
Phase I Environmental Site Assessment

**62-64 Scio Street
City of Rochester
Monroe County, New York**



Prepared for:

City of Rochester
30 Church Street
Rochester, New York 14614

Prepared by:

L Lu Engineers

2230 Penfield Road
Penfield, New York 14526

October 2, 2009

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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MONROE COUNTY, NEW YORK**

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Project # 4215-48

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1. EXECUTIVE SUMMARY

The Site is located at 62-64 Scio Street in the City of Rochester, New York. It consists of a 0.25 acre vacant parcel. Adjacent properties include commercial and residential properties.

Information relative to the Site's historical usage was obtained from:

- Investigation of Former Hallman Chevrolet Properties, *Rizzo Associates, May 1993*
- Draft Environmental Site Assessments, *Day Environmental, May 1995*
- Underground Storage Tank Closure and Limited Subsurface Study Report, *Day Environmental Inc., December 2006*
- Limited Groundwater Study, *Day Environmental, Inc., June 2007*
- Sanborn Maps
- City of Rochester Street Directories
- Plat Maps

Based on this information it is known that the Site was used as a warehouse from its first developed use (1910's) until the warehouse was demolished in 2002.

Based on previous investigations, it is known that two Underground Storage Tanks (USTs) existed on Site:

- A 5,000 gallon UST, used for gasoline storage, was known to exist at the northeastern portion of the subject property. The UST was removed January of 2003 after the building was demolished.
- A 2,000 gallon UST, used for gasoline storage, was known to exist in the southeastern portion of the subject property. The UST was removed in August 2006.
- Three groundwater monitoring wells were installed during the limited subsurface investigation.

A review of appropriate federal, state, and local environmental records and databases has identified Recognized Environmental Conditions (RECs) at the subject property due to historical operations at the Site.

Based on information collected as a part of this Phase I Environmental Site Assessment, the following can be concluded relative to Recognized Environmental Conditions at the Site.

Conclusions:

Two underground storage tanks were used to store petroleum products. These tanks (5,000 gallon and 2,000 gallon) were removed in 2006 and 2003, respectively. Subsurface investigations began in 2006 and show the presence of petroleum compounds

in site soils and groundwater. These environmental investigations have delineated the horizontal and vertical extent of on-site contamination. Three groundwater wells have documented one area of relatively high VOC contaminated groundwater in the southeastern corner of the site.

Based on these findings, Lu Engineers recommends corrective measures to:

1. Remove petroleum-contaminated soil/fill from the Site.
2. Collect confirmation soil samples from sidewalls of excavation pits to document soil cleanup objectives have been met.
3. Install an insitu groundwater treatment system to address petroleum-contaminated groundwater.

2. INTRODUCTION

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to determine, by means of the following Scope of Work:

1. whether Historical Recognized Environmental Conditions exist at the Site;
2. whether Recognized Environmental Conditions exist at the Site;
3. whether Site conditions suggest further effort to evaluate the presence or probable presence of such Recognized Environmental Conditions.

Note: Recognized Environmental Conditions (RECs) are defined by the American Society for Testing and Materials (ASTM) Standard Practice E1527-05 as the presence or likely presence of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) "Hazardous Substances" or petroleum products, on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

Historical RECs are defined by ASTM Standard Practice E1527-05 as environmental conditions that would have been considered RECs but may or may not be considered RECs currently, because the conditions have been remediated to the satisfaction of applicable government agencies.

The term is not intended to include de minimis conditions that generally do not present a threat to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate regulatory agencies.

2.2 Scope of Services

The scope of services performed by Lu Engineers was consistent with the general specifications outlined in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", developed by ASTM (ASTM designation: E1527-05). In general, the scope of services for this project included:

- acquisition of information related to site history and environmental condition of the subject property from current land-owners and occupant(s);
- an environmental database search to identify sites in federal and state records that are potentially characterized by environmental liabilities, including: National Priority List (NPL) sites, Resource Conservation and Recovery Act (RCRA) hazardous waste generators, leaking underground storage tank (UST) locations, and area landfills within the recommended ASTM search radius;
- contacting governmental authorities to obtain available site-specific information, including legal descriptions, tax and title information, and locations of municipal services;
- reviewing available historical aerial photographs, USGS topographic maps, tax maps, and Sanborn[®] Fire Insurance Maps;
- conducting a site visit, interviewing appropriate site personnel and adjacent site owner, and recording pertinent observations related to potential environmental impacts at the site; and
- preparing a report that provides a site description, summary of records reviewed and observations noted of the environmental conditions at the site, and an opinion as to the presence of potentially recognized environmental concerns.

2.3 Limitations and Exceptions of Assessment

No sampling of media such as soil, surface water, groundwater, suspect asbestos containing material, radon, or lead-based paint was conducted during this assessment. In addition, no inquiry was made into endangered species, regulatory compliance, ecological resources, industrial hygiene and indoor air quality, health and safety, power lines and electromagnetic fields, and cultural and historical resources during this assessment.

3. SITE DESCRIPTION

3.1 Location and Legal Description

The “Site” is located at 62-64 Scio Street, in the City of Rochester, Monroe County New York (Figure 1). It consists of a 0.25-acre vacant commercial parcel.

According to the Property Tax Map (Figure 2), the Site parcel is rectangular shaped, and approximately 55 feet deep by 200 feet wide at its longest points. The Site Tax Number is 106.81-2-57. The property is zoned vacant commercial by the City of Rochester.

3.2 Site and Vicinity General Characteristics

The Site is located east of Scio Street and south of Charlotte Street in the City of Rochester, New York. Scio Street is a side street that runs north/south between two major streets; East Avenue to the south and Main Street to the north.

The City of Rochester is located in central Monroe County. The local area is generally flat, with topographic relief of 10-15 feet within a quarter-mile radius of the Site.

The Genesee River is located within one mile to the east of the Site.

3.3 Current Use of the Property

The property is currently vacant and undeveloped.

3.4 Descriptions of Structures, Roads, and Other Improvements at the Site

The Site is currently vacant. Electric power is available to the Site by Rochester Gas & Electric Water and sewer service is available by the City of Rochester

3.5 Current Use of Adjoining Properties

The current uses of the properties adjoining the Site are primarily commercial. These uses are summarized below.

North of Site: Property to the north of the Site is occupied by a printing company, City Blue.

South of Site: Property to the south of the Site is occupied by Speedy's Cleaners.

East of Site: Property to the east of the Site is occupied by residential townhouses.

West of Site: Property to the west of the Site is occupied by a parking garage.

4. USER PROVIDED INFORMATION

4.1 Reason for Performing the Phase I

Lu Engineers was contracted by the City of Rochester to perform this Phase I ESA as a step in potential redevelopment of the Site.

4.2 Title Records

The property abstract was not available for review at the time of this investigation.

Based on previous investigations, title history records indicate the following commercial/private owners of the subject property:

- 1927-1931: Lincoln-Alliance Bank and Trust CO.
- 1944-1944: Wilder Realty Co.
- 1944-1958: Duffy Carting Co.
- 1972-1986: Maynard W. Hallman Inc.
- 1986-1991: Hallman Chevrolet. Ltd.
- 1991-1996: 200 East Avenue, Inc.
- 1996-Present: City of Rochester

4.3 Environmental Liens or Activity and Use Limitations

To the best of City of Rochester's knowledge there have been no environmental liens recorded against the Site, and there are no past or pending violations of environmental laws or enforcement actions, or past or pending administrative or legal actions against the Site. The City of Rochester was not aware of any activity and use limitations placed on the property or that have been filed or recorded in a registry.

4.4 Specialized Knowledge or Experience

The City of Rochester provided Lu Engineers with several reports named in Section 4.8.

4.5 Valuation Reduction for Environmental Issues

A valuation reduction was not completed as part of this assessment.

4.8 Previous Environmental Reports

- Investigation of Former Hallman Chevrolet Properties, *Rizzo Associates, 1993*
- Draft Environmental Site Assessment, *Day Environmental Inc., May 1995*
- Underground Storage Tank Closure and Limited Subsurface Study Report, December, *Day Environmental Inc., December 2006*
- Limited Groundwater Study, *Day Environmental Inc., June 2007*

5. RECORDS REVIEW

The purpose of the review of environmental records and databases was to aid in the identification of conditions at, or related to, the Site and adjoining properties that are issues of environmental concern. This review included sources that are reasonably ascertainable, publicly available, and reasonably reviewable.

5.1 Standard Environmental Records Review

Lu Engineers reviewed the federal, state, and local lists presented in Table 1, to determine whether the Site or other sites within the applicable search distance are identified on these lists.

Table 1. Environmental Records Review Criteria

Information Source	Search Distance From Site (miles)
Federal NPL Site List	1.0
Federal Delisted NPL Site List	0.5
Federal CERCLIS List	0.5
Federal CERCLIS NFRAP List	0.5
Federal RCRA CORRACTS TSD Facilities List	1.0
Federal RCRA non-CORRACTS TSD Facilities List	0.5
Federal RCRA Generator List	Site and adjoining properties
Federal Institutional/Engineering Control Registry	Site only

Federal ERNS List	Site only
State Inactive Hazardous Waste Disposal Sites (SHWS)- NPL equivalent	1.0
State Hazardous Substance Waste Disposal Sites (HSWDS)- CERCLIS equivalent	0.5
State and Local Solid Waste Facilities/ Landfill Sites (SWF/LF)	0.5
State Leaking UST Lists	0.5
State Registered Storage Tanks (UST and AST)	Site and adjoining properties
State Institutional/Engineering Control Registry	Site only
State Voluntary Cleanup Program (VCP) Site Lists	0.5
State Brownfield Site Lists	0.5

The attached Environmental Data Resources, Inc. (EDR) Report (Appendix C) provides a summary of the State and Federal records review findings. Relevant information identified as a result of this search is discussed herein. Information from conversations with the New York State Department of Environmental Conservation (NYSDEC), Monroe County Officials, and a review of agency records also has been used to supplement data found during the records review, and is included as Appendix C.

5.2 Federal Government Records-

5.2.1 EPA National Priorities List (NPL)

Review of relevant documents has revealed that the Site is not an EPA NPL site and there are no EPA NPL sites located within a one-mile radius of the Site.

5.2.2 EPA Comprehensive Environmental Response, Compensation, and Liability Information System List (CERCLIS)

Review of relevant documents has revealed that the Site is not a listed CERCLIS facility and there are no CERCLIS facilities within one-half mile radius of the Site.

5.2.3 CERCLIS No Further Remedial Action Planned (NFRAP)

Review of relevant documents has revealed that the Site is not a CERCLIS NFRAP site and there are no CERCLIS NFRAP sites within a one-half mile radius of the Site.

5.2.4 Resource Conservation and Recovery Information System—Corrective Action Treatment Storage and Disposal Facilities List (CORRACTS TSDF)

Review of relevant documents has revealed that the Site is not listed as a RCRA CORRACTS TSDF and that there are no CORRACTS TSDFs listed within a one-mile radius of the Site.

5.2.5 Resource Conservation and Recovery Information System—Non-Corrective Action Treatment Storage and Disposal Facilities List (non-CORRACTS TSDF)

Review of relevant documents has revealed that the Site is not listed as a RCRA non-CORRACTS TSDF and that there are no RCRA non-CORRACTS TSDFs listed within a one-half mile radius of the Site.

5.2.6 Resource Conservation and Recovery Information—Large Quantity Generator List (GNRTR)

Review of relevant documents has revealed that the Site is not listed as a RCRA large quantity hazardous waste generator and there are no listed facilities adjacent to the Site.

