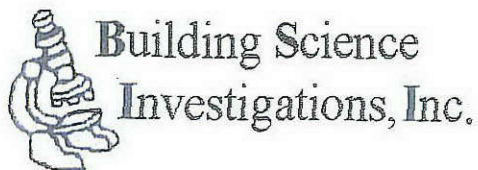


Appendix M



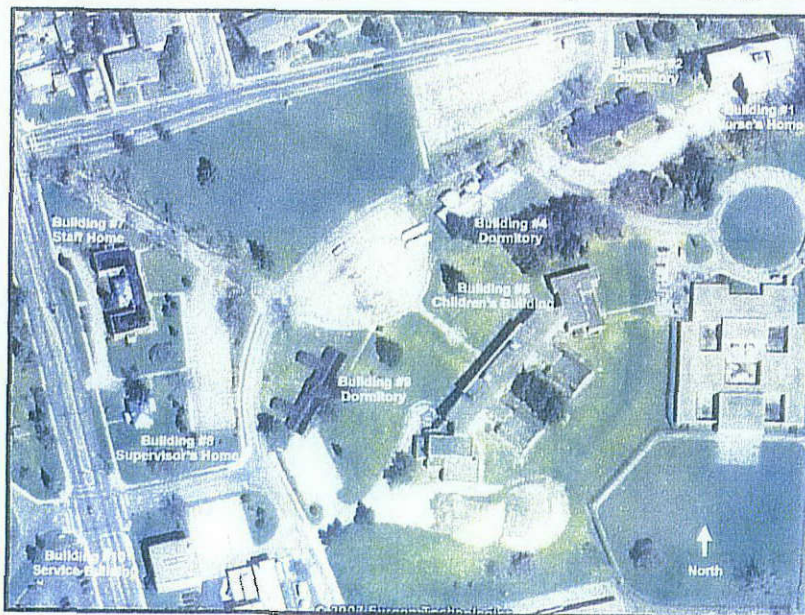
Tuesday, December 11th, 2007

Mr. Dominick Caroselli
Vice President of Residential Development
Anthony J. Costello & Son Development
One Airport Way, Suite 300
Rochester, New York 14624

Forensic Building Science and Microbiological Investigative Executive Summary Former Iola Campus in Rochester, New York

Background

On November 20th and 30th, 2007, Building Science Investigations, Incorporated ("BSI") performed a preliminary Forensic Building Science and Microbiological Investigation at the former Iola Campus on behalf of Anthony J. Costello & Son Development. The former Iola Campus is located on the corners of East Henrietta and Westfall Roads in Rochester, New York (lower satellite image). The Iola Campus was originally utilized as a Tuberculosis Center. Construction of the campus occurred between 1911 and 1931. After the Iola Campus was abandoned due to Pasteur's discovery of the Calmette-Guérin Bacillus antibiotic (mass vaccination occurred shortly after World War II), the County of Monroe took over many of the buildings for various county departments. The County of Monroe vacated the campus in 2000. This non-destructive investigation was performed to confirm or refute the presence of mold growth, evaluate the types/degree of affected building materials, estimate the physical extent of microbial growth, determine the source(s) of moisture that promoted the growth and provide recommendations to address any noted growth in accordance with industry guidelines. The scope of this investigation included Buildings #1, 2, 4, 5, 7, 8, 9 and 10. The purpose of this investigation and subsequent report was not designed to provide an exhaustive forensic evaluation of each structure but intended to provide a cursory assessment of the general building conditions. It should be noted that destructive testing should be performed in all cases to confirm or refute the preliminary findings of this investigation and the estimates outlined in this document.



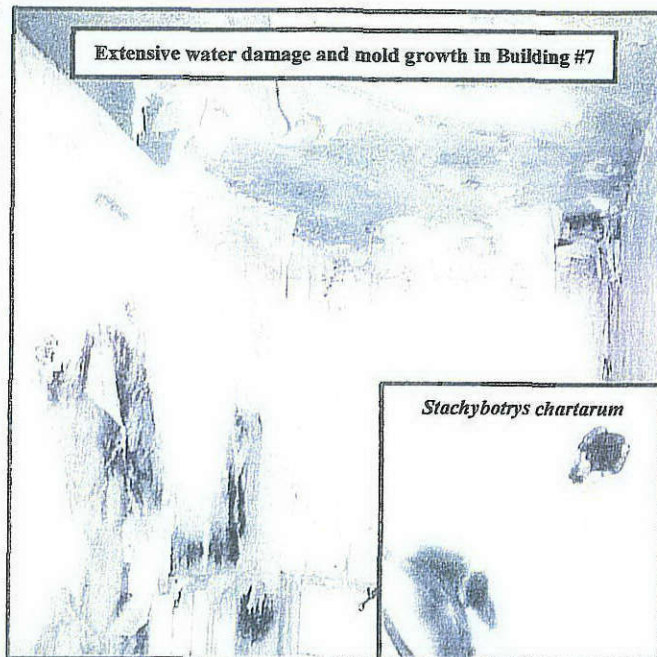
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Executive Summary

The visual inspection identified the presence of mold growth in each of the structures (adjacent photograph). These visual observations were confirmed by microscopic examination of surface samples. Surface samples confirmed the growth of (in order of prevalence) *Cladosporium* spp., *Penicillium* spp., *Aspergillus* spp., *Aureobasidium* sp., *Stachybotrys* sp., *Ulocladium* sp., *Alternaria* sp., *Eurotium* sp., *Chaetomium* sp., *Acremonium* sp., *Epicoccum* sp. and *Fusarium* sp. Detailed descriptions of the organisms identified from the analysis are provided in Appendix - A to illustrate the general habitat, environmental conditions that support growth and the potential health implications associated with the presence of these organisms. The following table summarizes the location and estimated amount of mold growth.



PRELIMINARY ESTIMATE OF MOLD GROWTH AT THE FORMER IOLA CAMPUS	
BUILDING	ESTIMATED MOLD GROWTH
1 - Monroe County Community Service Building and former Iola Nurse's Quarters	680 ft ²
2 - Monroe County Grounds Maintenance and former Iola Dormitory	220 ft ²
4 - Monroe County Storage and former Iola Dormitory	426 ft ²
5 - Monroe County Traffic Control and former Iola Children's Building	90,880 ft ²
7 - Monroe County Office Records Storage and former Iola Staff Home	10,600 ft ²
8 - Monroe County Rat Control and former Iola Supervisor's Home	1,650 ft ²
9 - Monroe County Bridge Maintenance Storage and former Iola Dormitory	226 ft ²
10 - Monroe County Road Maintenance and former Iola Service Building	420 ft ²
Total 105,102 ft ²	

A total of approximately 105,102 ft² of growth is estimated based on the findings of this investigation. However, it should be noted that there will be additional growth concealed within the interior wall cavities and ceiling/floor assemblies based on historical and concealed water damage. This amount of growth would be classified as "extensive contamination" (i.e., greater than 100 ft²) according to the guidelines provided by the New York City Department of Health ("NYCDOH") ⁽¹⁾, "extensive contamination" according to the Occupational Safety and Health Administration ("OSHA") ⁽²⁾ or a "large area" according to the Environmental Protection Agency ("EPA") ⁽³⁾ in each building.