regarding this matter, please call. Thank you in advance for your cooperation and assistance in this matter.

Very truly yours,

S. Ram Shrivastava, P.E.
President / CEO

c: Jimmy Salamone

ATTA

LAW OFFICES OF

ELLIOTT, STERN & CALABRESE, LLP

ONE EAST MAIN STREET
ROCHESTER, NEW YORK 14614

TELEPHONE (585) 232-4724
FAX (585) 232-6674

March 26, 2002

Mr. R. Fashun Ku
Commissioner of Economic Development Department
City of Rochester
City Hall
30 Church Street, Room 005A
Rochester, New York 14614

RE: Purchase of Property at 24 Seneca Avenue

Dear Fashun:

Please be advised that I represent Always Fresh Pasta and Alice Salamone, who are tenants at property at 24 Seneca Avenue, Rochester, New York. The present owner of the property is in bankruptcy and has not paid any City or County taxes. The property presently is contaminated and has environmental issues. My client has a conceptual proposal for the redevelopment of 24 Seneca Avenue and this letter is written to you to outline his plan and objectives in hope that he can work with the City to accomplish this and put the property back on the tax rolls.

A. Objective- Purchase the property at 24 Seneca Avenue via foreclosure auction and redevelop it after cleaning the existing contamination and transform the site back to a tax-generating site.

B. Potential Owner – Always Fresh Pasta and additional partners. This company intends to purchase the property and with the necessary funding for the environmental cleanup.

C. Time Schedule – My client is ready to move forward after the City accepts this offer. It is anticipated that the cleanup investigations will begin in the summer of 2002 and remediation completed by December of 2003.

D. Conceptual offer-

1. The City should allow us to conduct some field-tests and make the final formal offer after confirming that the site conditions and subsurface level of contaminants is within our anticipated range.

ATTACHMENT 3

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 8
6274 East Avon-Lima Road, Avon, New York 14414-9519
Phone: (716) 226-2466 • **FAX:** (716) 226-8696
Website: www.dec.state.ny.us

John P. Cahill
Commissioner

Certified Mail
Return Receipt Requested

June 26, 2000

Mr. Gerald S. Kramer
24 Seneca Avenue, Inc.
24 Seneca Avenue
Rochester, New York 14621

Dear Mr. Kramer:

RE: Voluntary Investigation/Cleanup
24 Seneca Avenue a.k.a Flexseal
Voluntary Agreement #B8-0497-97-03

As you are aware, 24 Seneca Avenue Inc. signed a voluntary agreement for investigation and cleanup of the referenced site. The Department received a letter stating the supplemental investigation would be completed in April 2000. Subsequent conversations with you and Mr. Dean Anson of Anson Environmental indicated the work was not completed but you were still interested in proceeding with the voluntary investigation. Furthermore, you stated that due to cash flow problems it would not be possible for you to proceed with the investigation until later this year.

Because of your repeated statements of limited cash flow, the Department has accepted a phased approach to investigation and remediation of this site at a pace that suited your cash flow. Based upon the site data to date, the Department believes there is a significant source of contamination on-site and a cleanup will be required. Furthermore, it does not seem apparent that you will be able to complete the investigation nor cleanup the site in a timely manner. If the remaining fieldwork for the voluntary investigation cannot be initiated within 30 days, the Department will terminate the voluntary agreement and proceed with listing the site in the Registry of Inactive Hazardous Waste sites.

If you have any questions, please contact me at (716)226-5360.

Sincerely,

Todd M. Caffoe, P.E.
Environmental Engineer 2
Division of Environmental Remediation

cc: M.J. Peachey
A. English
G. Bailey

14 June 1989 H&A REPORT

TABLE II

LABORATORY ANALYTICAL RESULTS SUMMARY
24 SENECA AVENUE
ROCHESTER, NEW YORK

Sample Number	Soil Sample Depth	1,2-DCE	TCE	PERC	CHLOR
B101 S2	9.0 ft.	0.035	0.0114	ND	ND
B101 S4	12.0 ft.	0.941	2.09	0.0298	0.0173
B102 S1	1.0-1.5 ft.	0.0079	0.342	ND	ND
B102 S3	7.5-8.0 ft.	ND	0.0188	ND	ND
OW101	Groundwater	30.6	36.9	ND	ND
NYSDEC CRITERIA FOR GROUNDWATER		0.05 (GUIDANCE VALUE)	0.01 (STANDARD)	NA	NA
USEPA HEALTH BASED CRITERIA FOR SOIL		12.0	64.0	140.0	110.0

Notes:

1. All concentrations reported in parts per million (ppm).

2. Abbreviation are as follows:

   1,2-DCE - 1,2-dichloroethene
   TCE - trichloroethene
   PERC - tetrachloroethene
   CHLOR - chloroform

3. ND - Not Detected

4. NA - Not Available

5. See References at end of report text for NYSDEC and USEPA criteria sources.

JAN. 1993

RIZZO DATA **DRAFT**

TABLE 3
POSITIVE LABORATORY ANALYSES RESULTS FOR GROUNDWATER
January 1993

Rizzo Sample I.D. Lab Sample I.D. Well Number	SCR-RIZ1-GW-101 L9300890-05 RIZ-1	SCR-RIZ2-GW-102 L9300890-06 RIZ-2	SCR-RIZ3-GW-103 L9300890-07 RIZ-3	SCR-RIZ4-GW-104 L9300890-08 RIZ-4	SCR-RIZ0-GW-1D L9300890-12 RIZ-4 (Dup)	SCR-RIZ5-GW-105 L9300890-09 RIZ-5	SCR-RIZ7-GW-107 L9300890-10 RIZ-7	SCR-RIZ0-GW-2D L9300890-13 RIZ-7 (Dup)	SCR-RIZ9-GW-109 L9300890-11 RIZ-9	Comparison Standard/ Guideline
Total Petroleum Hydrocarbons (mg/l)	1.8	ND	1.3	ND	0.9	2.1	6.1	NA	1.7	15[1]
Volatile Organic Compounds (µg/l)										
Benzene	1.0	ND	ND	ND	ND	7.5	ND	NA	2.6	0.7[2]
Cis-1,2-dichloroethene	ND	ND	ND	ND	2,500	ND	ND	NA	ND	70[3]
Ethylbenzene	ND	ND	ND	ND	ND	1.2	ND	NA	ND	700[3]
Toluene	1.9	ND	1.7	ND	ND	11	ND	NA	3.5	1,000[3]
Trichloroethene	ND	ND	ND	10,000	9,700	ND	ND	NA	ND	5[3]
Xylenes	1.2	ND	ND	ND	ND	6.6	ND	NA	3.5	10,000[3]
13 Priority Pollutant Dissolved Metals (mg/l)										
Nickel	NA	NA	NA	NA	NA	NA	ND	ND	.039	0.1[3]
Selenium	NA	NA	NA	NA	NA	NA	ND	ND	.005	.01[2]

NA Not analyzed
ND None detected above the method detection limit
1 NYSDEC maximum allowable concentration for the discharge of oil & grease to groundwater
2 NYSDEC water quality standard
3 EPA maximum contaminant level

ATTACHMENT #6

ATTACHMENT # 6

The analytical laboratory results were compared to the NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (NYSDEC Division of Water, October 1993). The NYSDEC defines Class GA groundwater as a groundwater resource with a best usage as a source of potable water. The compounds detected which exceeded the NYSDEC Class GA standards, the well where the exceedence was found, the concentration of the detected compounds that exceeded the NYSDEC Class GA standards, and the NYSDEC Class GA standard are presented below

GZA

8/96

Compound	NYSDEC Class GA Standard (ppb)	Concentration (ppb)	Monitoring Well
Trichloroethene	5.0	3,073.8	RIZ-4 ←
Trichloroethene	5.0	20.6	RIZ-8
Trichloroethene	5.0	90.5	OW-101 ←
Tetrachloroethene	5.0	9.4	RIZ-8
Vinyl Chloride	2.0	15.9	OW-101

6.00 SUMMARY AND CONCLUSIONS

Groundwater sampling was conducted at the Flexseal International Packaging Corporation facility at 24 Seneca Avenue in Rochester, New York to evaluate current groundwater conditions at the Site. The groundwater sampling activities included conducting an existing well condition survey, air monitoring, depth to groundwater measurements, LNAPL and DNAPL check at each well, groundwater sampling, and laboratory analysis by Paradigm Environmental Services, Inc.

Based on the data collected as part of this groundwater sampling event, it is apparent that the following VOCs are present in the groundwater at the Site: Trichloroethene (TCE), Tetrachloroethene, 1,1,1-Trichloroethane, and Vinyl Chloride. The concentrations of these compounds, with the exception of 1,1,1-Trichloroethane, exceed New York State Department of Environmental Conservation Class GA Ambient Water Quality Standards and Guidance Values in some wells.