5.2.7 Resource Conservation and Recovery Information System—Small Quantity Generator List (GNRTR)

Review of relevant documents has revealed that the Site is not listed as a RCRA small quantity hazardous waste generator and there is one listed facilities adjacent to the Site. This facility is described as follows:

Speedy's Cleaners (ID #1001090247) is located approximately 100 feet to the south of the subject property. Speedy's Cleaners has received eight violations from 1996 through 2005, all of which have reached compliance, therefore there are no RECs regarding RCRA small quantity generator site listings at the Site at this time.

5.2.8 EPA Institutional Controls Registry

Review of relevant documents has revealed that the Site is not listed as having institutional or engineering controls in place.

5.2.9 EPA Emergency Response Notification System List (ERNS)

Review of relevant documents has revealed that the Site is not an ERNS listed site.

5.3 State Government Records**5.3.1 New York State Inactive Hazardous Waste Disposal Site List (SHWS) - NPL Equivalent**

Review of relevant documents has revealed that the Site is not listed as a NYSDEC Inactive Hazardous Waste Disposal Site (IHWDS) and there are two listed facilities within one-mile radius of the Site. These facilities are described as follows:

- Mill Street Drums (ID # S106905185) is located approximately 4,700 feet to the northwest of the subject property. Drums full of cyanide waste and other hazardous materials were removed from the Site by the NYSDEC. The Site was successfully remediated and no further action is required.
- Davis-Howland Oil Corp. (ID#U003315360) is located approximately 5,000 feet to the east of the subject property. Several hundred drums of oils and solvents were found on Site. It was determined surficial soils were contaminated with

petroleum products and solvents. The Site was referred to the State Superfund program in 1994. Site management continues.

Due to the groundwater flow to the east and the distance from the Site, there are no RECs regarding these SHWS site listings at the Site at this time.

5.3.2 NYSDEC Hazardous Substance Waste Disposal Sites (HSWDS) - CERCLIS Equivalent

Review of relevant documents has revealed that the Site is not listed in the NYS HSWDS inventory and there are no listed sites within one-half mile of the Site.

5.3.3 New York State Solid Waste Facilities/ Landfill Sites (SWF/LF)

Review of relevant documents has revealed that the Site is not a SWF/LF and there is one facility within a one-half mile radius of the Site. This facility is described as follows:

Russell Gas & Electric, more commonly known as Rochester Gas & Electric, (ID # S101650498) is located approximately 900 feet to the west southwest of the subject property. The SWF/LF status at this site is inactive. There are no RECs regarding SWF/LF site listings at the Site at this time.

5.3.4 New York Leaking Storage Tank List (LTANKS)

Review of relevant documents has revealed that the Site is listed on the NYS LTANKS List, and there are twenty leaking storage tanks (all of which have achieved a closed status) within a one-half mile radius of the Site.

A 2,000 gallon tank was removed from the Site in August 2006. The tank was found to contain approximately 415 gallons of what appeared to be water and one ton of concrete. Upon removal of the tank, it was discovered to have several holes in the bottom of the tank. Over 30 tons of petroleum-impacted soil was removed from under where the tank sat. A spill file (#0650898) was generated for the Site. The City of Rochester registered the UST with the NYSDEC Petroleum Bulk Storage program (PBS#8-601238).

A 5,000 gallon tank was removed from the northeastern portion of the Site in 2003, after demolition of the building in 2002. This tank was used for gasoline storage and at the time of removal contained a mixture of gasoline and oil. Petroleum-contaminated soil was observed beneath the removed UST and a soil sample was obtained from the bottom of the excavation for analytical testing. The NYSDEC was notified and a spill file (#0270542) was opened for the site. To the best of Lu Engineers' knowledge, this tank was not registered with the NYSDEC.

5.3.5 New York State Registered Storage Tanks (UST and AST)

Review of relevant documents has revealed that the Site is listed on the NYS storage tank registry and there are no registered storage tank facilities adjacent to the Site:

- A 2,000 gallon steel UST (PBS # 8-601238) tank may have been installed as early as 1910, during building construction. The tank reportedly stored heating oil. The tank was removed in August 2006. (See section 5.3.4 for more detail).

5.3.6 NYSDEC Spills Database

Review of relevant documents has revealed that there has been one spill reported at the Site and 20 spills were reported within one-quarter mile radius of the Site:

- A spill (#0270542) was reported to the NYSDEC in January 2003, during the removal of a 5,000 gallon fuel oil tank. Contaminated soil was discovered under the tank.

None of the sites listed are likely to have a negative impact on the target property due to the fact all spill files are closed.

5.3.7 NYSDEC Registry of Institutional/Engineering Controls

Review of relevant documents has revealed that the Site does not have institutional or engineering controls in place.

5.3.8 New York State Voluntary Cleanup Program (VCP)

Review of relevant documents has revealed that the Site is not in the VCP and there are no VCP sites within a one-half mile radius of the Site.

5.3.9 New York State Brownfields List

Review of relevant documents has revealed that the Site is not listed on the NYS Brownfields list, and there are no Brownfield sites within a one-half mile radius of the Site.

5.4 Physical Setting Source(s)

5.4.1 Topography

The Rochester, New York USGS 7.5 Minute Topographical Map (photo-inspected 1978) was used in evaluating the physical setting of the Site. The map shows the area to be generally flat within one-half of a mile of the Site. The Site elevation is approximately 5-10 feet (USGS datum). Nearby waterways include the Genesee River.

5.5 Historical Use Information

To establish a continuous past history of the Site and surrounding area's usage, Lu Engineers reviewed the following standard historical sources:

- aerial photographs (1958, 1966, 1971, 1980, 1985, 1994, 2006 EDR)
- fire inspection records
- property tax files (City of Rochester Tax Assessor's Office)
- recorded land title records
- USGS Topographic Maps
- street directories (1922 – 2007 City of Rochester Street Directory)
- Building Department records
- Sanborn maps

5.5.1 Past Use of the Property

Using a combination of the historical records listed above, Lu Engineers has determined that the Site's history is as follows.

Pre-1920's

Based on review of Previous Phase I ESA, City Street Directories and Sanborn Maps, the property's first developed use appeared in the early 1910's. A 22,000 square foot, two-story, brick building was built in approximately 1920. The building was mainly used for storage..

1930's-1990

Based on review of Previous Phase I ESA, City Street Directories, and Sanborn Maps, the property was used as a warehouse for various companies, the longest tenure being the Hallman Company. The Site was used as a parts warehouse from the 1930's until approximately 1990.

1990-Current

The City of Rochester took ownership of the Site in 1996. The building was used mainly as a storage unit until demolition in November 2002. The Site remains vacant at the current time.

5.5.2 Historical Uses of Adjoining Properties

The past uses of the properties adjoining the site are primarily commercial. These uses are summarized below.

North of Site: Property to the north of the Site has been used as a printing company throughout the reviewed history.

South of Site: Property to the south of the Site has been used as a dry cleaner throughout the reviewed history.

East of Site: Property to the east of the Site has been used as a residential property throughout the reviewed history.

West of Site: Property to the west of the Site has been used as a parking garage throughout the reviewed history.

The above stated information does not reveal any historical RECs.

6. SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

On September 28, 2009, Christine Crafts of Lu Engineers visited the Site to identify uses and conditions relating to RECs. This included an evaluation for the potential items listed below.

- current use(s) of Site, adjoining properties, and surrounding area;
- geologic, hydrogeologic, hydrologic, and topographic conditions;

- general description of structures;
- location of roads;
- identification of the sewage disposal system;
- past use of the Site and adjoining properties;
- hazardous substances and petroleum products;
- storage tanks;
- odors;
- pools of liquid;
- drums;
- unidentified substance containers;
- PCBs;
- asbestos-containing materials;
- presence/extent of stains or corrosion;
- presence/discharge of drains and sumps;
- process that use hazardous substances;
- pits, ponds, or lagoons;
- stained soil or pavement;
- stressed vegetation;
- solid waste;
- wastewater;
- wells; and
- septic systems/dry wells.

The periphery of the Site was observed during the Site visit.

6.2 General Site Setting

The Site is currently vacant.

6.3 Exterior Observations

6.3.1 Storage Tanks

Based on previous environmental assessments, it is known that petroleum storage tanks have existed at the Site. Information relative to storage tanks at the Site is summarized below.

- A 5,000 gallon tank was removed from the northeastern portion of the Site in 2003, after demolition of the building in 2002. This tank was used for gasoline storage, and at the time of removal contained a mixture of gasoline and oil. Petroleum-contaminated soil was observed beneath the removed UST and a soil sample was obtained from the bottom of the excavation for analytical testing.

The NYSDEC was notified and a spill file (#0270542) was opened for the site. To the best of Lu Engineers' knowledge, this tank was not registered with the NYSDEC.

- A 2,000 gallon tank was removed from the Site in August 2006. The tank was found to contain approximately 415 gallons of what appeared to be water and one ton of concrete. Upon removal of the tank, it was discovered to have several holes in the bottom of the tank. Over 30 tons of petroleum-impacted soil was removed from under where the tank sat. A spill file (#0650898) was generated for the Site. The City of Rochester registered the UST with the NYSDEC Petroleum Bulk Storage program (PBS#8-601238).

6.3.2 Indications of PCBs

No electrical transformers, capacitors or other related PCB articles were observed at the Site at the time of the Site visit.

6.3.3 Indications of Solid Waste Disposal

The Site is vacant. Therefore, there is no indication of solid waste disposal at the Site.

6.3.4 Wastewater Disposal

The Site is vacant. Therefore, there is no indication of wastewater disposal at the Site.

7. INTERVIEWS

7.1 Interviews with State and/or Local Officials

A reasonable attempt was made to interview staff members from the following agencies:

- Local Fire Department
- Local Health Agency
- Local, State, or Regional Agency having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Site
- Local Planning Department
- Local Building Department

According to information obtained from the City of Rochester website, the Site is zoned as vacant commercial.

8. FINDINGS

Based on the information collected as a part of this assessment, the following was found regarding potential RECs:

- Two underground storage tanks (5,000 gallon and 2,000 gallon) were used for storing petroleum products;

- Poor maintenance of storage tanks led to petroleum releases;
- Subsurface investigations have shown petroleum-impacted soils and groundwater.

9. OPINION

It is Lu Engineers professional opinion that because of the soil and groundwater contamination found during the subsurface investigation, further cleanup is required.

The proposed cleanup plan will include removal of petroleum contaminated soil/fill to the top of existing bedrock (approximately 11 feet). This will remove the source of petroleum contamination on the project site. Once the soil is removed, confirmation samples will be collected from all sidewalls to document that soil cleanup objectives have been reached. After soils removal has been completed, an oxygen injection system will be installed to treat petroleum contaminated groundwater. Our technical approach to implementing this plan is discussed below.

10. CONCLUSIONS

Lu Engineers has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-05 at 62-64 Scio Street in the City of Rochester, New York, the "Site". Any exceptions to, or deletions from this practice are described in Section 11 of this report. This assessment has revealed evidence of RECs in connection with the Site.

Two underground storage tanks were used to store petroleum products. These tanks (5,000 gallon and 2,000 gallon) were removed in 2006 and 2003, respectively. Subsurface investigations began in 2006 and show the presence of petroleum compounds in site soils and groundwater. These environmental investigations have delineated the horizontal and vertical extent of on-site contamination. Three groundwater wells have documented one area of relatively high VOC contaminated groundwater in the southeastern corner of the site.

