

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CLIENT

PREPARED FOR: The City of Rochester
30 Church Street
Rochester, New York 14614

CLIENT CONTACT: Ms. Judy Farrell
(716) 428-6011

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PROPERTY INFORMATION

ADDRESS: 180 & 182 Exchange Street

MUNICIPALITY: City of Rochester

COUNTY/STATE: Monroe County, New York

TAX ACCOUNT #: 121.39-1-4 (180 Exchange Street) and
121.39-1-3 (182 Exchange Street)

PARCEL SIZE: Approximately 1.67 acres

IMPROVEMENTS: Approximate 6,720-square foot, one-story quonset
hut. Steel construction.
Date of construction: 1950's

CURRENT USE: Land is used as a parking lot; quonset is used for
storage of materials primarily for Monroe County
Jail.

CURRENT OWNER: County of Monroe

PAST USE: Monroe County Jail (at least 1875 to early 1970s);
Monroe County Garage (early 1900s to early
1970s); Mill Race (at least 1875 to at least 1930)

SITE CONTACT: Mr. Tom Davies
(716) 428-5936

SITE LOCATION MAP: Attached in Appendix A

SUMMARY OF ENVIRONMENTAL CONCERNS

ENVIRONMENTAL CONCERNS:

☒ (X) Environmental Concern(s) Identified
☐ () Environmental Concern(s) Not Identified

FURTHER INVESTIGATION(S):

☒ (X) Further Investigation(s) Recommended
☐ () Further Investigation(s) Not Recommended

ASSESSMENT SUMMARY

ENVIRONMENTAL STATUS OF PROPERTY:

Based on the investigations performed, further inquiry is needed to appropriately assess the environmental status of the assessed property. Listed below are the environmental concerns and recommended actions that have been identified:

1. **Underground Storage Tanks (USTs):** Information obtained from the City of Rochester Building Department and Fire Department indicates that as many as 11 tanks were installed on the 180 Exchange Street portion of the assessed property; however, some of these listings may be renewals of existing tanks, not installations of new tanks, as noted below (refer to Section 2.3 and Appendix B):

<u>Record Date</u>	<u>Size of Tank/Product</u>	<u>Note</u>
1. 3/1/38	550 gallons/gasoline	Appears to be a new tank.
2. 3/1/39	550 gallons	May be a renewal of the tank record dated 3/1/38.
3. 3/1/47	500 gallons	May be a new tank, or may be a renewal of the tank record dated 3/1/38 with a different size listed.
4. 3/15/49	500 gallons	May be a new tank, or may be renewal of the tank record dated 3/1/38 with a different size listed.
5. 3/1/56	500 gallons	May be a new tank, or may be renewal of the tank record dated 3/1/38 with a different size listed.
6. 3/1/56	2,000 gallons	Appears to be a new tank.
7. 10/1/56	2,000 gallons	May be a new tank; or may be the same tank as shown on the tank record dated 3/1/56.
8. 3/1/59	1,000 gallons	Appears to be a new tank, although it could be a renewal of the tank record dated 3/1/56, with a different size listed.
9. 3/1/59	2,000 gallons	May be a new tank, or may be renewal of the tank record dated 3/1/56.
10. 12/8/59	1,000 gallons	May be the same tank as listed in record dated 3/1/59. Note, a notation on the permit for this tank indicates that this tank replaces a 500-gallon tank which was damaged.
11. 3/28/89	3,000 gallons/gasoline	Permit to fill tank with K-crete. Note, no permit for the installation of a 3,000-gallon tank was provided.

ASSESSMENT SUMMARY (Cont.)

It could not be confirmed whether these storage tanks were aboveground or underground. If these tanks were underground, it also could not be determined if the tanks have been removed.

Note, it was also reported that a possible 1,000-gallon underground storage tank located on the northeastern portion of the assessed property was filled with K-crete in about 1985; however, it was also reported that this tank may have been the 3,000-gallon tank that was filled in 1989 (see Tank #11 above) (refer to Section 4.1).

Recommendations: It is recommended that available Sanborn Maps be obtained through a database service (i.e., ERIIS) in an attempt to determine the locations of the former tanks on the assessed property. In addition, it is recommended that a cursory subsurface investigation be conducted to determine whether underground tanks are currently located on the assessed property, and to evaluate the potential existence of contamination resulting from the current or past presence of tanks. If tanks exist, it is recommended that any contents of the tanks be removed and disposed of properly, and that the tank systems be closed in accordance with applicable regulations. Any closure efforts should be documented so that future inquiries regarding the tank closures can be satisfied. Also, if evidence of contamination is discovered, it should be reported to NYSDEC. The NYSDEC will provide guidance regarding the need for additional investigation and/or remediation.