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - EPA SW 846 8260B

08/10/98

Project
24 Seneca Avenue
24 Seneca Avenue
Rochester, NY
Manager: Jeff Bohlen

Custody Document H3243
Received: 07/30/98 5:05 PM
Sampled by: Jeff Bohlen
Job Number:

Sample 7
Custody: H3243 Type: Grab
Collected: 07/28/98 12:15 PM Matrix: Liquid
Location: Riz-4 ←
Remarks:

Analysis Information
Analyzed: 08/05/98
Remarks: See Case Narrative

Analyte	Concentration	Units	Dilution	MDL	Units
Dichlorodifluoromethane	<0.88	ppb	1	0.88	ppb
Chlorodifluoromethane	<0.46	ppb	1	0.46	ppb
Chloromethane	<0.60	ppb	1	0.60	ppb
Vinyl chloride	9.6	ppb	1	0.45	ppb
Bromomethane	<0.66	ppb	1	0.66	ppb
Chloroethane	<0.62	ppb	1	0.62	ppb
Trichlorofluoromethane	<0.45	ppb	1	0.45	ppb
1,1,2-Trichlorotrifluoroethane	<0.43	ppb	1	0.43	ppb
1,1-Dichloroethene	5.6	ppb	1	0.48	ppb
Acetone	<1.79	ppb	1	1.79	ppb
Carbon disulfide	<0.27	ppb	1	0.27	ppb
Methylene chloride	<0.30	ppb	1	0.30	ppb
trans-1,2-Dichloroethene	17.3	ppb	1	0.28	ppb
Methyl t-butyl ether	2.2	ppb	1	0.23	ppb
1,1-Dichloroethane	<0.18	ppb	1	0.18	ppb
2,2-Dichloropropane	<0.41	ppb	1	0.41	ppb
cis-1,2-Dichloroethene	363	ppb	25	8.5	ppb
2-Butanone	<2.06	ppb	1	2.06	ppb
Bromochloromethane	<0.30	ppb	1	0.30	ppb
Chloroform	<0.26	ppb	1	0.26	ppb
1,1,1-Trichloroethane	<0.31	ppb	1	0.31	ppb
Carbon tetrachloride	<0.35	ppb	1	0.35	ppb
1,1-Dichloropropene	<0.83	ppb	1	0.83	ppb
Benzene	<0.43	ppb	1	0.43	ppb
1,2-Dichloroethane	<0.19	ppb	1	0.19	ppb
Trichloroethene	1310	ppb ←	25	6.8	ppb
1,2-Dichloropropane	<0.27	ppb	1	0.27	ppb

ppb=ug/L, ug/Kg; ppm=mg/L, mg/Kg; ND=Not Detected; B=in blank; NA=Not Analyzed; MDL=Method Detection Limit; nd=Not Determined; E=Quantitated Above Calibration; IDL=Instrument Detection Limit. Soil sample based on dry weight basis; Air MDLs based on 1 L of sample. ELAP Cert #10969.

Member The Tyree Organization

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - EPA SW 846 8260B

08/10/98

Project
24 Seneca Avenue
24 Seneca Avenue
Rochester, NY
Manager: Jeff Bohlen

Custody Document H3243
Received: 07/30/98 5:05 PM
Sampled by: Jeff Bohlen
Job Number:

Sample 11
Custody: H3243 Type: Grab
Collected: 07/28/98 12:50 PM Matrix: Liquid
Location: OW-101
Remarks:

Analysis Information
Analyzed: 08/05/98
Remarks: See Case Narrative

Analyte	Concentration	Units	Dilution	MDL	Units	
Dichlorodifluoromethane	<0.88	ppb	1	0.88	ppb	
Chlorodifluoromethane	<0.46	ppb	1	0.46	ppb	
Chloromethane	<0.60	ppb	1	0.60	ppb	
Vinyl chloride	30.2	ppb	1	0.45	ppb	
Bromomethane	<0.66	ppb	1	0.66	ppb	
Chloroethane	<0.62	ppb	1	0.62	ppb	
Trichlorofluoromethane	<0.45	ppb	1	0.45	ppb	
1,1,2-Trichlorotrifluoroethane	<0.43	ppb	1	0.43	ppb	
1,1-Dichloroethene	<0.48	ppb	1	0.48	ppb	
Acetone	<1.79	ppb	1	1.79	ppb	
Carbon disulfide	<0.27	ppb	1	0.27	ppb	
Methylene chloride	<0.30	ppb	1	0.30	ppb	
trans-1,2-Dichloroethene	3.3	ppb	1	0.28	ppb	
Methyl t-butyl ether	<0.23	ppb	1	0.23	ppb	
1,1-Dichloroethane	<0.18	ppb	1	0.18	ppb	
2,2-Dichloropropane	<0.41	ppb	1	0.41	ppb	
cis-1,2-Dichloroethene	343	ppb	10	3.4	ppb	
2-Butanone	<2.06	ppb	1	2.06	ppb	
Bromochloromethane	<0.30	ppb	1	0.30	ppb	
Chloroform	<0.26	ppb	1	0.26	ppb	
1,1,1-Trichloroethane	<0.31	ppb	1	0.31	ppb	
Carbon tetrachloride	<0.35	ppb	1	0.35	ppb	
1,1-Dichloropropene	<0.83	ppb	1	0.83	ppb	
Benzene	<0.43	ppb	1	0.43	ppb	
1,2-Dichloroethane	<0.19	ppb	1	0.19	ppb	
Trichloroethene	69.3	ppb	1	0.27	ppb	B
1,2-Dichloropropane	<0.27	ppb	1	0.27	ppb	

ppb=ug/L, ug/Kg; ppm=mg/L, mg/Kg; ND=Not Detected; B=in blank; NA=Not Analyzed; MDL=Method Detection Limit; nd=Not Determined; E=Quantitated Above Calibration; IDL=Instrument Detection Limit. Soil sample based on dry weight basis; Air MDLs based on 1 L of sample. ELAP Cert #10969.

ATTACHMENT #6

in capital will be required for new distribution systems including pumping stations for each 1,000 acre feet per year of reclaimed water. Assuming a facility life of 20 years and a 9 percent interest rate, the amortized cost of the distribution system is about $300 per acre foot, excluding operation and maintenance.

"Evolution of Tertiary Treatment Requirements in California." By Takashi Asano and George Tchobanoglous, Department of Civil Engineering, University of California, at Davis; and David Richard and Ronald W. Crites, Nolte and Associates, Sacramento, California. *Water Environment & Technology*, February 1992.

TCE Bioremediation

Cleanup techniques used to remove volatile organic contaminants from groundwater are usually confined to air stripping and carbon adsorption. The procedures, however, do not eliminate the contamination from the environment. They simply transfer it to another media, such as air and land. An alternative approach is bioremediation, by which contaminants biodegrade in either a surface bioreactor or in the contaminant plume. Pollution of other media in the environment is thus prevented. This alternative approach has worked with trichloroethylene (TCE). TCE has a maximum contaminant level designated by the Safe Drinking Water Act as 5 μg/L. For groundwaters contaminated with TCE in concentrations higher than the maximum contaminant level, bioremediation—*in situ* or in a reaction vessel—is feasible. *In situ* bioremediation involves the controlled management of microbial processes. The systems use aerobic processes and introduce oxygen, nutrients, and sometimes specific microorganisms to the groundwater strata. To do this, *in situ* treatment requires a permeable subsurface to allow rapid oxygen and nutrient transport and contaminant degrading microorganisms. There are two approaches: pumping the contaminated groundwater to the surface and passing it through a surface treatment unit, amending it with nutrients and oxygen and reinjecting it into the subsurface through an injection well upstream from the groundwater strata; or directly stimulating microbiological activity in the aquifer using direct injection. TCE was detected in groundwater beneath a California manufacturing facility that used TCE in its production process. The *in situ* bioremediation of the contaminated groundwater was performed using the latter approach. This article describes that procedure. It was necessary to understand the hydrology of the site and flow of groundwater and quality. An investigation of the site in question showed three major hydrostratigraphic units: the upper aquifer, a clay zone, and a lower aquifer. Local domestic wells tap the shallow permeable unit of the upper aquifer. Large capacity wells, such as that used by the plant, also draw water mostly from the upper aquifer, but from the deep, more permeable zone. The groundwater flows horizontally beneath the site under an average gradient of 8×10^{-4} ft per ft. In addition, there is a significant downward flow in the shallow silty sand to the thick gravelly sand unit under a gradient range from 1 to 4×10^{-4} ft per ft. Both the shallow and deep units of the upper aquifer contain excessive concentrations of TCE. The sand layers within the clay zone also have small quantities of TCE. Although the source has been removed, the TCE contamination in the upper aquifer has become widely dispersed. A two-phase pilot program was undertaken to test the feasibility of *in situ* TCE biodegradation. The pilot program was conducted near a plant production well having a withdrawal rate of 200 gpm. A tapline was installed downstream of a carbon unit to convey water to an aeration column and a nutrient and bacteria feed system. From that point, the water was conveyed into the lower permeable layer of the upper aquifer through the injection well. In Phase 1, TCE-free water containing a sodium chloride tracer was injected. In Phase 2, the injected substances consisted of oxygen, nutrients, and a bacterial strain—*Pseudomonas cepacia*. The bacterium is known to degrade TCE. The purpose of the tracer was to determine groundwater velocity and the effect of dilution on TCE concentrations. The issue of dilution is a key point in verifying the validity of the *in situ* biotreatment. TCE values were plotted against conductivity to establish correlation between TCE and salt concentration. An increase in conductivity would parallel the ingress of the injection water. If dilution is occurring, an increase in TCE levels could be expected to correspond with an increase in conductivity. In the test, no evidence of dilution was seen in the test wells. In contrast, an overall reduction of 95 percent in TCE values was achieved in the subsequent biological test. Adding oxygen to the feed maintained high levels of oxygen during the test period, ensuring the treatment under aerobic conditions. After 24 hours of feed, TCE concentrations in the downgradient well had dropped from 2500 to 466 μg/L. Sixteen hours later, the concentration fell below 200. The data indicate a substantial decrease in TCE resulting from the pilot treatment. The effect of treatment continued after terminating the feed. This phenomenon is consistent with the plate-count data which showed that the bacterial strain did not reach monitoring wells until the day before feed termination. Pilot sca
biodegradation in cont
water was thus successf
The pilot test proved
removed from groun
degradation. The rap
are encouraging since
under the right condit
nant plume can be sig
within a short time fi