11. DEVIATIONS

None

12. REFERENCES

- Investigation of Former Hallman Chevrolet Properties, *Rizzo Associates, 1993*
- Draft Environmental Site Assessment, *Day Environmental Inc., May 1995*
- Underground Storage Tank Closure and Limited Subsurface Study Report, December, *Day Environmental Inc., December 2006*
- Limited Groundwater Study, *Day Environmental Inc., June 2007*

13. CERTIFICATION

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in 312.10 of 40 CFR 312.

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

A statement of credentials is attached as Appendix E.

Lu Engineers certifies the accuracy of this report, to the best of our knowledge, based on the information collected as described in the Scope of Work of this assessment. A copy of information collected during this assessment including photographs, maps, notes, and other material will be kept on file at the offices of Lu Engineers. This information is available at your request.

Respectfully submitted,

Lu Engineers

Christine Crafts

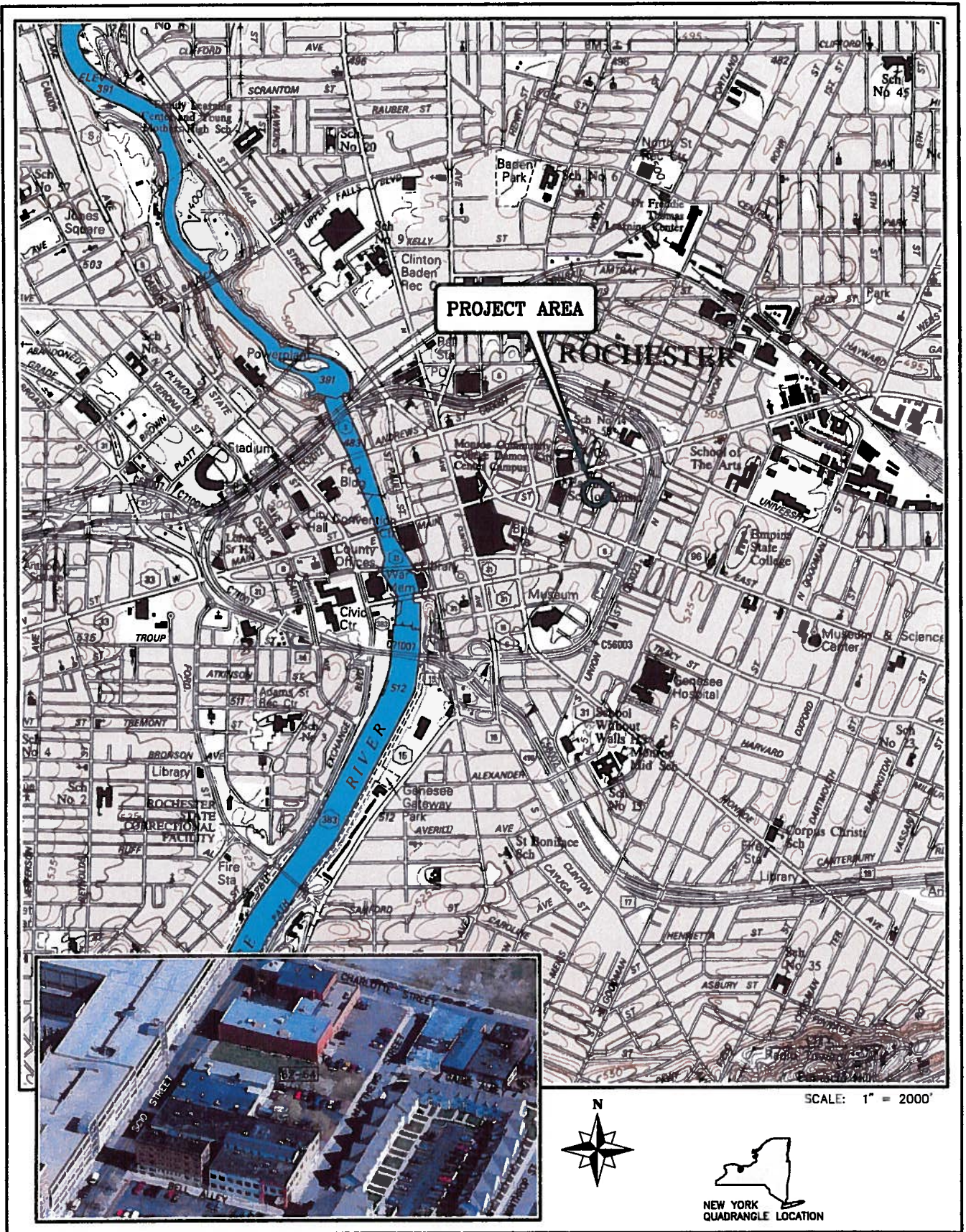
Environmental Specialist

Steven A Campbell, CHMM

Environmental Division Leader

Attachments





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FIGURE 1. SITE LOCATION MAP
CITY OF ROCHESTER | PHASE I ESA
62-64 SCIO STREET
ROCHESTER - MONROE COUNTY - NEW YORK

P.N. 4215-48

DATE: SEPTEMBER 2009

SCALE: 1" = 24,000

DRAWN BY: DLS

MAP SOURCE: NYS DOT RASTER QUADRANGLES - ROCHESTER
 WEST & ROCHESTER EAST / NEW YORK, MONROE COUNTY
 DOT EDITION DATE: 1997 / USGS CONTOUR DATA: 1971
 2008 MICROSOFT CORPORATION, 2000 NAVTEQ AND
 2009 PICTOMETRY INTERNATIONAL CORP.



Figure 2
Tax Parcel Map
62-64 Scio Street
City of Rochester, New York



Appendix A - Site Photographs & Field Notes

Site Photographs



Northern Edge of Parcel



Northeastern Section of Parcel where 5,000 gallon tank was removed in 2003

Site Photographs



Southeastern section of parcel where 2,000 gallon tank was removed in 2006



Western Edge of Site

Site Photographs



Parcel to the North of Site



Parcel to the South of Site

Site Photographs



Matthews Street to the East of Site

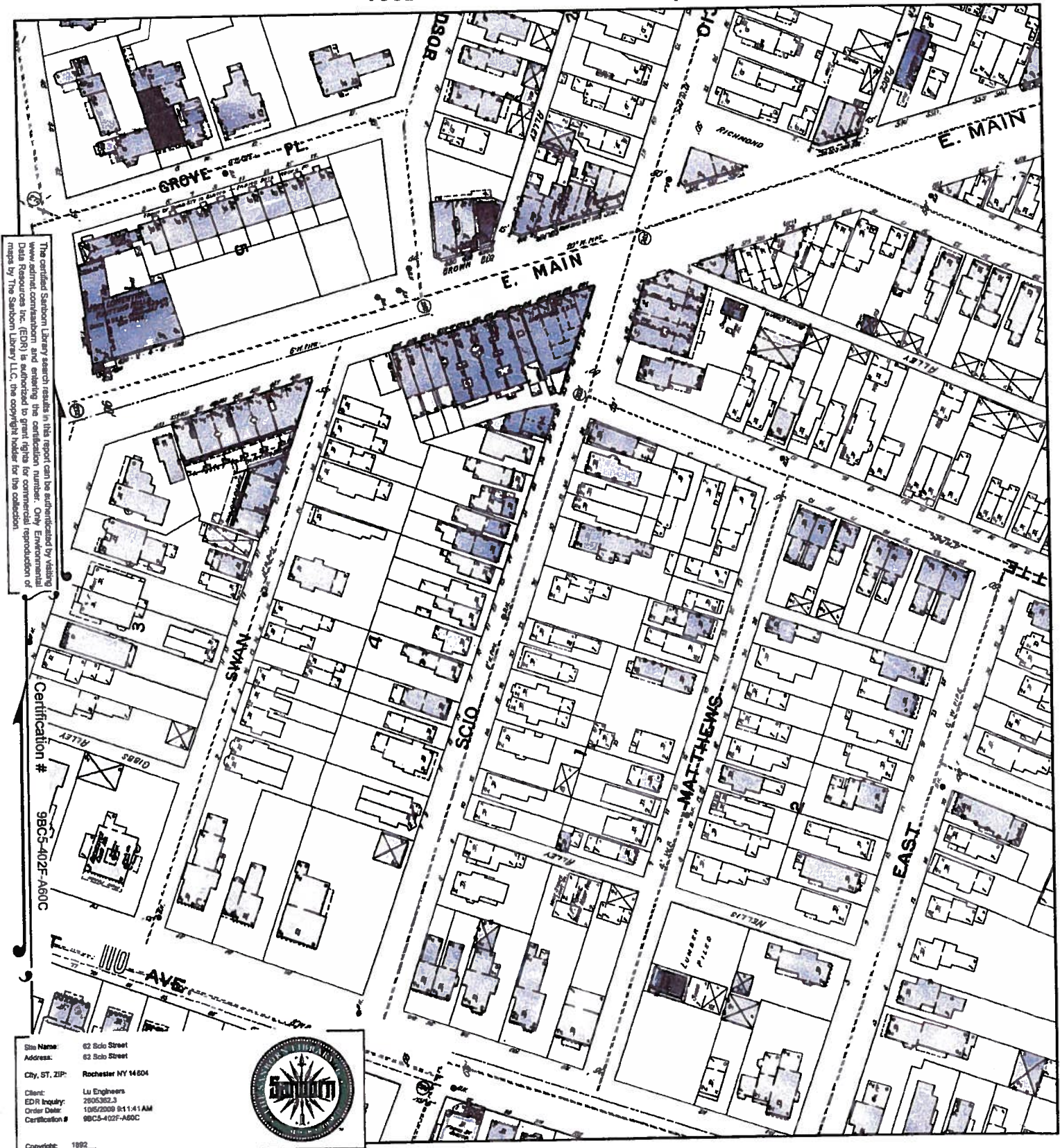


East End Garage to the west of Site

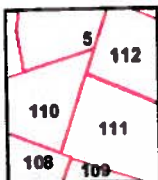
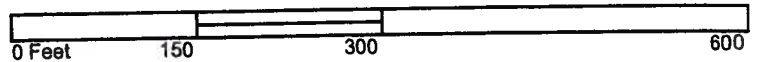
Appendix B - Historical Research Documentation



1892 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets (thumbnails on page 3).



Volume 2, Sheet 108
 Volume 2, Sheet 109
 Volume 2, Sheet 110
 Volume 2, Sheet 111
 Volume 2, Sheet 112

Volume 1, Sheet 5



1912 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets (thumbnails on page 3).