2. **Fill Material:** Information obtained as part of this Phase I ESA indicates that part of Mill Race (i.e., a below grade conduit for flowing water) formerly occupied a portion of the assessed property (i.e., starting at about the southeast corner of the assessed property heading slightly west and then northerly) (refer to Sections 1.2, 1.4, and 1.5 and Site Sketch in Appendix A). It was not determined as part of this assessment what materials were used to fill in the area of the former Mill Race.

Recommendations: It is recommended that a subsurface investigation be performed in the area of the former Mill Race to identify the composition and extent of the fill materials.

3. **Historical Use of the Assessed Property:** Information obtained as part of this assessment indicates that a building formerly located on the west side of the assessed property was used as the Monroe County Garage (refer to Sections 1.4, 1.5, 1.6, 2.3, and 4.1). In addition, the quonset hut currently located on the assessed property was formerly used as the Monroe County Sheriff's Garage (refer to Sections 1.5 and 4.1). The exact operations conducted in these garages were not determined as part of this assessment.

Recommendations: It is recommended that subsurface investigations be performed in the areas of the former garage and the quonset hut to determine whether former operations conducted in conjunction with these garages have had an environmental impact on the assessed property.

4. **Sediment Traps/Floor Drains:** Three sediment traps/floor drains were observed inside the quonset hut on the assessed property (refer to Section 3.4.2). The cover was removed from one of these sediment traps/floor drains, but the covers on the other two

ASSESSMENT SUMMARY (Cont.)

traps could not be removed during the site visit. The trap that was uncovered was observed to be filled to near the top with sediments, and the top of a drain pipe was visible. No odors were detected emanating from this sediment trap/floor drain; however, the sediments were only disturbed slightly at the time that the cover was removed. The sediment trap/floor drain appeared to be constructed of pre-fabricated concrete; however, it could not be determined whether the sediment trap/floor drain has a solid bottom. In addition, the integrity of these sediment traps/floor drains could not be determined during the site visit. The drain pipe in the sediment trap/floor drain that was opened appeared to trend northwest away from the sediment trap/floor drain. It was reported that these sediment traps/floor drains are connected to the public sewer system, and have been connected since the building was constructed (refer to Section 4.1).

Recommendations: It is recommended that the sediments in the sediment traps/floor drains be removed, characterized (i.e., sampled and analyzed), and disposed of in accordance with applicable regulations. It is also recommended that these systems be visually observed at the time they are cleaned out to evaluate their integrity. Also, if documentation cannot be furnished that confirms that the sediment traps/floor drains are connected to the sanitary sewer, they should be dye-tested to determine their discharge location. If the dye test confirms that the sediment traps/floor drains are connected to the sanitary sewer, and the systems appear to be in good condition, no further investigation is needed. If connection to the sanitary sewer cannot be confirmed, or if the integrity of the system is suspect, further investigation is recommended to determine the sediment traps/floor drains' discharge point and the presence or absence of contamination.

5. Suspect Asbestos-Containing Material (SACM): SACM that was observed to be in damaged and/or friable condition is identified as follows (refer to Section 3.5):

- Approximately 250 linear feet of aircell pipewrap, and associated mudpack joints were observed on inactive steam heat piping in the quonset hut. Approximately 20% of this pipewrap was in damaged and/or friable condition. The mudpacks were generally in good condition; however, the mudpacks were exposed.

Recommendations: It is recommended that the damaged and/or friable SACM be sampled and analyzed for asbestos. If found to contain asbestos, this damaged and/or friable ACM should be removed by a licensed and accredited asbestos-abatement contractor in accordance with current applicable state and federal regulations.

No other environmental concerns have been identified.

Notes:

1. An abstract of title was not provided to assist in determining prior property ownership and uses. Investigation of property history, and requesting environmental agency information concerning prior owners, are important elements of a Phase I Environmental

ASSESSMENT SUMMARY (Cont.)

Site Assessment (Phase I ESA). The conclusions in this report are subject to any state of facts which review of an abstract of title might show, directly or indirectly.