"TCE Bioremediati
Mahaffey, Michael I
Kinsella, respectively,
technology developm
biologist, and vice p
tions, Ecova Corpo
Washington; and Ge
plied Geoscience,
Washington. *Water
Technology*, Februar

Controlling *Noca*

Nocardia, the mos
tous organism in act
has been associated
foaming. The effec
conditions on *Noca*
been investigated ex
authors (Jenkins) an
that increasing temp
68 °F increased the p
mean cell residence
that a further tempe

LEGAL DESCRIPTION OF
#24 SENECA AVENUE
T.A. # 091.630-01-011

All that tract or parcel of land situate in the City of Rochester, County of Monroe, State of New York, more particularly known and described as Lots 3 through 26 of the Erion & Gilbert Company, Inc. Subdivision, dated March 1917 and filed in the Monroe County Clerk's Office in Liber 40 of Maps, Page 8.

Said Lots front 415.82 feet on the east side of Seneca Avenue, 159.29 feet on the north side of Norton Street, 553. 83 feet on the west side of Bremen Street and 238.98 feet along the northerly line of said parcel, containing 2.79 acres, more or less.

Subject to covenants, easements or restrictions of record, if any.

Being part of the same premises conveyed to 24 Seneca Avenue, LC by a deed filed January 1, 1990 in Liber 7837, Page 239.

August 30, 2005
G:\DIV\MAPS\DESC\REGULAR\N-Z\SENECA24.wpd

L 1095 P 91

4-21-20

This Indenture, made the 17th day of April ~~in the year one thousand nine~~ nineteen hundred and Twenty

BETWEEN Mary A. Lezge, of East Syracuse, New York,

party of the first part, and Joseph Alaimo, residing at No 26 Salem Place, Rochester, New York, and Elsie Alaimo, residing at the same place,

parties of the second part;

Witnesseth, that the said party of the first part, ~~for and~~ in consideration of ~~the sum of~~ One Dollar $1.00

lawful money of the United States, paid by the ~~said~~ parties of the second part,

do hereby grant and release unto the ~~said~~ parties of the ~~second part~~ their heirs and assigns forever ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York known and distinguished as Lot 17, Section I, Jones Tract, as made by Silas Cornell for James L. Graham, said Lot No. 17 is fifty (50) feet front on the North side of Ambrose Street and runs back the same width as the front One hundred twenty four (124) feet to an alley.

Being the same premises conveyed to the party of the first part by deed recorded in Monroe County Clerk's Office in Liber 1045 of Deeds at page 424. This conveyance is made and accepted subject to a mortgage held by the New York Baptist Union for Ministerial Education in the sum of Thirty Five Hundred ($3500.00) Dollars, which mortgage the parties of the second part assume and agree to pay as part of the purchase price hereof.

Together with the appurtenances, and all the estate and rights of the ~~said~~ party of the first part, in and to said premises; TO HAVE AND TO HOLD the ~~above granted~~ premises unto the ~~said~~ parties of the second part, their heirs and assigns forever,

And the said Mary A. Lezge do covenant ~~with the said part of the second part~~ as follows:

~~First.—That the part of the first part seized of the said premises in fee simple, and has good right to convey the same.~~

First ~~Second~~.—That the parties of the second part shall quietly enjoy the said premises.

~~Third.—That the said premises are free from incumbrances.~~

~~Fourth.—That the part of the first part will execute or procure any further necessary assurance of the title to said premises.~~

Second ~~Fifth~~.—That the said Mary A. Lezge will forever warrant the title to said premises.

IN WITNESS WHEREOF, the ~~said~~ party of the first part has hereunto set her hand and ~~seal~~ the day and year first above written.

In ~~the~~ Presence of

Mary A. Lezge [L.S.]

~~[L.S.]~~

~~[L.S.]~~

~~[L.S.]~~

U. S. I. R. STAMP $5.00

STATE OF NEW YORK
COUNTY ~~OF MONROE~~ Onondaga
Village of East Syracuse } ss.

On this 14th day of April ~~in the year one thousand nine~~ nineteen hundred and Twenty before me the subscriber personally appeared Mary A. Lezge to me personally known, to be the same person described in and who executed the within foregoing instrument, and She ~~severally~~ acknowledged to me that She executed the same.

Orey R. Evans
Notary Public

State of New York, County of Onondaga SS:
I, Arthur G. Mead, Clerk of the County of Onondaga and of the Supreme and County Courts thereof, the same being Courts of Record, do hereby certify that Orey R. Evans whose name is subscribed to the Certificate of the proof or acknowledgment of the annexed instrument and thereon written, was at the time of taking such proof or acknowledgment, a Notary Public in and for the County of Onondaga, dwelling in the said County, commissioned and sworn, and duly authorized to take the same. And further, that I am well acquainted with the handwriting of such Notary, and verily believe that the signature to the said certificate of proof or acknowledgment is genuine. In Testimony Whereof I have hereunto set my hand and affixed the seal of the said Courts and County, the 14 day of April 1920. Arthur G. Mead, Clerk

Seal

A true copy of the original recorded on the 15th day of April 1920 at 4:46 o'clock P. M., and examined,

James L. Hotchkiss Clerk.

USER 5153 PAGE 324
FORM 584X N. Y. DEED, WARRANTY

This Indenture,

RECORDED

Made the 27th *day of* December

'76 DEC 27 PM 2:58

Nineteen Hundred and Seventy-six

MONROE COUNTY CLERKS OFFICE

Between SARGENT & GREENLEAF, INC.

a corporation organized under the laws of the State of New York, having its office at 1 Security Dr., Nicholasville, Kentucky

party of the first part, and

ROBERTS WESLEYAN COLLEGE, an educational institution, chartered by the Board of Regents of the State of New York, 2301 Westside Drive, North Chili, 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 grant and release unto the party of the second part, its successors *and assigns forever,*

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, formerly Town of Irondequoit, County of Monroe and State of New York, being part of the Bannockburn Tract and commencing at a point where the center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect, and thence running east along the center of Norton Street to the east line of the Bannockburn Tract; thence north along said east line so far as a line parallel with the south line continued to the center of Seneca Avenue, and thence south along said center line to the place of beginning, shall contain 6 acres and no more.

Except north 2 acres heretofore relinquished and returned to Andres and Keeler leaving 4 acres which are hereby intended to be conveyed, being 26 lots, Numbers 1 to 26 both inclusive as shown on a map of the Erion and Gilbert Co. Inc. Subdivision of part of the Bannockburn Tract made by J. C. Ryan Co. Inc., Surveyors, filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8 and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

Being the same premises conveyed to Sargent & Greenleaf, Inc. by deeds recorded in Monroe County Clerk's Office in Liber 1095 of Deeds, page 91 and Liber 3513 of Deeds, page 8.

Excepting therefrom strips of land conveyed to the City of Rochester for street purposes by deeds recorded in Monroe County Clerk's Office in Liber 1480 of Deeds, page 473 (part of Joseph Avenue, Now Seneca Avenue) and Liber 1623 of Deeds, page 179 (part of Bremen Street).

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York known and described as Lots Nos. 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306. Said

Lots Nos. 290 through 306 are situate on the east side of Bremen Street, as shown on a map filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5.

Being the same premises conveyed to Sargent & Greenleaf, Inc. by deeds recorded in Monroe County Clerk's Office in Liber 2253 of Deeds, page 375; Liber 2371 of Deeds, page 25; and Liber 2116 of Deeds, page 86.

This conveyance does not constitute all or substantially all of the assets of the corporation and the Board of Directors of Sargent & Greenleaf, Inc. has duly authorized the giving of this gift.

TAX Acct #'s 40883
40883
40880
48881
37683 - 37699 inclusive

Mailing Address:
Roberts Wesleyan College
2301 Westside Dr.
Rochester, N.Y 14624

LIBER 5153 PAGE 226

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 part y of the second part, its successors and assigns forever.

And the party of the first part covenants as follows:
First. That the part y of the second part shall quietly enjoy the said premises;
Second. That the party of the first part will forever Warrant the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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 this 27th day of December Nineteen Hundred and Seventy-six.

SARGENT & GREENLEAF, INC.