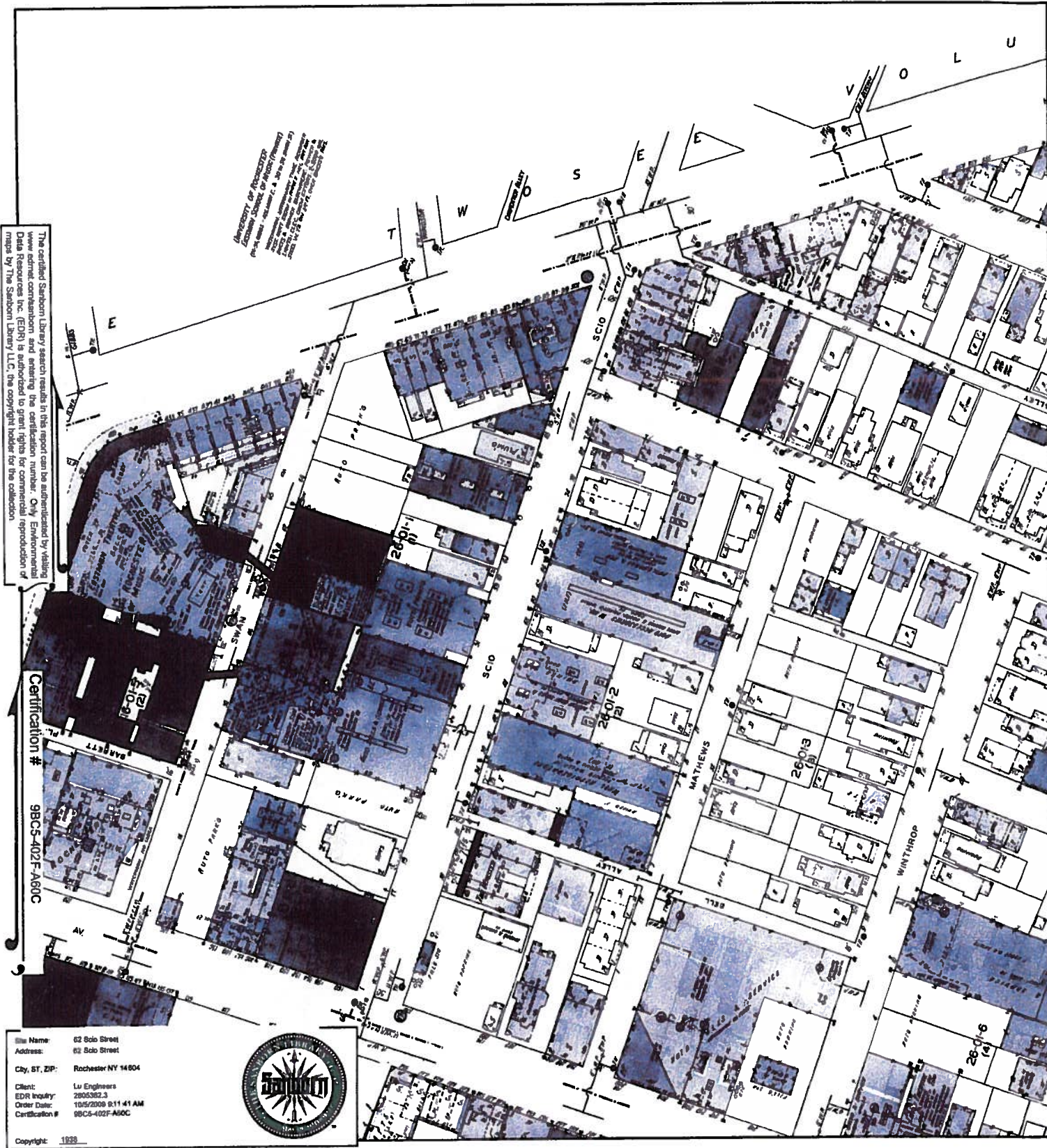
0 Feet 150 300 600



Volume 5, Sheet 502
 Volume 5, Sheet 503
 Volume 5, Sheet
 Volume 5, Sheet 507

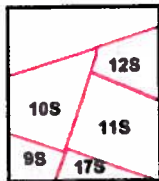


1938 Certified Sanborn Map



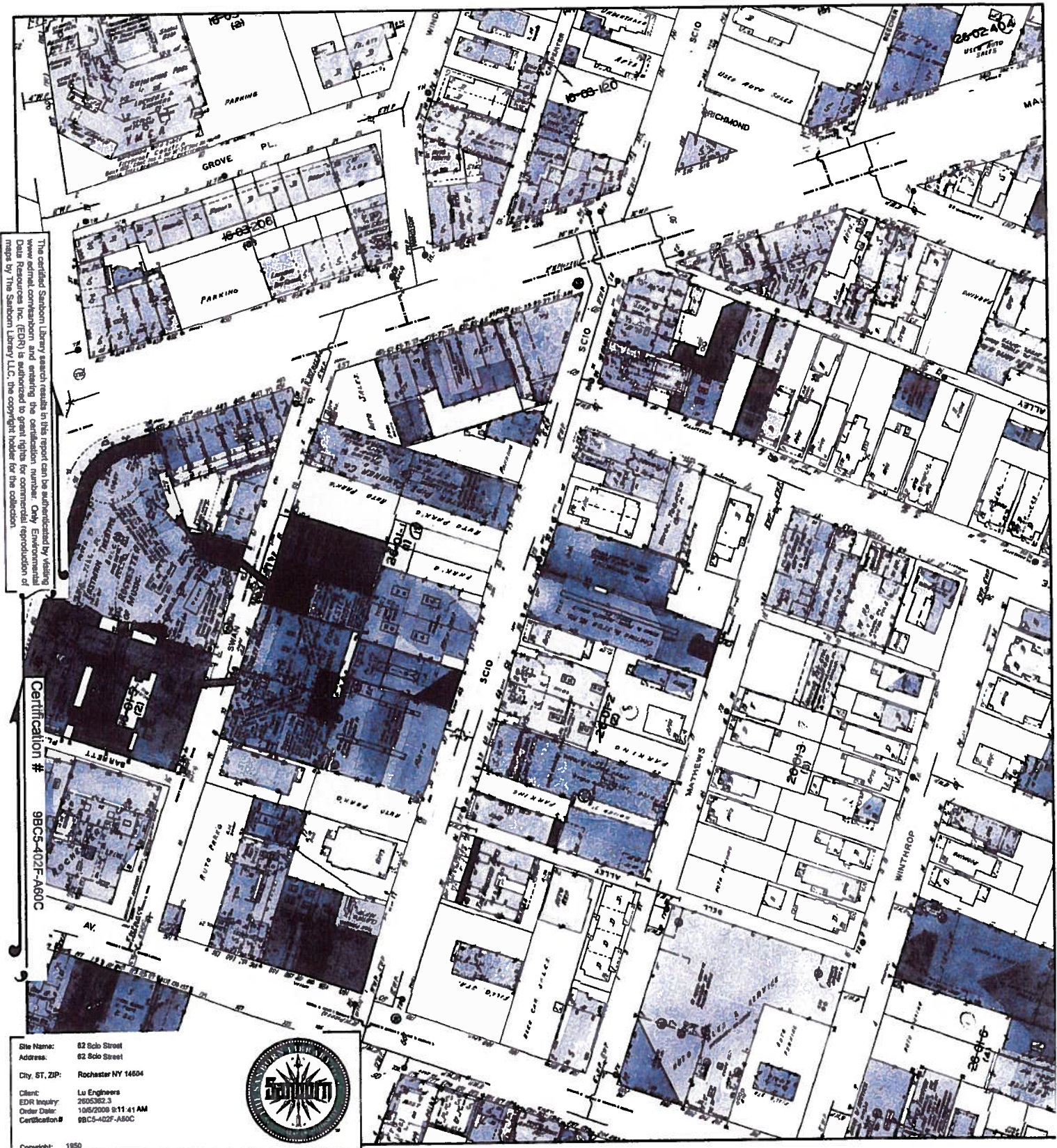
This Certified Sanborn Map combines the following sheets (thumbnails on page 3).

0 Feet 150 300 600



Volume 1S, Sheet 9S
 Volume 1S, Sheet 10S
 Volume 1S, Sheet 11S
 Volume 1S, Sheet 12S
 Volume 1S, Sheet 17S

1950 Certified Sanborn Map



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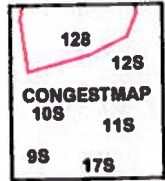
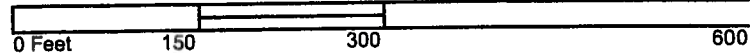
Certification # 98CS-402F-A60C

Site Name: 62 Scio Street
 Address: 62 Scio Street
 City, ST, ZIP: Rochester NY 14604
 Client: Lu Engineers
 EDRI Inquiry: 2605362.3
 Order Date: 10/6/2008 8:11:41 AM
 Certification# 98CS-402F-A60C



Copyright: 1950

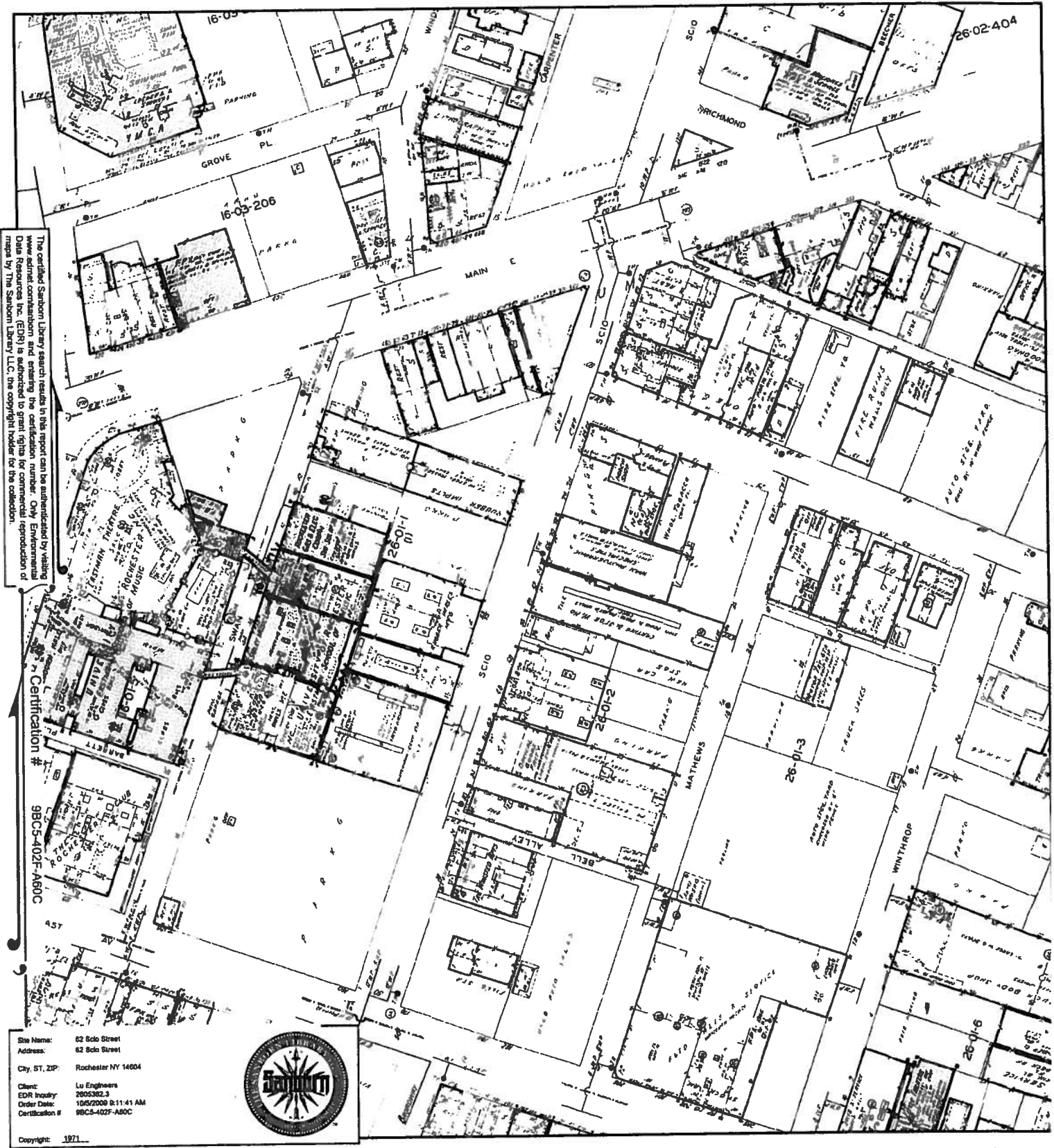
This Certified Sanborn Map combines the following sheets (thumbnails on page 3).