2. Active Spill #9706970 is located at the Public Safety Building, a City of Rochester-owned property which adjoins the assessed property to the west across Exchange Street. This spill involved gasoline contamination which was apparently the result of a leaking union associated with a City of Rochester-owned underground gasoline storage tank vent line (refer to Section 2.6). It appears possible that this spill is hydraulically upgradient from the assessed property, and has the potential to impact the assessed property; however, information was not obtained as part of this assessment that directly indicates that this spill has migrated onto the assessed property. This spill is currently being evaluated under the guidance of the NYSDEC, and it appears that the situation is being handled by The City of Rochester Department of Environmental Services. If the assessed property is or becomes impacted by this spill, The City of Rochester would probably be required to perform any cleanup at the assessed property under the guidance of the NYSDEC. Thus, investigation on the assessed property regarding this active spill incident does not appear warranted at this time.
3. The storage/use of materials in the quonset hut on the assessed property prohibited a complete view of the floor area. Thus, this assessment is subject to any state of facts that complete observation of the floor would have revealed.
4. Heavy vegetation on the sides of the quonset hut and the presence of vehicles parked in the parking lot prohibited a complete view of the ground surface around the quonset hut and the parking lot. Thus, this assessment is subject to any state of facts that complete observation of the ground surface and parking lot would have revealed.
5. The exact date of construction of the quonset hut currently located on the assessed property could not be determined as part of this assessment. City of Rochester Assessor's records indicate that a 60' x 112' building was constructed on the 180 Exchange Street portion of the assessed property in 1950; however, City of Rochester Building Department records referenced a building permit dated September 1, 1956 for the construction of an all-steel garage building on this portion of the assessed property (refer to Section 2.3).
6. In the 1888 Plat Map, it appears that the northeastern portion of the assessed property may have been owned by the New York Lake Erie & Western R.R. Company. In addition, railroad tracks were evident on the assessed property in the 1918 Plat Map (refer to Section 1.4). Railroad beds typically contain ballast fill material such as cinders, slag, and coal that have the potential to contain heavy metals. The potential also exists for contamination of the railroad ballast from the use of pesticides, herbicides, and/or waste oil for weed and dust control. Also, the assessed property may have had railroad ties that were preserved with creosote, coal tar, phenolic compounds, and other semi-volatile compounds. Previous discussions with New York State Department of Environmental Conservation (NYSDEC) personnel have indicated that railroad ballast fill materials typically are not regulated as a solid waste if disturbed and/or relocated on-site. However,

ASSESSMENT SUMMARY (Cont.)

if railroad fill materials are disturbed and subsequently transported off-site, the fill materials may be regulated as a solid waste requiring disposal at a NYSDEC-permitted landfill. Future development of the property should involve consultation with appropriate regulatory agencies for their input and guidance to determine the proper approach for handling any ballast fill materials or railroad ties encountered during development.

7. Two sub-grade manways were observed on the assessed property: one on the south side of the quonset hut, and one on the north side of the quonset hut. The covers of these manways were removed, and each manway provides access to a buried approximate 1.5-foot diameter pipe. It was reported that these pipes are associated with the air conditioning systems for County-owned properties throughout downtown. Water from the Genesee River is reportedly pumped to the various cooling systems via the underground pipe that was observed in one of these manways, and condensate is returned to the river via the pipe that was observed in the other manway. Two approximate 1.5-foot diameter pipes were also observed coming from beneath the ground on the adjoining property to the east, and then connecting to the retaining wall of the river. These pipes are reportedly the actual inlet/outlet pipes for the water and condensate (refer to Sections 3.6.7 and 4.1, and photograph in Appendix C).

OPERATIONAL CONCERNS AND RECOMMENDATIONS:

Although beyond the scope of the routine environmental site assessment, the operational concerns listed below have been identified. These operational concerns are not considered to be liabilities which should normally impact real estate or mortgage loan transactions. Rather, these concerns are listed for informational purposes, and it is recommended that they be addressed for compliance with existing regulations and/or to minimize the potential for future environmental liabilities. Since identification of operational concerns is incidental to the purpose of this assessment, correction of these items may not necessarily result in full compliance with all applicable environmental regulations.

1. **Drums:** Approximately five apparently empty 55-gallon drums were observed inside the quonset hut (refer to Section 3.6.2). These drums are reportedly clean and empty, and are staged in the quonset hut before being removed for use off-site (refer to Section 4.1). Signs of spillage/leakage were not observed around these drums.

Recommendations: It is recommended that these drums be removed from the assessed property and disposed of or used in accordance with applicable regulations.

2. **Debris:** An apparently full five-gallon pail of what appeared to be driveway sealer was observed on top of a fence along the northeast boundary of the assessed property (refer to Section 3.2).