By _____
TREASURER

SARGENT & GREENLEAF INC. New York SEAL

State of New York
County of Monroe } ss.: On this 27 day of December Nineteen Hundred and Seventy-six before me personally came Gerald M. Kirsch

to me personally known, who, being by me duly sworn, did depose and say that he resides in 325 Well Lane, Nicholasville, Kentucky that he is the TREASURER of SARGENT & GREENLEAF, INC. 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.

_____
MICHAEL J. MILLER, Notary Public
State of New York, Monroe County
My Commission Expires March 30, 19 78

State of New York
Monroe County, ss.
Recorded on the 27th day of December 1976 at 2:58 o'clock P M in liber 5153 of Deeds at page 226 and examined.

_____
MONROE COUNTY CLERK

098811
RECEIVED
$ 2
REAL ESTATE
DEC 27 1976
TRANSFER TAX
MONROE
COUNTY

129

Corporation Warranty Deed—with lien covenant 8991 David F. Williamson Co., Inc., Publishers Ellicott Sq. Bldg., Buffalo, N.Y. 14203 Holiday Inn, Rochester, N.Y.

A $22.10

LIBER 5181 PAGE 158

This Indenture,

Made the 22nd day of February in the year One Thousand Nine Hundred and Seventy-Seven

Between ROBERTS WESLEYAN COLLEGE, an educational institution chartered by the Board of Regents of the State of New York and located at 2301 Westside Drive, North Chili.

~~a corporation organized under the laws of the State of New York, and having its place of business in~~

~~the~~ ~~the~~ ,County

of Monroe ,and State of New York, party of the first part, and

~~MERLE~~ MARLE ENTERPRISES, INC., a domestic of the second part,

Witnesseth, corporation with offices at 24 Seneca Ave., Rochester, NY That the said party of the first part, in consideration of the sum of

One and more

($1.00 etc.), lawful money of the United States, paid by the said party of the second part, doth hereby grant and release unto the said party of the second part, its successors and assigns forever, all

SEE ATTACHED SCHEDULE FOR REAL PROPERTY DESCRIPTION

1094

Tax Account Nos. 37683 to 37699 inclusive
40882 to 40883

Mailing Address: 24 Seneca Avenue
Rochester, New York

Together with all the right, title, and interest of the parties of the first part in and to all streets, alleys, highways, waterways, and public places in front of or adjoining the said premises and all easements and rights of way, public and private, now or hereafter used or existing in connection with said premises; specifically including all the right, title, and interest of the parties of the first part in and to Norton Street, Seneca Avenue, Bremen Street and Nester Street.

011627

RECEIVED
$ 22.10
REAL ESTATE
MAR 1 1977
TRANSFER TAX
MONROE
COUNTY

77 MAR 1 PM 3:30

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, formerly Town of Irondequoit, County of Monroe and State of New York, being part of the Bannockburn Tract and commencing at a point where the center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect, and thence running east along the center line of ~~Bremen~~ Norton Street to the east line of the Bannockburn Tract; thence north along the said east line so far as a line parallel with the south line continued to the center line of Seneca Avenue and thence south along the said center line to the place of beginning; which said property shall contain six acres and no more.

Except north two acres heretofore relinquished and returned to Andrews and Keeler leaving four acres which are intended to be conveyed, being 26 lots, Numbers 1 to 26 both inclusive as shown on a map of teh Erion and Gilbert Co. Inc. Subdivision of part of the Bannockburn Tract made by J.C.Ryan Co. Inc., Surveyors, filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8 and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

Being the same premises conveyed to Sargent & Greenleaf, Inc. by Deeds recorded in Monroe County Clerk's Office in Liber 1095 of Deeds, page 91 and Liber 3513 of Deeds, page 8.

Excepting therefrom strips of land conveyed to the City of Rochester for street purposes by deeds recorded in Monroe County Clerk's office in Liber 1480 of Deeds, page 473 (part of Joseph Avenue, now Seneca Avenue) and Liber 1623 of Deeds, page 179 (part of Bremen Street).

ALSO ALL THAT OTHER TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe, State of New York, known and described as Lots Nos. 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306, and Lots Nos. 1 and 2 of the Raleigh Subdivision, a re-subdivision of a part of Town Lot 36, formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5. Said Lots Nos. 290 through 306 are situate on the east side of Bremen Street; Lot No. 1 is situate at the northeast corner of Bremen Street and Norton Street; and Lot 2 is situate on the north side of Norton Street; all as shown and being of the dimensions shown on said map.

Excepting therefrom premises conveyed by Sargent & Greenleaf, Inc. to Weingartner Collision Service, Inc. by Deeds recorded in the Monroe County Clerk's Office, December 3, 1976 in Liber 5142 of Deeds at Page 268.

Subject to all restrictions, conveyances, and easements of record in the Monroe County Clerk's Office affecting said premises.

Being the same premises conveyed to Sargent & Greenleaf, Inc. by Deeds recorded in Monroe County Clerk's Office in Liber 2253 of Deeds, page 375; Liber 2371 of Deeds, page 25; Liber 2116 of Deeds, page 186; and Liber 3793 of Deeds, page 304, excepting premises at Liber 5142 of Deeds at Page 268.

Being the same premises conveyed by Sargent & Greenleaf, Inc. to Roberts Wesleyan College by Deed recorded in the Monroe County Clerk's office December 27,1977 in Liber 5153 of Deeds, page 224.

TOGETHER with the appurtenances; and all the estate and rights of the said party of the first part in and to said premises.

TO HAVE AND TO HOLD the above granted premises unto the said part y of the second part, its successors and assigns forever.

AND the said party of the first part doth covenant with the said part y of the second part as follows:

THAT the part y of the second part shall quietly enjoy the said premises.

THAT the grantor , in compliance with Section 13 of the Lien Law, will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THAT the said party of the first part will forever warrant the title to said premises.

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 this 22nd day of February Nineteen Hundred and Seventy-Seven

ROBERTS WESLEYAN COLLEGE

By Wm K. Sittig
PRESIDENT OF BOARD OF TRUSTEES

STATE OF NEW YORK
COUNTY OF MONROE } ss. On this 22nd day of February Nineteen Hundred and Seventy-Seven

before me personally came

WILLIAM K. SITTIG

to me personally known, who, being by me duly sworn, did depose and say that he resides in 62 Ramblewood Drive, Town of Chili, New York that he is the president of the Board of Trustees 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.

George W. Cooke
GEORGE W. COOKE
NOTARY PUBLIC, State of N. Y., Monroe County
My Commission Expires March 30, 1977

R. Box 123 1/2

DCD
Corporation Warranty—with lien covenant

ROBERTS WESLEYAN COLLEGE
To
MERLE ENTERPRISES INC.

DATED Feb. 22, 1977

State of New York
Monroe County, ss.
Recorded on the 1st day of March 1977 at 3:30 o'clock P.M. in liber 5181 of Deeds at page 158 and examined.
[illegible]
MONROE COUNTY CLERK

14

LIBER 5182 PAGE 21

THIS INDENTURE, made the 1st day of March, nineteen hundred and seventy-seven,

BETWEEN MARLE ENTERPRISES, INC., a domestic corporation with its office at 608 Times Square Building, Rochester, New York 14614,

party of the first part, and MARVIN F. ATLAS, residing at 1779 Highland Avenue, Rochester, New York, LEONARD HARRIS, residing at 529 Barry Road, Rochester, New York, Felice J. Harris, as trustee, 529 Barry Road, Rochester, New York,

To each, as tenants in common, as their interest may appear,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of no dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Rochester, formerly Town of Irondequoit, County of Monroe and State of New York being part of the Bannockburn Tract and commencing at a point where the center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect and thence running east along the center line of North Street to the east line of the Bannockburn Tract; thence north along the said east line so far as a line parallel with the south line continued to the center line of Seneca Avenue and thence south along the said center line to the place of beginning, shall contain 6 acres and no more.

Except north two acres heretofore relinquished and returned to Andres and Keeler leaving four acres which are intended to be conveyed, being 26 lots, Numbers 1 to 26 both inclusive as shown on a map of the Erion and Gilbert Co., Inc. Subdivision of part of the Bannockburn Tract made by J.C. Ryan Co., Inc. Surveyors, filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8 and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

Being the same premises conveyed to Sargent & Greenleaf, Inc. by Deeds recorded in Monroe County Clerk's Office in Liber 1095 of Deeds, page 91 and Liber 3513 of Deeds, page 8.

Excepting therefrom strips of land conveyed to the City of Rochester for street purposes by deeds recorded in the Monroe County Clerk's Office in Liber 1480 of Deeds, page 473 (part of Joseph Avenue, now Seneca Avenue) and Liber 1623 of Deeds, page 179 (Part of Bremen Street). (description continued, page 2.)

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; 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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

MARLE ENTERPRISES, INC.

By: _____
Marvin F. Atlas
President

There is no consideration being paid for this transfer

LIBER 5182 PAGE 22

DESCRIPTION (continued): MARLE ENTERPRISES, INC.

ALSO ALL THAT OTHER TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe, State of New York, known and described as Lots Nos. 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 302, 303, 304, 305 and 306 and Lots Nos. 1 and 2 of the Raleigh Subdivision a re-subdivision of a part of Town Lot 36 formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5. Said Lots Nos. 290 through 306 are situate on the east side of Bremen Street, Lot No. 1 situate at the northeast corner of Bremen Street and Norton Street and Lot 2 is situate on the north side of Norton Street; all as shown and being of the dimensions shown on said map.