- Volume 2, Sheet CONGESTMAP
- Volume 2, Sheet 128
- Volume 1S, Sheet 9S
- Volume 1S, Sheet 10S
- Volume 1S, Sheet 11S
- Volume 1S, Sheet 12S
- Volume 1S, Sheet 17S
- Volume 1, Sheet CONGESTMAP

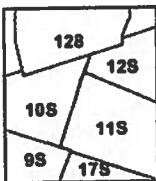


1971 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets (thumbnails on page 3).

0 Feet 150 300 600



Volume 1S, Sheet 8S
 Volume 1S, Sheet 10S
 Volume 1S, Sheet 11S
 Volume 1S, Sheet 12S
 Volume 1S, Sheet 17S

Volume 2, Sheet 128





INQUIRY #: 2605362.4

YEAR: 1958

— = 750'





INQUIRY #: 2605362.4

YEAR: 1966

 = 750'





INQUIRY #: 2605362.4

YEAR: 1980

| = 750'





INQUIRY #: 2605362.4

YEAR: 1985

| = 1000'





INQUIRY #: 2605362.4

YEAR: 1994

— = 750'





INQUIRY #: 2605362.4

YEAR: 2006

|—————| = 604'



ARMSUM ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE: 10/05/2009 DISPLAY

106 810 0002 057 000 0000 00 1 SB P 00	CT/B-AD 0094.01 109 06 DISC 0000000000
0062-64 SCIO ST 14604	USE 330 30 SF YR N/A
- OWNER & MAILING INFORMATION - MISC. - - - - - ASSESSMENT DATA - - - - -	
CITY OF ROCHESTER	RS - SS CURRENT TAXABLES
	8 - 9 LAND 55,000 COUNTY 0
	ACT HSC TOTAL 55,000 CITY 0
30 CHURCH ST	A - N PRIOR SCHOOL 0
	NGBHD LAND 55,000 BANK CODE 0000129
ROCHESTER, NY 14614 00009	TOTAL 55,000 MORTGAGE INVESTOR 00129
- - - - - SALES INFORMATION - - - - - - - DIMENSIONS - - - COORDINATES - -	
PRICE 645,000 DEED W DATE 091196	F 55.00 D 200.08 E 410925 N 152078
BOOK 08786 PAGE 00580 CTL# 99999999	ACRES 0.00 SP/MRG 000000000 IR LT
PR OWNER 200 EAST AVENUE INC	- - - - - SPECIAL DISTRICTS - - - - -
- - - - - EXEMPTIONS - - - - -	
CODE AMOUNT PCT IY TY HC	SPC UNITS PCT TYPE VALUE
13350 000055000 0.00 97	SC400 0.00 .0000 U 73.00
00000 000000000 0.00 00	RP600 0.00 .0000 U 73.00
00000 000000000 0.00 00	SP700 0.00 .0000 U 73.00
	HSR00 0.00 .0000 U 73.00
	DG100 0.00 .0000 0.00
	0.00 .0000 0.00

PF12-RETURN TO ARMXLOC

10:47:49 Mon Oct 05, 2009

BPPMTQY BIS - BUILDING - PERMITS ISSUED
MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

DATE: 10/05/2009 >

APPLIC. ADDRESS: 0062 SCIO ST PERMIT NO.: _____
SBL NO.: 106 . 810 - 0002 - 057 . 000 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE
0062 SCIO ST
1066259 08/18/06 08/31/06 4950 PMT COMPLETED/ WITH INSP 07/05/23
REMOVAL 1,000 GALLON UNDERGROUND STORAGE TANK

1030081 01/06/03 01/07/03 750 PMT COMPLETED/ WITH INSP 03/04/14
REMOVE 4000 GAL TANK.

1027866 11/08/02 11/08/02 10000 PMT COMPLETED/ WITH INSP 04/09/29
DEMOLITION OF BRICK 2-STORY ROW BUILDING

0997216 10/25/99 12/17/99 500 PMT COMPLETED/ WITH INSP 00/03/22
DISCONNECT EXISTING SPRINKLER SYSTEM

PF13-PMT MOD PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

106 . 81-2-57

BPPMTQY BIS - BUILDING - PERMITS ISSUED
END OF DATA

DATE: 10/05/2009 >

APPLIC. ADDRESS: 0062 SCIO ST PERMIT NO.: _____
SBL NO.: 106 . 810 - 0002 - 057 . 000 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE
0062 SCIO ST
0200775 00/00/00 07/01/71 100 PMT CMPLT PRE CONVERSION 93/10/18
MAINTAIN 1 1000 GAL GAS TANK

0189186 00/00/00 06/27/66 2000 PMT CMPLT PRE CONVERSION 93/10/18
REMODEL INT MASONRY BLDG FOR NEW OFFICES

0036573 00/00/00 10/18/16 35000 PMT CMPLT PRE CONVERSION 93/10/18
ERECT TILE BRICK GARAGE

PF13-PMT MOD PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

Appendix C - Records Review Information

62 Scio Street
62 Scio Street
Rochester, NY 14604

Inquiry Number: 2605362.2s
October 02, 2009

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800 352 0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

62 SCIO STREET
ROCHESTER, NY 14604

COORDINATES

Latitude (North): 43.157800 - 43° 9' 28.1"
Longitude (West): 77.599400 - 77° 35' 57.8"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 288659.4
UTM Y (Meters): 4781403.5
Elevation: 525 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 43077-B5 ROCHESTER EAST, NY
Most Recent Revision: 1978

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2006
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
CITY OF ROCHESTER 62-64 SCIO STREET ROCHESTER, NY 14604	UST	N/A
VACANT PARCEL 62-64 SCIO STREET ROCHESTER, NY 14604	LTANKS	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

CBS UST..... Chemical Bulk Storage Database

EXECUTIVE SUMMARY

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

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Registry of Engineering Controls
INST CONTROL..... Registry of Institutional Controls
RES DECL..... Restrictive Declarations Listing

State and tribal voluntary cleanup sites

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

State and tribal Brownfields sites

ERP..... Environmental Restoration Program Listing
BROWNFIELDS..... Brownfields Site List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST AST..... Historical Petroleum Bulk Storage Database

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees

EXECUTIVE SUMMARY

ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
HSWDS.....	Hazardous Substance Waste Disposal Site Inventory
NPDES.....	State Pollutant Discharge Elimination System
AIRS.....	Air Emissions Data
E DESIGNATION.....	E DESIGNATION SITE LISTING
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH.....	Coal Ash Disposal Site Listing

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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

A review of the RCRA-SQG list, as provided by EDR, and dated 11/12/2008 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SPEEDYS CLEANERS	50 SCIO ST	SSW 0 - 1/8 (0.019 mi.)	A4	13

EXECUTIVE SUMMARY

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

A review of the RCRA-CESQG list, as provided by EDR, and dated 11/12/2008 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BANK OF AMERICA	1 EAST AVE	W 1/8 - 1/4 (0.249 mi.)	67	381

State- and tribal - equivalent CERCLIS

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

A review of the SHWS list, as provided by EDR, and dated 09/03/2009 has revealed that there are 2 SHWS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MILL STREET DRUMS	208 MILL STREET	WNW 1/2 - 1 (0.884 mi.)	80	433
DAVIS-HOWLAND OIL CORP	200 ANDERSON AVENUE	E 1/2 - 1 (0.952 mi.)	81	434

Class Code: Significant threat to the public health or environment - action required.

VAPOR REOPENED: "Vapor intrusion" refers to the process by which volatile chemicals move from a subsurface source into the indoor air of overlying or adjacent buildings. The subsurface source can either be contaminated groundwater or contaminated soil which releases vapors into the pore spaces in the soil. Improvements in analytical techniques and knowledge gained from site investigations in New York and other states has led to an increased awareness of soil vapor as a medium of concern and of the potential for exposures from the soil vapor intrusion pathway. Based on this additional information, New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

A review of the VAPOR REOPENED list, as provided by EDR, and dated 07/14/2009 has revealed that there are 2 VAPOR REOPENED sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MILL STREET DRUMS	208 MILL STREET	WNW 1/2 - 1 (0.884 mi.)	80	433
DAVIS-HOWLAND OIL CORP	200 ANDERSON AVENUE	E 1/2 - 1 (0.952 mi.)	81	434

EXECUTIVE SUMMARY

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

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

A review of the SWF/LF list, as provided by EDR, and dated 08/03/2009 has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RUSSELL GAS & ELECTRIC	89 EAST AVE.	WSW 1/8 - 1/4 (0.167 mi.)	M47	275

State and tribal leaking storage tank lists

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

A review of the LTANKS list, as provided by EDR, and dated 09/03/2009 has revealed that there are 20 LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
E G SNYDER COMPANY INC Date Closed: 11/29/1995	86 SCIO STREET	NNE 0 - 1/8 (0.038 mi.)	C8	41
NATIONAL AMBULANCE Date Closed: 5/21/2003	UNIVERSITY AVENUE	NNE 0 - 1/8 (0.113 mi.)	H25	105
YMCA (OLD) Date Closed: 4/9/1988	26 GIBBS STREET	WSW 0 - 1/8 (0.115 mi.)	I27	110
JOMOR ENTERPRISES Date Closed: 1/1/1983	246 EAST AVENUE	WSW 1/8 - 1/4 (0.128 mi.)	L39	158
HALLMAN CHEVROLET (FORMER) Date Closed: 1/30/1987	200 EAST AVENUE	WSW 1/8 - 1/4 (0.157 mi.)	M40	160
PAL OIL Date Closed: 2/17/1992	EAST MAIN STREET	W 1/8 - 1/4 (0.178 mi.)	51	300
JOHNSON & LUND Date Closed: 12/21/1990	167 LIBERTY POLE WAY	NW 1/4 - 1/2 (0.299 mi.)	68	384
WALLACH (ERWIN) Date Closed: 9/22/1986	430 ANDREWS STREET	NW 1/4 - 1/2 (0.326 mi.)	70	389
CONSTRUCTION SITE Date Closed: 8/24/1988	CLINTON / BROAD STREE	WSW 1/4 - 1/2 (0.360 mi.)	72	398
NUSBAUM CLEANER DISTRIB. Date Closed: 5/23/1986	304-308 ANDREW ST.	WNW 1/4 - 1/2 (0.430 mi.)	S74	404
CULLARI (JAMES) APARTMENT Date Closed: 1/17/2006	130 NORTH CLINTON AVENU	WNW 1/4 - 1/2 (0.432 mi.)	S75	407
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NATIONAL AMBULANCE & OXYGEN SE Date Closed: 12/20/1990	177 UNIVERSITY AVE	NNE 1/8 - 1/4 (0.158 mi.)	N41	229

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NATIONAL AMBULANCE/SCH 58 Date Closed: 5/21/2003	200 UNIVERSITY AVENUE	NNE 1/8 - 1/4 (0.160 mi.)	45	255
BUDGET RENT A CAR Date Closed: 12/4/1989	581-583 EAST MAIN STREE	NE 1/8 - 1/4 (0.168 mi.)	48	276
MILLBURY OLDSMOBILE CO Date Closed: 4/30/1976	ANSON STREET	SSE 1/8 - 1/4 (0.224 mi.)	R63	354
ISAAC HEATING & AIR CONDITIONI Date Closed: 11/4/1996	180 CHARLOTTE STREET	ESE 1/8 - 1/4 (0.247 mi.)	66	367
MONROE OIL COMPANY Date Closed: 9/30/1989	366-A ALEXANDER STREET	E 1/4 - 1/2 (0.316 mi.)	69	387
DELTA SONIC Date Closed: 9/7/2006 Date Closed: 4/16/2007	718 EAST MAIN STREET	ENE 1/4 - 1/2 (0.348 mi.)	71	392
EMPIRE STATE COLLEGE Date Closed: 10/12/1994	8 PRINCE STREET	ESE 1/4 - 1/2 (0.414 mi.)	73	401
GENESEE HOSPITAL Date Closed: 10/11/1991	244 ALEXANDER STREET	SSE 1/4 - 1/2 (0.480 mi.)	78	429

HIST LTANKS: A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database.