Excepting therefrom premises conveyed by Sargent & Greenleaf, Inc. to Weingartner Collision Service, Inc. by deed recorded in the Monroe County Clerk's Office, December 3, 1976 in Liber 5142 of Deeds, page 268.

Subject to all restrictions, conveyances and easements of record in the Monroe County Clerk's Office affecting said premises.

Subject to a Mortgage, held by Marine Midland Bank of Rochester, New York, in the amount of One Hundred Fifty Thousand Dollars, ($150,000.00), made and executed by MARLE ENTERPRISES, INC. of even date herewith.

Being the same premises conveyed to the Grantor herein of even herewith.

TAX ACCOUNT NOS. 37683 through 37699
40881 through 40883

MAILING ADDRESS: 24 Seneca Avenue, Rochester NY.

011689
RECEIVED
$ -0-
REAL ESTATE
MAR 2 1977
TRANSFER TAX
MONROE
COUNTY

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

LIBER 5182 PAGE 23

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF Monroe ss:

On the 1st day of March 1977, before me personally came MARVIN F. ATLAS to me known, who, being by me duly sworn, did depose and say that he resides at No. 1779 Highland Avenue, Rochester, New York; that he is the Presidnet of MARLE ENTERPRISES, INC., the corporation described in and which executed the foregoing 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 h is name thereto by like order.

[signature]

SAMUEL ATLAS
NOTARY PUBLIC, State of N.Y., Monroe County
My Commission Expires March 30, 1977

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ; that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Warranty Deed

WITH FULL COVENANTS

TITLE NO.

MARLE ENTERPRISES, INC.

TO

MARVIN F. ATLAS, LEONARD HARRIS

to each as Tenants in Common as there interest may appear

123 1/2

SECTION

BLOCK

LOT

COUNTY OR TOWN

RECORD AND RETURN BY MAIL TO:

Box 123 1/2

Zip No.

137

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

State of New York
Monroe County, ss.
Recorded on the 2nd day
of March 1977
2:02 o'clock P M. in liber
5182 of Deeds
at page 21 and examined.
[signature]
MONROE COUNTY CLERK

T GBS

Standard N.Y.B.T.U. Form 8003 Warranty Deed With Full Covenants—Ind. or Corp. DATE ECOR JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PL. AT BROADWAY, N. Y. C. 10004

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

DLS

LIBER 5277 PAGE 131

THIS INDENTURE, made the 1st day of August, nineteen hundred and seventy-seven.

BETWEEN MARVIN F. ATLAS, residing at 1779 Highland Avenue, Rochester, New York, LEONARD HARRIS, residing at 529 Barry Road, Rochester, New York, and FELICE J. HARRIS, as Trustee, residing at 529 Barry Road, Rochester, New York, as tenants in common, as their interest may appear,

party of the first part, and MARVIN F. ATLAS, residing at 1779 Highland Avenue, Rochester, New York, LEONARD HARRIS, residing at 529 Barry Road, Rochester, New York, and MARTHA CLIFFORD as Trustee residing at 201 Ravine Road, Plainfield, New Jersey 07062,

To each, as tenants in common, as their interest may appear,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ~~one~~ no dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Rochester, formerly Town of Irondequoit, County of Monroe and State of New York, being part of the Bannockburn Tract, and commencing at a point where the center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect and thence running east along the center line of North Street to the east line of the Bannockburn Tract; thence north along the said east line so far as a line parallel with the south line continued to the center line of Seneca Avenue and thence south along the said center line to the place of beginning, shall contain 6 acres and no more.

Except north two acres heretofore relinquished and returned to Andres and Keeler leaving four acres which are intended to be conveyed, being 26 lots, Numbers 1 to 26 both inclusive as shown on a map of the Erion and Gilbert Co., Inc. Subdivision of part of the Bannockburn Tract made by J. C. Ryan Co., Inc. Surveyors, filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8 and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

Being the same premises conveyed to Sargent & Greenleaf, Inc. by Deeds recorded in Monroe County Clerk's Office in Liber 1095 of Deeds, page 91 and Liber 3513 of Deeds, page 8.

Excepting therefrom strips of land conveyed to the City of Rochester for street purposes by deeds recorded in the Monroe County Clerk's Office in Liber 1480 of Deeds, page 473 (part of Joseph Avenue, now Seneca Avenue) and Liber 1623 of Deeds, page 179 (part of Bremen-cont'

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; 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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Marvin F. Atlas

Leonard Harris

Felice J. Harris

Street).

ALSO, ALL THAT OTHER TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe, State of New York, known and described as Lots No.s 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 and Lots Nos. 1 and 2 of the Raleigh Subdivision a re-subdivision of a part of Town Lot 36, formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5. Said Lots Nos. 290 through 306 are situate on the east side of Bremen Street, Lot No. 1 situate at the northeast corner of Bremen Street and Norton Street and Lot 2 is situate on the north side of Norton Street; all as shown and being of the dimensions shown on said map.

Excepting therefrom premises conveyed by Sargent & Greenleaf, Inc. to Weingartner Collision Service, Inc. by deed recorded in the Monroe County Clerk's Office, December 3, 1976, in Liber 5142 of Deeds, page 268.

Subject to all restrictions, conveyeances and easements of record in the Monroe County Clerk's Office affecting said premises.

Subject to a Mortgage, held by Marine Midland Bank of Rochester, New York, made and executed by MARLE ENTERPRISES, INC.

Being the same premises conveyed to the Grantors herein by Warranty Deed dated March 1st, 1977, and recorded in Monroe County Clerk's Office on March 2nd 1977, in Liber 5182 of Deeds, pg. 21

TAX ACCOUNT NOS. 37683 through 37699
40881 through 40883

MAILING ADDRESS: 24 Seneca Avenue, Rochester, New York 14621

Form 569X N. Y. DEED—WARRANTY with Lien Covenant

TUTTLE LANX REGISTERED U. S. PAT. OFFICE

This Indenture

LIBER 5428 PAGE 155

Made the 5th *day of* May

Nineteen Hundred and Seventy-Eight

Between

MARTHA CLIFFORD, As Trustee,
residing at 201 Ravine Road, Plainfield, New Jersey 07062

party of the first part, and

GEORGE BEALE
residing at Westfield, New York 14787 (P. O. Box 185)

party of the second part,

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

- - - - - ONE AND NO/100 - - - - - - - - - - - - - - *Dollar ($ 1.00 -) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do es hereby grant and release unto the party of the second part, his distributees and assigns forever,*

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Rochester, formerly Town of Irondequoit, County of Monroe and State of New York, being part of the Bannockburn Tract, and commencing at a point where the center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect, and thence running east along the center line of North Street to the east line of the Bannockburn Tract; thence north along the said east line so far as a line parallel with the south line continued to the center line of Seneca Avenue, and thence south along the said center line to the place of beginning; shall contain 6 acres and no more.

Except north two acres heretofore relinquished and returned to Andres and Keeler leaving four acres which are intended to be conveyed, being 26 lots, Numbers 1 to 26, both inclusive, as shown on a map of the Erion and Gilbert Co., Inc. Subdivision of part of the Bannockburn Tract made by J. C. Ryan Co., Inc., Surveyors, filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8, and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

Being the same premises conveyed to Sargent & Greenleaf, Inc. by deeds recorded in Monroe County Clerk's Office in Liber 1095 of Deeds, page 91, and Liber 3513 of Deeds, page 8.

Excepting therefrom strips of land conveyed to the City of Rochester for street purposes by deeds recorded in the Monroe County Clerk's Office in Liber 1480 of Deeds, page 473 (part of Joseph Avenue, now Seneca Avenue) and Liber 1623 of Deeds, page 179 (part of Bremen Street).

ALSO, ALL THAT OTHER TRACT OR PARCEL OF LAND, situate in the City of Rochester, County of Monroe, State of New York, known and described as Lots Nos. 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 and Lots Nos. 1 and 2 of the Raleigh Subdivision, a re-subdivision of a part of Town Lot 36, formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5. Said Lots Nos. 290 through 306 are situate on the east side of Bremen Street, Lot No. 1 situate at the northeast corner of Bremen Street and Norton Street, and Lot 2 is situate on

the north side of Norton Street; all as shown and being of the dimensions shown on said map.

Excepting therefrom premises conveyed by Sargent & Greenleaf, Inc. to Weingartner Collision Service, Inc. by deed recorded in the Monroe County Clerk's Office, December 3, 1976, in Liber 5142 of Deeds, page 268.

Subject to all restrictions, conveyances and easements of record in the Monroe County Clerk's Office affecting said premises.

Subject to a mortgage, held by Marine Midland Bank of Rochester, New York, made and executed by Marle Enterprises, Inc.

Intending hereby to convey all the right, title and interest of party of the first part, as tenant in common, in premises conveyed by deed dated August 2, 1977, recorded in Monroe County Clerk's Office in Liber 5277 of Deeds, page 131.
(Consideration for the within conveyance is less than $100.00.)

Tax Account Nos. 37683 through 37699
40881 through 40883

Mailing Address: 24 Seneca Avenue, Rochester, New York 14621

016571
RECEIVED
$ 0
REAL ESTATE
MAY 1 0 1978
TRANSFER TAX
MONROE
COUNTY

LIBER 5428 PAGE 157

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, his distributees and assigns forever.

And said party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Martha Clifford
As Trustee

NEW JERSEY
State of ~~New York~~
County of Union } ss.

On this 5th day of May Nineteen Hundred and Seventy-Eight

before me, the subscriber, personally appeared

MARTHA CLIFFORD, As Trustee,

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same.

Corinne E. Doughty
Notary Public

CORINNE E. DOUGHTY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 18, 1980

RECORDED
'78 MAY 10 PM 3:49
MONROE COUNTY
CLERKS OFFICE

State of New York
Monroe County, ss.
Recorded on the 10th day
of May 1978 at
3:49 o'clock P. M. in liber
5428 of Deeds
at page 157 and examined.

6

FORM 5831½ N. Y. DEED—WARRANTY with Lien Covenant

LIBER 6146 PAGE 274

This Indenture,

Made the 3rd day of March Nineteen Hundred and Eighty-Two

Between MARVIN F. ATLAS residing at [illegible] Lavaca St., N.W., Albuquerque, N.M.
LEONARD HARRIS residing at 55 N. Country Club Dr., Rochester, N.Y.
GEORGE BEALE residing at 29 Seneca Ave, Rochester, N.Y.
parties of the first part, and

HARBE REALTY HOLDING CORP.
a New York corporation with offices at 29 Seneca Ave, Rochester, N.Y.
party of the second part,

Witnesseth that the parties of the first part, in consideration of
- - - - - - - - ONE - - - - - - - - - - - - - - - - - - Dollar ($ 1.00 - -)
lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, its successors and assigns forever, all

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND with the buildings and improvements thereon erected, situate, lying and being in the City of Rochester, County of Monroe, State of New York, and more particularly described as follows, to wit:

All that tract or parcel of land situate in the City of Rochester, formerly Town of Irondequoit, County of Monroe and State of New York, being part of the Bannockburn Tract and commencing at a point where the center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect, and thence running east along the center of Norton Street to the east line of the Bannockburn Tract; thence north along said east line so far as a line parallel with the south line continued to the center of Seneca Avenue; and thence south along said center line to the place of beginning; shall contain 6 acres and no more.

Except north 2 acres heretofore relinquished and returned to Andrews and Keeler, leaving 4 acres which are hereby intended to be conveyed, being 26 lots, Numbers 1 to 26, both inclusive, as shown on a map of the Erion and Gilbert Co., Inc. Subdivision of part of the Bannockburn Tract, made by J. C. Ryan Co., Inc., Surveyors, filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8, and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

ALSO, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, known and described as Lots Nos. 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 of the Raleigh Subdivision, a re-subdivision of a part of Town Lot 36, formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5. Said Lots 290 through 306 are situate on the east side of Bremen Street.

Subject to all covenants, easements and restrictions of record, if any, affecting said premises.

Being and hereby intending to convey the same premises conveyed to parties of the first part by deed dated March 1, 1978 and recorded March 2, 1977 in the Monroe County Clerk's Office in Liber 5182 of Deeds, page 21, and by deed dated May 5, 1978 and recorded May 10, 1978 in the Monroe County Clerk's Office in Liber 5428 of Deeds, page 155.

The consideration for this transfer is less than $100.-

Tax Account No. 622107 - 622123, 622201 & 622202
Code No. 37683 - 37699, 40882 & 40883
Tax Mailing Address:
204 Bremen St.
Rochester NY
14545

RECEIVED
$ [illegible]
REAL ESTATE
MAY 25 1982
[illegible] TAX
COUNTY

Together with the appurtenances and all the estate and rights of the parties 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.

LIBER 6146 PAGE 275

And said parties of the first part covenant as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said parties of the first part will forever **Warrant** the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hands and seal the day and year first above written.

In Presence of

Marvin F. Atlas

Leonard Harris

George Beale

State of ~~New York~~ New Mexico
County of Bernalillo } ss. On this 19th day of March Nineteen Hundred and Eighty-Two before me, the subscriber, personally appeared

MARVIN F. ATLAS

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he duly acknowledged to me that he executed the same.

Katherine Thompson
Notary Public

OFFICIAL SEAL
KATHERINE THOMPSON
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires: 1-29-84

STATE OF NEW YORK, COUNTY OF

On the 5th day of April 1982, before me personally came LEONARD HARRIS

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

J. KEVIN MAHONEY
Notary Public in the State of New York
MONROE
... 84

STATE OF NEW YORK, COUNTY OF MONROE

On the 3rd day of March 1982, before me personally came GEORGE BEALE

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Notary Public, State of New York
... 83

Deed

WARRANTY WITH LIEN COVENANT

MARVIN F. ATLAS,
LEONARD HARRIS, and
GEORGE BEALE

TO

HARBE REALTY HOLDING CORP.

Dated, 19

New York State
Monroe County SS
A true copy of the original
recorded May 25, 1982
at 4:12 o'clock P.M. and
entered 6146 Deeds
Page 274

Rev. 2/77
FORM 684X N. Y. DEED—WARRANT with Lien Covenant (From Corporation)

RECEIVED
$.........0
REAL ESTATE
MAY 26 1982
TRANSFER TAX
MONROE
COUNTY

This Indenture,

14547

Made the 1st day of May
Nineteen Hundred and Eighty Two

Between HARBE REALTY HOLDING CORP.
a corporation with offices at 24 Seneca Ave Roch. N.Y.

a corporation organized under the laws of
the State of New York

party of the first part, and

MARVIN F. ATLAS
residing at 4905 Laurene Ct. N.W., Albuquerque, N.M.
LEONARD HARRIS
residing at 55 N. Country Club Dr., Rochester, N.Y.
GEORGE BEALE
residing at 24 Seneca Ave, Rochester, N.Y.

parties of the second part,

Witnesseth that the party of the first part, in consideration of
ONE AND NO/100-- Dollar ($1.00)
lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their distributees and assigns forever, all

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND with the buildings and improvements thereon erected, situate, lying and being in the City of Rochester, County of Monroe, State of New York, and more particularly described as follows, to wit:

All that tract or parcel of land situate in the City of Rochester, formerly Town of Irondequoit, County of Monroe and State of New York, being part of the Bannockburn Tract and commencing at a point where the center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect, and thence running east along the center of Norton Street to the east line of the Bannockburn Tract; thence north along said east line so far as a line parallel with the south line continued to the center of Seneca Avenue; and thence south along said center line to the place of beginning; shall contain 6 acres and no more.

Except north 2 acres heretofore relinquished and returned to Andrews and Keeler, leaving 4 acres which are hereby intended to be conveyed, being 26 lots, Numbers 1 to 26, both inclusive, as shown on a map of the Erion and Gilbert Co., Inc. Subdivision of part of the Bannockburn Tract, made by J. C. Ryan Co., Inc., Surveyors, filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8, and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

ALSO, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, known and described as Lots Nos. 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 of the Raleigh Subdivision, a re-subdivision of a part of Town Lot 36, formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5. Said Lots 290 through 306 are situate on the east side of Bremen Street.

Subject to all covenants, easements and restrictions of record, if any, affecting said premises.

Being and hereby intending to convey the same premises conveyed to party of the first part by parties of the second part by deed dated March 3, 1982 and recorded in the Monroe County Clerk's Office on ~~even date herewith.~~ May 26, 1982.

The consideration for this transfer is less than $100.

TAX Acct # 37683-37699, 110552 & 40263

Mailing Address: 24 Seneca Ave Roch. N.Y.

16229

LIBER 6146 PAGE 340

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 parties of the second part, their distributees and assigns forever.

And the party of the first part covenants as follows:
First, That the parties of the second part shall quietly enjoy the said premises;
Second, That the party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Presence of

CORP SEAL HARBE REALTY HOLDING CORP.

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 this day of Nineteen Hundred and

HARBE REALTY HOLDING CORP.

By

State of New York } ss.
County of Monroe }

On this 25th day of May Nineteen Hundred and Eighty-Two before me personally came

to me personally known, who, being by me duly sworn, did depose and say that he resides in 955 Hovell Country Club Drive Rochester New York that he is the President of HARBE REALTY HOLDING CORP. 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 name thereto by like order.

J. KEVIN MAHONEY
Notary Public, State of New York
[illegible]
Commission Expires March 30, 1984

State of New York
Monroe County, ss.
Recorded on the 26th day
of May 1982 at
9:16 o'clock A.M. in liber
6146 of Deeds
at page 339 and examined

MONROE COUNTY CLERK

CLERK'S OFFICE
1982 MAY 26 AM 9 16
RECORDED

M
1150

P 1688—Warranty Deed: Full Covenants, Corp. or Ind. — Stat. Form AA with Lien Covenant. 1 Side Recording. JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

TR. NO. 85266129300
BOOK 6778 PAGE 270
REEL FR
NO. PAGES 1
09/23/85 12:03:00
AT MONROE COUNTY CLERK

THIS INDENTURE, made the 12th day of September 1985.