A review of the HIST LTANKS list, as provided by EDR, and dated 01/01/2002 has revealed that there are 22 HIST LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
E G SNYDER COMPANY INC Date Closed: 11/29/95	86 SCIO STREET	NNE 0 - 1/8 (0.038 mi.)	C8	41
NATIONAL AMBULANCE Date Closed: / /	UNIVERSITY AVENUE	NNE 0 - 1/8 (0.113 mi.)	H25	105
YMCA (OLD) Date Closed: 04/09/88	26 GIBBS STREET	WSW 0 - 1/8 (0.115 mi.)	I27	110
JOMOR ENTERPRISES Date Closed: 01/01/83	246 EAST AVENUE	WSW 1/8 - 1/4 (0.128 mi.)	L39	158
HALLMAN CHEVROLET (FORMER) Date Closed: 01/30/87	200 EAST AVENUE	WSW 1/8 - 1/4 (0.157 mi.)	M40	160
PAL OIL Date Closed: 02/17/92	EAST MAIN STREET	W 1/8 - 1/4 (0.178 mi.)	51	300
JOHNSON & LUND Date Closed: 12/21/90	167 LIBERTY POLE WAY	NW 1/4 - 1/2 (0.299 mi.)	68	384
WALLACH (ERWIN) Date Closed: 09/22/86	430 ANDREWS STREET	NW 1/4 - 1/2 (0.326 mi.)	70	389
CONSTRUCTION SITE Date Closed: 08/24/88	CLINTON / BROAD STREE	WSW 1/4 - 1/2 (0.360 mi.)	72	398
NUSBAUM CLEANER DISTRIB. Date Closed: 05/23/86	304-308 ANDREW ST.	WNW 1/4 - 1/2 (0.430 mi.)	S74	404

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CULLARI (JAMES) APARTMENT Date Closed: / /	130 NORTH CLINTON AVENU	WNW 1/4 - 1/2 (0.432 ml.)	S75	407
FORMER DMV PARKING LOT Date Closed: / /	SOUTH AVENUE @COURT ST&W	1/4 - 1/2 (0.442 ml.)	76	410
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER AUTO GARAGE Date Closed: / /	37 CHARLOTTE STREET	ENE 0 - 1/8 (0.060 ml.)	D12	58
NATIONAL AMBULANCE & OXYGEN SE Date Closed: 12/20/90	177 UNIVERSITY AVE	NNE 1/8 - 1/4 (0.158 ml.)	N41	229
NATIONAL AMBULANCE/SCH 58 Date Closed: / /	200 UNIVERSITY AVENUE	NNE 1/8 - 1/4 (0.160 ml.)	45	255
BUDGET RENT A CAR Date Closed: 12/04/89	581-583 EAST MAIN STREE	NE 1/8 - 1/4 (0.168 ml.)	48	276
MILLBURY OLDSMOBILE CO Date Closed: 04/30/76	ANSON STREET	SSE 1/8 - 1/4 (0.224 ml.)	R63	354
ISAAC HEATING & AIR CONDITIONI Date Closed: 11/04/96 Date Closed: / /	180 CHARLOTTE STREET	ESE 1/8 - 1/4 (0.247 ml.)	66	367
MONROE OIL COMPANY Date Closed: 09/30/89	366-A ALEXANDER STREET	E 1/4 - 1/2 (0.316 ml.)	69	387
EMPIRE STATE COLLEGE Date Closed: 10/12/94	8 PRINCE STREET	ESE 1/4 - 1/2 (0.414 ml.)	73	401
BLUE BIRD COACH LINES INC Date Closed: / /	795 EAST MAIN STREET	ENE 1/4 - 1/2 (0.457 ml.)	77	414
GENESEE HOSPITAL Date Closed: 10/11/91	244 ALEXANDER STREET	SSE 1/4 - 1/2 (0.480 ml.)	78	429

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, and dated 09/03/2009 has revealed that there are 11 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
E G SNYDER COMPANY INC	86 SCIO STREET	NNE 0 - 1/8 (0.038 ml.)	C8	41
EASTMAN SCHOOL OF MUSIC	26 GIBBS STREET	WSW 0 - 1/8 (0.115 ml.)	I29	118
HALLMAN CHEVROLET (FORMER)	200 EAST AVENUE	WSW 1/8 - 1/4 (0.157 ml.)	M40	160
VANDERLINDE	100 CHARLOTTE ST	E 1/8 - 1/4 (0.187 ml.)	55	313
ROCHESTER DISTRICT HEATING CO-	LARTIGUE STATION	SW 1/8 - 1/4 (0.209 ml.)	Q59	335
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
REAL ESTATE BOARD OF ROCHESTER	550 EAST MAIN STREET	NE 0 - 1/8 (0.117 ml.)	J31	127

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NATIONAL AMBULANCE & OXYGEN SE	177 UNIVERSITY AVENUE	NNE 1/8 - 1/4 (0.158 mi.)	N42	236
SCHRODT IMPORTED CARS LTD	158 UNIVERSITY AVENUE	NNE 1/8 - 1/4 (0.159 mi.)	N43	249
THE STRONG MUSEUM	ONE MANHATTAN SQUARE	SSW 1/8 - 1/4 (0.206 mi.)	58	329
MILBURY OLDSMOBILE PROPERTY	12-24 SOUTH UNION STREET	SSE 1/8 - 1/4 (0.227 mi.)	64	357
ISAAC HEATING & AIR CONDITIONI	180 CHARLOTTE STREET	ESE 1/8 - 1/4 (0.247 mi.)	66	367

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

A review of the AST list, as provided by EDR, and dated 09/03/2009 has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HALLMAN CHEVROLET (FORMER)	200 EAST AVENUE	WSW 1/8 - 1/4 (0.157 mi.)	M40	160
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RURAL METRO MEDICAL SERVICES	185 SCIO STREET	NNE 1/8 - 1/4 (0.193 mi.)	56	321

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

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROCHESTER DISTRICT HEATING COO	LARTIGUE STATION	SW 1/8 - 1/4 (0.209 mi.)	Q60	340

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

A review of the CBS list, as provided by EDR, and dated 09/03/2009 has revealed that there is 1 CBS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROCHESTER DISTRICT HEATING COO	LARTIGUE STATION	SW 1/8 - 1/4 (0.209 mi.)	Q60	340

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

EXECUTIVE SUMMARY

US BROWNFIELDS: The EPA's listing of Brownfields properties addressed by Cooperative Agreement Recipients and Brownfields properties addressed by Targeted Brownfields Assessments

A review of the US BROWNFIELDS list, as provided by EDR, and dated 10/01/2008 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
80-100 CHARLOTTE STREET	80-100 CHARLOTTE STREET	E 0 - 1/8 (0.119 mi.)	K35	143

Local Lists of Hazardous waste / Contaminated Sites

DEL SHWS: A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

A review of the DEL SHWS list, as provided by EDR, and dated 06/09/2009 has revealed that there is 1 DEL SHWS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RG&E - BEEBEE STATION	254 MILL STREET	WNW 1/2 - 1 (0.976 mi.)	T83	444

Local Lists of Registered Storage Tanks

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

A review of the HIST UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 12 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
E G SNYDER COMPANY INC	86 SCIO STREET	NNE 0 - 1/8 (0.038 mi.)	C8	41
EASTMAN SCHOOL OF MUSIC	26 GIBBS STREET	WSW 0 - 1/8 (0.115 mi.)	I29	118
HALLMAN CHEVROLET (FORMER)	200 EAST AVENUE	WSW 1/8 - 1/4 (0.157 mi.)	M40	160
ROCHESTER GAS & ELECTRIC CORP	89 EAST AVENUE	WSW 1/8 - 1/4 (0.176 mi.)	O49	279
VANDERLINDE	100 CHARLOTTE ST	E 1/8 - 1/4 (0.187 mi.)	55	313
ROCHESTER DISTRICT HEATING CO-	LARTIGUE STATION	SW 1/8 - 1/4 (0.209 mi.)	Q59	335
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
REAL ESTATE BOARD OF ROCHESTER	550 EAST MAIN STREET	NE 0 - 1/8 (0.117 mi.)	J31	127
NATIONAL AMBULANCE & OXYGEN SE	177 UNIVERSITY AVENUE	NNE 1/8 - 1/4 (0.158 mi.)	N42	236
SCHRODT IMPORTED CARS LTD	158 UNIVERSITY AVENUE	NNE 1/8 - 1/4 (0.159 mi.)	N43	249
THE STRONG MUSEUM	ONE MANHATTAN SQUARE	SSW 1/8 - 1/4 (0.206 mi.)	58	329
MILBURY OLDSMOBILE PROPERTY	12-24 SOUTH UNION STREE	SSE 1/8 - 1/4 (0.227 mi.)	64	357
ISAAC HEATING & AIR CONDITIONI	180 CHARLOTTE STREET	ESE 1/8 - 1/4 (0.247 mi.)	66	367

EXECUTIVE SUMMARY

Records of Emergency Release Reports

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

A review of the NY Spills list, as provided by EDR, and dated 09/03/2009 has revealed that there are 21 NY Spills sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FORMER HALLMANS WAREHOUSE Date Closed: 2/5/2004	64 SCIO STREET	NNW 0 - 1/8 (0.004 mi.)	A3	12
LAUBE-ROGERS FUEL CO. Date Closed: 6/1/1986	34 SKUE STREET	SSW 0 - 1/8 (0.044 mi.)	B10	52
CATHAY PAGODA RESTAURANT Date Closed: 6/6/2002	488 EAST MAIN STREET	N 0 - 1/8 (0.062 mi.)	13	61
444 EAST MAIN STREET Date Closed: 10/3/2000	444 EAST MAIN STREET	NW 0 - 1/8 (0.077 mi.)	14	63
ROCHESTER GAS & ELECTRIC Date Closed: 11/3/1976	24 WINDSOR STREET	NNW 0 - 1/8 (0.094 mi.)	16	68
PARKING LOT Date Closed: 6/15/2009	420 EAST MAIN STREET	WNW 0 - 1/8 (0.101 mi.)	E17	70
A & E TRANSPORTATION Date Closed: 1/2/1997	140 SKYE STREET	NNE 0 - 1/8 (0.110 mi.)	H23	100
RYAN MURPHY INC Date Closed: 4/4/1996	293-297 EAST AVENUE	SW 0 - 1/8 (0.112 mi.)	G24	102
EAST AVENUE AT SWAN ST Date Closed: 4/21/1998	120 EAST AVE	SW 0 - 1/8 (0.114 mi.)	G26	108
EASTMAN SCHOOL OF MUSIC Date Closed: 12/3/1996	26 GIBBS STREET	WSW 0 - 1/8 (0.115 mi.)	I29	118
EAST MAIN & STILLSON ST Date Closed: 2/16/1995	40 EAST MAIN @ STILLSON	WNW 0 - 1/8 (0.117 mi.)	E30	125
VANDERLINDE ELECTRIC Date Closed: 6/6/2007	80-100 CHARLOTTE STREET	E 0 - 1/8 (0.119 mi.)	K36	148
Lower Elevation	Address	Direction / Distance	Map ID	Page
14-16 CHARLOTTE STREET	14-16 CHARLOTTE STREET	NE 0 - 1/8 (0.040 mi.)	C9	49
CITY OF ROCHESTER	26-60 CHARLOTTE STREET	ENE 0 - 1/8 (0.050 mi.)	D11	55
FORMER AUTO GARAGE Date Closed: 6/11/2002	37 CHARLOTTE STREET	ENE 0 - 1/8 (0.060 mi.)	D12	58
FORMER SERVICE STATION Date Closed: 9/25/1998	24 WINTHROP STREET	ESE 0 - 1/8 (0.089 mi.)	15	65
WHEC CHANNEL 10 Date Closed: 12/14/2007	191 EAST AVENUE	S 0 - 1/8 (0.103 mi.)	F19	87
WHEC-TV, CHANNEL 10 BLDG Date Closed: 6/1/1986	191 EAST AVENUE	S 0 - 1/8 (0.103 mi.)	F20	89
550 EAST MAIN ST Date Closed: 4/18/2003	550 EAST MAIN ST	NE 0 - 1/8 (0.117 mi.)	J32	132
ACTION FOR BETTER COMMUNI Date Closed: 5/19/2003	550 EAST MAIN STREET	NE 0 - 1/8 (0.117 mi.)	J33	135

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MERCIER REALTY Date Closed: 5/8/1995 Date Closed: 5/6/1998	550 EAST MAIN STREET	NE 0 - 1/8 (0.117 mi.)	J34	137

NY Hist Spills: This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database.

A review of the NY Hist Spills list, as provided by EDR, and dated 01/01/2002 has revealed that there are 15 NY Hist Spills sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAUBE-ROGERS FUEL CO.	34 SKUE STREET	SSW 0 - 1/8 (0.044 mi.)	B10	52
444 EAST MAIN STREET	444 EAST MAIN STREET	NW 0 - 1/8 (0.077 mi.)	14	63
ROCHESTER GAS & ELECTRIC	24 WINDSOR STREET	NNW 0 - 1/8 (0.094 mi.)	16	68
A & E TRANSPORTATION	140 SKYE STREET	NNE 0 - 1/8 (0.110 mi.)	H23	100
RYAN MURPHY INC	293-297 EAST AVENUE	SW 0 - 1/8 (0.112 mi.)	G24	102
EAST AVENUE AT SWAN ST	120 EAST AVE	SW 0 - 1/8 (0.114 mi.)	G26	108
EASTMAN SCHOOL OF MUSIC	26 GIBBS STREET	WSW 0 - 1/8 (0.115 mi.)	I29	118
EAST MAIN & STILLSON ST	40 EAST MAIN @ STILLSON	WNW 0 - 1/8 (0.117 mi.)	E30	125

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
14-16 CHARLOTTE STREET	14-16 CHARLOTTE STREET	NE 0 - 1/8 (0.040 mi.)	C9	49
CITY OF ROCHESTER	26-60 CHARLOTTE STREET	ENE 0 - 1/8 (0.050 mi.)	D11	55
FORMER SERVICE STATION	24 WINTHROP STREET	ESE 0 - 1/8 (0.089 mi.)	15	65
WHEC-TV, CHANNEL 10 BLDG	191 EAST AVENUE	S 0 - 1/8 (0.103 mi.)	F20	89
550 EAST MAIN ST	550 EAST MAIN ST	NE 0 - 1/8 (0.117 mi.)	J32	132
ACTION FOR BETTER COMMUNI	550 EAST MAIN STREET	NE 0 - 1/8 (0.117 mi.)	J33	135
MERCIER REALTY	550 EAST MAIN STREET	NE 0 - 1/8 (0.117 mi.)	J34	137

Other Ascertainable Records

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

A review of the RCRA-NonGen list, as provided by EDR, and dated 11/12/2008 has revealed that there are 20 RCRA-NonGen sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GULLEN MARTIN T & JAMES J PART	38 SCIO ST	SSW 0 - 1/8 (0.038 mi.)	B6	32
SNYDER E G	86 SCIO ST	NNE 0 - 1/8 (0.038 mi.)	C7	36
MONROE GRAPHICS INC	334 EAST AVE	SW 0 - 1/8 (0.108 mi.)	G22	96
UNIVERSITY OF ROCHESTER - ESM	26 GIBBS ST	WSW 0 - 1/8 (0.115 mi.)	I28	113
FIRESTONE	293-297 EAST AVE	SW 0 - 1/8 (0.122 mi.)	L37	150

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNIV OF ROCHESTER-FORMER YMCA	100 GIBBS ST	NW 1/8 - 1/4 (0.125 ml.)	38	152
ROCHESTER GAS & ELECTRIC CORP	89 EAST AVE	WSW 1/8 - 1/4 (0.176 ml.)	O50	280
VANDERLINDE	100 CHARLOTTE ST	E 1/8 - 1/4 (0.187 ml.)	55	313
TYRON CONTRACTING SERVICE INC	70 N UNION ST	E 1/8 - 1/4 (0.212 ml.)	62	352

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HALLMAN CHEVROLET LTD	12 WINTHROP ST	SE 0 - 1/8 (0.103 ml.)	18	72
HOME PROPERTIES HALLMAN CHEV	200 EAST AVE	S 0 - 1/8 (0.105 ml.)	F21	91
NATIONAL AMBULANCE & OXYGEN SE	177 UNIVERSITY AVE	NNE 1/8 - 1/4 (0.158 ml.)	N41	229
LIFT LINE INC	158 UNIVERSITY AVE	NNE 1/8 - 1/4 (0.159 ml.)	N44	253
WOLTINGS COLLISION SERVICE	7 PITKIN ST	SE 1/8 - 1/4 (0.163 ml.)	46	261
UNION PLACE ASSOCIATES	30 N UNION ST	ESE 1/8 - 1/4 (0.183 ml.)	P52	303
LOU HOLTZ BUICK ISUZU INC	30 N UNION ST	ESE 1/8 - 1/4 (0.183 ml.)	P53	308
MONROE LITHO INC - XEROX PPU	109 UNIVERSITY AVE	N 1/8 - 1/4 (0.184 ml.)	54	309
CRAIG AUTOMETRICS INC	74 GROVE ST	NW 1/8 - 1/4 (0.198 ml.)	57	325
STRONG MUSEUM	1 MANHATTAN SQ	SSW 1/8 - 1/4 (0.211 ml.)	61	343
STAR OLDSMOBILE INC	18 S UNION ST	SSE 1/8 - 1/4 (0.245 ml.)	R65	365

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 12/31/2007 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NAVY & MARINE CNTR #3		N 1/2 - 1 (0.613 ml.)	79	432

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

A review of the MANIFEST list, as provided by EDR, and dated 07/28/2009 has revealed that there are 18 MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SPEEDYS CLEANERS	50 SCIO ST	SSW 0 - 1/8 (0.019 ml.)	A4	13
GULLEN MARTIN T & JAMES J PART	38 SCIO ST	SSW 0 - 1/8 (0.038 ml.)	B6	32
SNYDER E G	86 SCIO ST	NNE 0 - 1/8 (0.038 ml.)	C7	36
MONROE GRAPHICS INC	334 EAST AVE	SW 0 - 1/8 (0.108 ml.)	G22	96
UNIVERSITY OF ROCHESTER - ESM	26 GIBBS ST	WSW 0 - 1/8 (0.115 ml.)	I28	113
FIRESTONE	293-297 EAST AVE	SW 0 - 1/8 (0.122 ml.)	L37	150
UNIV OF ROCHESTER-FORMER YMCA	100 GIBBS ST	NW 1/8 - 1/4 (0.125 ml.)	38	152
ROCHESTER GAS & ELECTRIC CORP	89 EAST AVE	WSW 1/8 - 1/4 (0.176 ml.)	O50	280
VANDERLINDE	100 CHARLOTTE ST	E 1/8 - 1/4 (0.187 ml.)	55	313
BANK OF AMERICA	1 EAST AVE	W 1/8 - 1/4 (0.249 ml.)	67	381

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HALLMAN CHEVROLET LTD	12 WINTHROP ST	SE 0 - 1/8 (0.103 ml.)	18	72
HOME PROPERTIES HALLMAN CHEV	200 EAST AVE	S 0 - 1/8 (0.105 ml.)	F21	91
NATIONAL AMBULANCE & OXYGEN SE	177 UNIVERSITY AVE	NNE 1/8 - 1/4 (0.158 ml.)	N41	229
WOLTINGS COLLISION SERVICE	7 PITKIN ST	SE 1/8 - 1/4 (0.163 ml.)	46	261

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNION PLACE ASSOCIATES	30 N UNION ST	ESE 1/8 - 1/4 (0.183 mi.)	P52	303
MONROE LITHO INC - XEROX PPU	109 UNIVERSITY AVE	N 1/8 - 1/4 (0.184 mi.)	54	309
CRAIG AUTOMETRICS INC	74 GROVE ST	NW 1/8 - 1/4 (0.198 mi.)	57	325
STRONG MUSEUM	1 MANHATTAN SQ	SSW 1/8 - 1/4 (0.211 mi.)	61	343

DRYCLEANERS: A listing of all registered drycleaning facilities.

A review of the DRYCLEANERS list, as provided by EDR, and dated 07/10/2009 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SPEEDY'S CLEANERS	50 SCIO ST	SSW 0 - 1/8 (0.019 mi.)	A5	32

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the Manufactured Gas Plants list, as provided by EDR, has revealed that there is 1 Manufactured Gas Plants site within approximately 1 mile of the target property.