BETWEEN

MARVIN F. ATLAS, residing at 4905 Laurene Court, N.W., Albuquerque, New Mexico, as owner of an undivided 40% interest as tenant in common

grantor

JOSHUA J. ATLAS TRUST, with offices at 3705 Westerfield, N.E., Albuquerque, New Mexico, Marvin Atlas, Trustee, under amended short-term trust agreement dated January 14, 1985.

grantee

WITNESSETH, that the grantor, in consideration of -----One and no/100--------------------($1.00)-------------------------- Dollars, paid by the grantee hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND with the buildings and improvements thereon erected, situate, lying and being in the City of Rochester, County of Monroe, State of New York, and more particularly described as follows, to wit:

All that tract or parcel of land situate in the City of Rochester, formerly Town of Irondequoit, County of Monroe, State of New York, being part of the Bannockburn Tract and commencing at a point where the center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect, and thence running east along the center of Norton Street to the east line of the Bannockburn Tract; thence north along said east line so far as a line parallel with the south line continued to the center of Seneca Avenue; and thence south along said center line to the place of beginning; shall contain 6 acres and no more.

Except north 2 acres heretofore relinquished and returned to Andrews and Keeler, leaving 4 acres which are hereby intended to be conveyed, being 26 lots, Numbers 1 to 26, both inclusive, as shown on a map of the Erion and Gilbert Co., Inc. Subdivision of part of the Bannockburn Tract, made by J.C. Ryan Co., Inc., Surveyors, filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8, and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

ALSO, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, known and described as Lots Nos. 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 of the Raleigh Subdivision, a re-subdivision of a part of Town Lot 36, formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5. Said Lots 290 through 306 are situate on the east side of Bremen Street.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises,
TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns forever,
AND the said grantor covenants as follows:
FIRST.—That the grantor is seized of the said premises in fee simple, and has good right to convey the same;
SECOND.—That the grantee shall quietly enjoy the said premises;
THIRD.—That the said premises are free from incumbrances;
FOURTH.—That the grantor will execute or procure any further necessary assurance of the title to said premises;
FIFTH.—That the grantor will forever warrant the title to said premises;
This deed is subject to the trust provisions of Section 13 of the Lien Law.
The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.
IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.
In presence of:

MONROE COUNTY, SS.
RECORDED ON 09/23/85
TIME 12:03:00
BOOK 6778 PAGE 270
REEL FR
OF DEED
AND EXAMINED
PATRICIA B. ADDUCI
MONROE COUNTY CLERK

RECEIVED $112.00
REAL ESTATE
SEP 23 1985
TRANSFER TAX
MONROE COUNTY

Marvin F. Atlas L.S.
[signature] L.S.

D-04209

STATE OF NEW YORK, COUNTY OF ss.: On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that deponent resides at No. deponent is of the corporation described in and which executed, the foregoing instrument; deponent 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; deponent signed deponent's name thereto by like order.

STATE OF NEW MEXICO, COUNTY OF BERNALILLO ss.: On the 12th day of September 1985, before me personally came MARVIN F. ATLAS to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

[signature]
My commission expires
7-15-87

P 1668—Warranty Deed: Full Covenants, Corp. or Ind. ... Julius Blumberg, Inc., Law Blank Publishers
Stat. Form AA with Lien Covenant | Side Included

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 12th day of September 1985.

BETWEEN MARVIN ATLAS, as trustee of the Joshua J. Atlas Trust under Amended Short-Term Trust Agreement dated January 14, 1985, as owner of an undivided 40% interest as tenant in common

grantor

GEORGE BEALE, residing at 24 Seneca Ave, Rochester, NY as tenant in common of an undivided 1/3 interest, and LEONARD HARRIS, residing at 24 Seneca Ave, Rochester, NY as tenant in common of an undivided 2/3 interest.

grantee

TR. NO. 85266120400
BOOK 6778 PAGE 271
REEL FR
NO. PAGES 1
09/23/85 12:04:00
AT
MONROE COUNTY CLERK

WITNESSETH, that the grantor, in consideration of One and more--(\$1.00)---- Dollars, paid by the grantee hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND with the buildings and improvements thereon erected, situate, lying and being in the City of Rochester, County of Monroe, State of New York, and more particularly described as follows, to wit:

All that tract or parcel of land situate in the City of Rochester, formerly Town of Irondequoit, County of Monroe, State of New York, being part of the Bannockburn Tract and commencing at a point where the center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect, and thence running east along the center of Norton Street to the east line of the Bannockburn Tract; thence north along said east line so far as a line parallel with the south line continued to the center of Seneca Avenue; and thence south along said center line to the place of beginning; shall contain 6 acres and no more.

Except north 2 acres heretofore relinquished and returned to Andrews and Keeler, leaving 4 acres which are hereby intended to be conveyed, being 26 lots, Numbers 1 to 26, both inclusive, as shown on a map of the Erion and Gilbert Co., Inc. Subdivision of part of the Bannockburn Tract, made by J.C. Ryan Co., Inc., Surveyors, filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8, and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

ALSO, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, known and described as Lots Nos. 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 of the Raleigh Subdivision, a re-subdivision of a part of Town Lot 36, formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5. Said Lots 290 through 306 are situate on the east side of Bremen Street.

Being the same premises conveyed to the Grantor herein, of even date herewith.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns forever,

AND the said grantor covenants as follows:

FIRST.—That the grantor is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the grantee shall quietly enjoy the said premises;

THIRD.—That the said premises are free from incumbrances;

FOURTH.—That the grantor will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That the grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:

JOSHUA J. ATLAS TRUST
MARVIN ATLAS TRUSTEE .... L.S.
.... L.S.

STATE OF NEW YORK
MONROE COUNTY, SS:
RECORDED ON 09/23/85
TIME 12:04:00
BOOK 6778 PAGE 271
REEL FR
OF
DEED
AND EXAMINED
PATRICK A. ADDUCI
MONROE COUNTY CLERK

RECEIVED
\$ 116.00
REAL ESTATE
SEP 23 1985
TRANSFER TAX
MONROE
COUNTY

STATE OF NEW YORK, COUNTY OF ss:
On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that deponent resides at No. deponent is of the corporation described in and which executed, the foregoing instrument; deponent 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; deponent signed deponent's name thereto by like order.

STATE OF NEW ~~YORK~~ MEXICO, COUNTY OF BERNALILLO ss.:
On the 12th day of September 1985, before me personally came Marvin Atlas, Trustee of the Joshua J. Trust to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Form 15630 N.Y. DEED—WARRANTY with Lien Covenant

TR. NO. 85364453600
BOOK 6835 PAGE 135
REEL FR
NO. PAGES 4
12/30/85 15:26:30
AT
MONROE COUNTY CLERK

This Indenture

Made the 27th *day of* December

Nineteen Hundred and Eighty Five

Between GEORGE BEALE and LEONARD HARRIS, residing at 29 Seneca Avenue, Rochester, New York 14621

parties *of the first part, and*

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

party *of the second part.*

Witnesseth *that the part* ies *of the first part, in consideration of* ------------------------------------One or more------------- *Dollar* ($1.00)

lawful money of the United States,
paid by the part y *of the second part, do hereby grant and release unto the part* y *of the second part,*
and assigns forever, all

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, formerly Town of Irondequoit, County of Monroe and State of New York, being part of the Bannockburn Tract and commencing at a point where with center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect and thence running east along the center line of North Street to the east line of the Bannockburn Tract; thence north along the said east line so far as a line parallel with the south line continued to the center line of Seneca Avenue and thence south along the said center line to the place of beginning, shall contain 6 acres and no more.

Except north two acres heretofore relinquished and returned to Andrews and Keeler leaving four acres which are intended to be conveyed, being 26 lots, Numbers 1 to 26 both inclusive as shown on a map of the Erion and Gilbert Co., Inc. Subdivision of part of the Bannockburn Tract made by J. C. Ryan Col, Inc., Surveyors filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8 and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

Excepting therefrom strips of land conveyed to the City of Rochester for street purposes by deeds recorded in the Monroe County Clerk's Office in Liber 1480 of Deeds, page 473 (part of Joseph Avenue, now Seneca Avenue) and Liber 1623 of Deeds, page 179 (part of Bremen Street).

ALSO, ALL THAT OTHER TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe, State of New York, known and described as Lots 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 of the Raleigh Subdivision, a resubdivision of a part of Town Lot 36, formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5. Said Lots 290 through 306 are situated on the east side of Bremen Street. Said parcels are also more particularly described on Schedule "A" attached hereto. Also intending to convey all of the right title and interest of the parties of the first part in and to any strips and gores of land adjoining or abutting said premises, if any, any land lying in the bed of any street, road, avenue or

RECEIVED
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REAL ESTATE
DEC 30 1985
TRANSFER TAX
MONROE
COUNTY

C-11324

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alley, opened or proposed, in front of, running through or adjoining said premises; any easement, privilege or right-of-way over, contiguous or adjoining said premises, and all other easements, if any, inuring to the benefit of the premises or the fee owner thereof; and the appurtenances and hereditaments belonging or in any way appertaining to said premises.

This conveyance is made subject to any and all covenants, easements and restrictions of record affecting said premises.

Being the same premises conveyed to the parties of the first part by deed recorded in the Monroe County Clerk's Office on September 23, 1985 in Liber 6778 of Deeds, page 271.