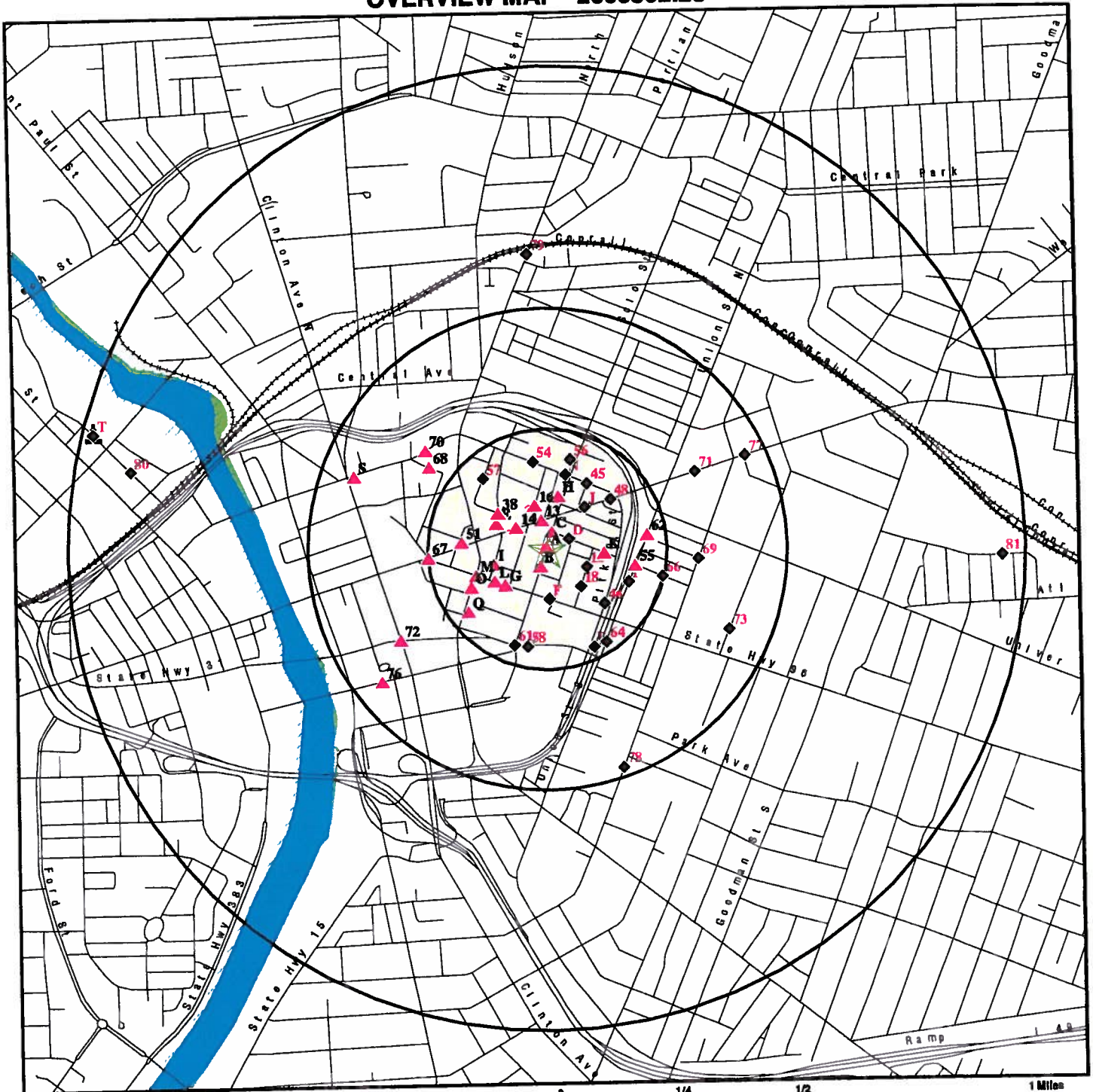
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RGANDE - WEST STATION MGP SITE	254 MILL STREET	WNW 1/2 - 1 (0.976 mi.)	T82	443

EXECUTIVE SUMMARY

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

Site Name	Database(s)
NYSDOT BIN 1052211	FINDS, MANIFEST, RCRA-NonGen
NYSDOT BIN 1050139	FINDS, MANIFEST, RCRA-NonGen
NYSDOT BIN 1073830	RCRA-LQG
NYSDOT BIN 1050109	RCRA-LQG
ROUTE 490 & ROUTE 390	NY Spills, NY Hist Spills
ROUTE 490	NY Spills, NY Hist Spills
ROUTE 490 EAST NEAR BROAD	NY Spills, NY Hist Spills
RT 490 MVA	NY Spills, NY Hist Spills
MVA	NY Spills, NY Hist Spills
GOTTRY CORP MVA	NY Spills
ROUTE 490 WESTBOUND	NY Spills, NY Hist Spills
GOODMAN EXIT	NY Spills, NY Hist Spills
RT 490 MVA	NY Spills, NY Hist Spills
WILLIAM STAPPENBECK INC.	NY Spills, NY Hist Spills
SANDY J HAULING	NY Spills, NY Hist Spills
CRAW TRANSPORT	NY Spills, NY Hist Spills
ROUTE 490 AT ROUTE 590	NY Spills, NY Hist Spills
ROUTE 490	NY Spills
RTE 490 W AT WINTON RD	NY Spills
TRADCO MVA	NY Spills
NEIGHBORHOOD SEALERS	NY Spills, NY Hist Spills
BARGE CANAL AT ROUTE 490	NY Spills, NY Hist Spills
BARGE CANAL @ROUTE 490	NY Spills, NY Hist Spills
AMES & CHILD ACCIDENT	NY Spills, NY Hist Spills
RYDER DEDICATED LOGISTICS	NY Spills, NY Hist Spills
CROP CAIR	NY Spills, NY Hist Spills
ROCHESTER MACHINERY TRUCK	NY Spills, NY Hist Spills
NYS BARGE CANAL	NY Spills, NY Hist Spills
ROUTE 490 EAST TO 590 N	NY Spills
GREYHOUND BUS LINES	NY Spills, NY Hist Spills
RT 490 MVA	NY Spills, NY Hist Spills
ROUTE 590 MVA	NY Spills, NY Hist Spills
TUSCARORA CONSTRUCTION CO	NY Spills, NY Hist Spills
STAPPENBECK INC.	NY Spills, NY Hist Spills
DEWITT (LG) TRUCKING MVA	NY Spills, NY Hist Spills
ROCHESTER GAS & ELECTRIC	NY Spills, NY Hist Spills
UPSTATE MILK COOP	NY Spills, NY Hist Spills
ROUTE 590 SOUTH/BLOSSOM ROAD	NY Spills
GRIFFITH TRUCK	NY Spills
CORROSIVE	NY Spills, NY Hist Spills
490 EB @ GOODMAN STREET	NY Spills
ANDREWS STREET BRIDGE	NY Spills

OVERVIEW MAP - 2605362.2s



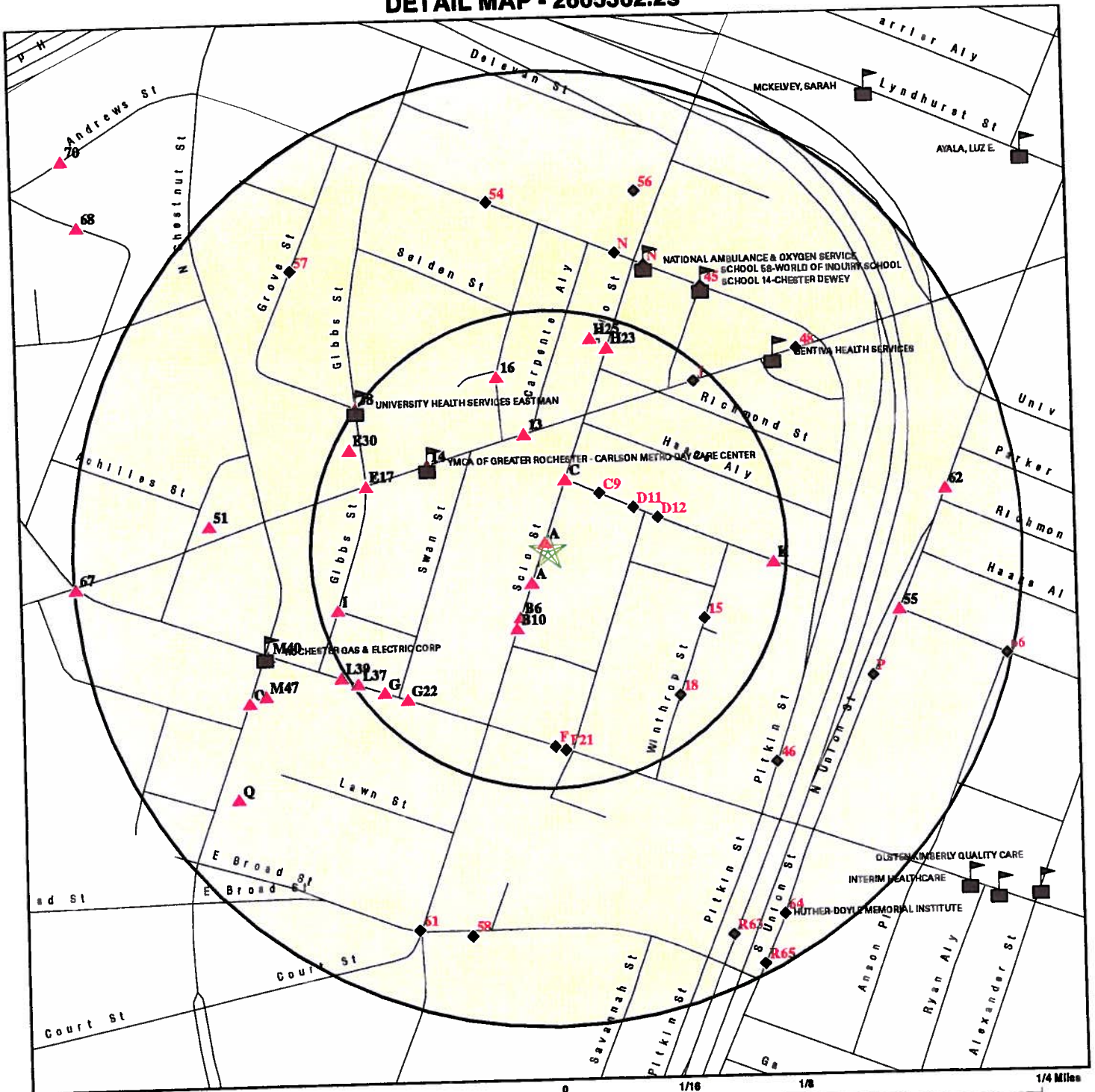
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

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

SITE NAME: 62 Scio Street
 ADDRESS: 62 Scio Street
 Rochester NY 14604
 LAT/LONG: 43.1578 / 77.5994

CLIENT: Lu Engineers
 CONTACT: Christine Crafts
 INQUIRY #: 2605362.2s
 DATE: October 02, 2009 11:35 am

DETAIL MAP - 2605362.2s



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

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

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

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CLIENT: Lu Engineers
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 INQUIRY #: 2605362.2s
 DATE: October 02, 2009 11:35 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL		1.000	0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS		0.500	0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS		1.000	0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	1	0	NR	NR	NR	1
RCRA-CESQG		0.250	0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS		1.000	0	0	0	2	NR	2
VAPOR REOPENED		1.000	0	0	0	2	NR	2
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF		0.500	0	1	0	NR	NR	1
<i>State and tribal leaking storage tank lists</i>								
LTANKS	X	0.500	3	8	9	NR	NR	20
HIST LTANKS		0.500	4	8	10	NR	NR	22
INDIAN LUST		0.500	0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	X	0.250	3	8	NR	NR	NR	11

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CBS UST		0.250	0	0	NR	NR	NR	0
MOSF UST		0.500	0	0	0	NR	NR	0
AST		0.250	0	2	NR	NR	NR	2
CBS AST		0.250	0	1	NR	NR	NR	1
MOSF AST		0.500	0	0	0	NR	NR	0
MOSF		0.500	0	0	0	NR	NR	0
CBS		0.250	0	1	NR	NR	NR	1
INDIAN UST		0.250	0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS		0.500	0	0	0	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0
RES DECL		0.125	0	NR	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
State and tribal Brownfields sites								
ERP		0.500	0	0	0	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.500	1	0	0	NR	NR	1
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1,000		0	0	0	1	NR	1
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
HIST UST	0.250		3	9	NR	NR	NR	12
HIST AST	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY Spills		0.125	21	NR	NR	NR	NR	21
NY Hist Spills		0.125	15	NR	NR	NR	NR	15
<i>Other Ascertainable Records</i>								
RCRA-NonGen		0.250	7	13	NR	NR	NR	20
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	1	NR	1
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
HSWDS		0.500	0	0	0	NR	NR	0
MANIFEST		0.250	8	10	NR	NR	NR	18
DRYCLEANERS		0.250	1	0	NR	NR	NR	1
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
E DESIGNATION		0.125	0	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH		0.500	0	0	0	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
<i>EDR Proprietary Records</i>								
Manufactured Gas Plants		1.000	0	0	0	1	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Appendix D - Qualifications