Tax Account Numbers:

Mailing Address:

0 0 0 0 9 6 3 3 5 1 3 7

SCHEDULE "A"

PARCEL 1
ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, being a part of the Bannockburn Tract and commencing at a point at the intersection of the northerly right of way line of Norton Street and the easterly right of way line of Seneca Avenue; thence (1) running northerly along the easterly right of way line of Seneca Avenue a distance of 553.95 feet to a point; thence (2) running easterly and forming an interior angle of 88° 43' 00" with course 1 a distance of 239.19 feet to a point in the westerly right of way line of Bremen Street; thence (3) running southerly along the westerly right of way line of Bremen Street and forming an interior angle of 91° 17' 00" with course 2 a distance of 553.95 feet to a point in the northerly right of way line of Norton Street; thence (4) running westerly along the northerly right of way line of Norton Street and forming an interior angle of 88° 43' 00" with course 3 a distance of 239.19 feet to the point and place of beginning; courses 1 and 4 form an interior angle of 91° 17' 00".

PARCEL 2
ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, being Lots 290 to 306 inclusive of The Raleigh Subdivision, a resubdivision of a part of Town Lot 36 formerly in the Town of Irondequoit, reference being had to a map of said subdivision filed in Monroe County Clerk's Office in Liber 39 of Maps, page 5 and more particularly bounded and described as follows: Commencing at a point at the intersection of the southerly right of way line of Nester Street and the easterly right of way line of Bremen Street; thence (1) running easterly along the southerly right of way line of Nester Street a distance of 123.22 feet to a point; thence (2) running southerly and forming an interior angle of 89° 56' 11" with course 1 a distance of 699.80 feet to a point; thence (3) running westerly and forming an interior angle of 90° 03' 49" with course 2 a distance of 121.12 feet to a point on the easterly right of way line of Bremen Street; thence (4) running northerly along the easterly right of way line of Bremen Street and forming an interior angle of 90° 06' 30" with course 3 a distance of 699.80 feet to the point and place of beginning; courses 1 and 4 form an interior angle of 89° 53' 30".

All as shown on a survey made by Lozier Engineers, Inc. dated February 15, 1977 and redated November 21, 1985 with certification revised December 17, 1985 and being designated as Map #77-04-01.

0 0 0 0 5 3 3 5 1 3 0

Together with the appurtenances and all the estate and rights of the parties 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, their distributees and assigns forever.

And said parties of the first part covenant as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second. That said parties of the first part will forever **Warrant** the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set hand and seal the day and year first above written.

In Presence of

George W Beale (L.S.)

(L.S.)

(L.S.)

State of New York } ss.
County of MONROE }

On this 27th day of December Nineteen Hundred and Eight Five before me, the subscriber, personally appeared

GEORGE BEALE and LEONARD HARRIS

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they duly acknowledged to me that they executed the same.

Notary Public

J. KEVIN [illegible]
Notary Public, State of New York
[illegible]

State of New York } ss.
County of }

On this day of Nineteen Hundred and before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.

Notary Public

STATE OF NEW YORK
MONROE COUNTY, SS.

RECORDED ON 12/30/85
TIME 15:26:00
BOOK 5553 PAGE 135
REEL FR
OF
DEED
AND EXAMINED
PATRICIA D'ADDUCI
MONROE COUNTY CLERK

COUNTY OF MONROE
COUNTY CLERK'S RECORDING PAGE

0 0 7 8 3 7 2 3 7

RETURN TO:

Box 74 1/2

INDEX DEED

BOOK 7837 PAGE 239

NO. PAGES 3

INSTRUMENT DEED

OR QUALITY PACKAGING SUPPLY CORPROATION
EE 24 SENECA AVENUE LC

MORTGAGE TAX

SERIAL #

CITY/TOWN

S.M.A.

TRANS. AUTH.

TOTAL

FILING FEE	10.00
3 PAGE FEE	9.00
TRANSFER FEE	3,952.00
AFFIDAVIT FEE	6.00
CAP GAINS FEE	.00
MISC FEE	.00
TOTAL	3,977.00

.00+ CSH: .00 CHK: 3,977.00
CASHIER: BAZIL-VASKO, CHERYL A

PAID AT RECORDING

STATE OF NEW YORK)
COUNTY OF MONROE) SS:

RECORDED ON 01/31/90 AT 11:12:01

BOOK 7837 PAGE 239 OF DEED

PATRICIA L. McCARTHY
MONROE COUNTY CLERK

TRANSFER TAX

TRANSFER TAX E-1508

AMOUNT 3,952.00

PAID AT RECORDING

P 678—Warranty deed: lien clause, ind. or corp. JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

0 0 0 0 7 8 3 7 2 4 0

This Indenture made January 24 1990

Between QUALITY PACKAGING SUPPLY CORPORATION, 24 Seneca Ave., Rochester, N.Y.

party of the first part, and

24 Seneca Avenue, Lc, 2815 Baird Rd, Fairport, NY 14450

party of the second part,

Witnesseth *that the party of the first part, in consideration of* One--00/100 *Dollars* ($ 1.00-----) *lawful money of the United States,*
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, formerly Town of Irondequoit, County of Monroe and State of New York, being part of the Bannockburn Tract and commencing at a point where with center lines of Norton Street and Seneca Avenue (formerly Joseph Avenue, formerly St. Joseph Street) intersect and thence running east along the center line of North Street to the east line of the Bannockburn Tract; thence north along the said east line so far as a line parallel with the south line continued to the center line of Seneca Avenue and thence south along the said center line to the place of beginning, shall contain 6 acres and no more.

Except north two acres heretofore relinquished and returned to Andrews and Keeler leaving four acres which are intended to be conveyed, being 26 lots, Numbers 1 to 26 both inclusive as shown on a map of the Erion and Gilbert Co., Inc. Subdivision of part of the Bannockburn Tract made by J.C. Ryan Co., Inc., Surveyors filed in Monroe County Clerk's Office in Liber 40 of Maps, page 8 and including a strip of land on the east between said lots and the east line of the Bannockburn Tract.

Excepting therefrom strips of land conveyed to the City of Rochester for street purposes by deeds recorded in the Monroe County Clerk's Office in Liber 1480 of Deeds, page 473 (part of Joseph Avenue, now Seneca Avenue) and Liber 1623 of Deeds, page 179 (part of Bremen Street). Said parcels are also more particularly described on Schedule "A" attached hereto.

Subject to all covenants, easements and restrictions of record, if any affecting said premises,

Being the same premises conveyed to the party of the first part by deed recorded in the Monroe County Clerk's Office on in liber of Deeds, page .

41,400 522,800

MONROE CO. CLERK'S OFFICE 90 JAN 31 A 11:17 REC.

tax acct. no.: 091.630-01-010; 091.630-01-011
property address: 574-602 Norton Street, Rochester, N.Y.
mailing address:

0 0 0 0 7 6 3 7 2 4 1

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, the heirs or successors and assigns of the party of the second part forever.*

And *the party of the first part covenants as follows:*

First, *That the party of the second part shall quietly enjoy the said premises;*

Second, *That the party of the first part will forever* **Warrant** *the title to said premises.*

Third, *the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.*

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, *the party of the first part has duly executed this deed the day and year first above written.*

In Presence of

QUALITY PACKAGING SUPPLY CORPORATION

R. David Diederich President L. S.

By: R. David Diederich, President

..... L. S.

..... L. S.

..... L. S.

STATE OF NEW YORK, COUNTY OF Monroe ss.:

On Jan. 29 1970, before me personally came R. David Diederich to me known, who, being by me duly sworn, did depose and say that deponent resides at No. [illegible], that deponent is President of Quality Packaging Supply Corporation the corporation described in and which executed the foregoing instrument; deponent 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; deponent signed deponent's name thereto by like order.

Kenneth Bersani

KENNETH BERSANI, ESQ.
Notary Public, State of New York
Qualified in Monroe County
Commission Expires March 30, 19[illegible]

STATE OF NEW YORK, COUNTY OF ss.:

On 19, before me personally came

to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

Deed

WARRANTY WITH LIEN COVENANT

TO

Dated, 19

STATE OF NEW YORK

County of ss.

RECORDED ON THE

.....day of .....19.....

at .....o'clock .....M.

in Liber .....of Deeds

at Page .....and examined

.....CLERK

PLEASE RECORD AND RETURN TO:

0 0 0 0 7 8 3 7 2 4 2

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, being a part of the Bannockburn Tract and commencing at a point at the intersection of the northerly right of way line of Norton Street and the easterly right of way line of Seneca Avenue; thence (1) running northerly along the easterly right of way line of Seneca Avenue a distance of 553.95 feet to a point; thence (2) running easterly and forming an interior angle of 88° 43' 00" with course 1 a distance of 239.19 feet to a point in the westerly right of way line of Bremen Street; thence (3) running southerly along the westerly right of way line of Bremen Street and forming an interior angle of 91° 17' 00" with course 2 a distance of 553.95 feet to a point in the northerly right of way line of Norton Street; thence (4) running westerly along the northerly right of way line of Norton Street and forming an interior angle of 88° 43' 00" with course 3 a distance of 239.19 feet to the point and place of beginning; courses 1 and 4 form an interior angle of 91° 17' 00".