Recommendations: It is recommended that this container be removed and disposed of in accordance with applicable regulations.

1.0 TITLE AND HISTORICAL DATA

- 1.1 ABSTRACT OF TITLE:** See Footnote (1.1)
- 1.2 AERIAL PHOTOGRAPHS:** Monroe County Environmental Management Council (MCEMC)
Photograph Dates: 1996, 1993, 1988, 1975, 1970, 1961, 1951, and 1930
See Footnote (1.2)
- 1.3 TOPOGRAPHIC MAP:** Rochester West Quadrangle (map date 1971, photorevised 1978)
- 1.4 PLAT BOOKS/MAPS** Rundel Library and Copies Supplied by City of Rochester
Map Date: 1875, 1888, 1900, 1910, 1918, 1935, and 1961
See Footnote (1.4)
- 1.5 SANBORN MAP:** Day Environmental, Inc.
Map Date: 1912, Updated to 1927
See Footnote (1.5)
- Rundel Library
Map Date: 1961
See Footnote (1.5)
- 1.6 DIRECTORIES:** Rundel Library
Directory Dates: 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1971, 1975, 1981, 1986, 1991 and 1997
See Footnote (1.6)

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW:

- (1.1) An abstract of title was not provided to assist in determining prior property ownership and uses. Investigation of property history, and requesting environmental agency information concerning prior owners, are important elements of a Phase I ESA. The conclusions in this report are subject to any state of facts which review of an abstract of title might show, directly or indirectly.
- (1.2) A review of the aerial photographs is summarized as follows:
- In the 1996, 1993, 1988, and 1975 aerial photographs, the assessed property appeared much as it did at the time of the site visit, with the 180 Exchange Street parcel being actively used as a parking lot, and the quonset hut visible on the 182 Exchange Street parcel. In the 1996 aerial photographs, an apparent discolored/dark-toned area was evident just north of the quonset hut. In the 1975 aerial photographs, an apparent discolored/dark-toned area was evident just west of

1.0 TITLE AND HISTORICAL DATA (Cont.)

the quonset hut. Also in the 1975 photographs, a building was located south of the assessed property and appeared to be located on both sides of Route 490.

- In the 1970 and 1961 aerial photographs, in addition to the quonset hut, a building is evident on the 180 Exchange Street parcel. Also, the building to the south of the assessed property is present, and the building complex to the north of the assessed property appeared larger than that observed at the time of the site visit, and appeared to extend south toward the assessed property. In addition, railcars were evident along the river, just south of the assessed property.
 - In the 1951 aerial photographs, the building on the 180 Exchange Street portion of the assessed property is present, but appeared to be of a different configuration than that observed in the 1961 aerial photographs. In addition, the quonset hut is not present in this photograph.
 - In the 1930 aerial photographs, the building on the 180 Exchange Street portion of the assessed property is visible, and the waterway formerly known as Mill Race is evident running from the southeastern portion to the northwestern portion of the assessed property.
- (1.4) In the 1875 Plat Map, the Monroe County Jail is shown immediately west of the river on the northern portion of the assessed property. Other portions of the assessed property were not identified, with the exception of an apparent office in the southwest corner of the assessed property along Exchange Street. In the 1888, 1900, and 1910 Plat Maps, the Monroe County Jail is shown on the southwestern portion of the assessed property. Mill Race is shown on the eastern portion of the assessed property. In addition, in the 1888 Plat Map, it appears that the northeastern portion of the assessed property may have been part of the New York Lake Erie & Western Railroad Company. In the 1918 Plat Map, the jail is present on the southwestern portion of the assessed property, with the County Garage and jail yard located just north of the jail. In addition, there are several outbuildings potentially located east of the jail. Mill Race is identified as Rochester, Fitzhugh & Carroll Race in this Plat Map. Also, railroad tracks appear to be located on the assessed property, immediately east of the jail, as well as on southeastern corner of the assessed property, just south of the Rochester, Fitzhugh & Carroll Race. In the 1935 Plat Map, the jail is present and the Monroe County Garage is present just north of the jail (i.e., in the area of the County Garage and former jail yard identified in the 1918 Plat Map). Several outbuildings are evident east of the jail.
- (1.5) In the 1912 Sanborn Map, updated to 1927, the Monroe County Jail is present on the southwestern portion of the assessed property, with the Monroe County Garage located just north of the jail. Also, a building labeled "car heating plant" is located just east of the jail, a building labeled store ho (i.e., possibly store house) is located east of the "car heating plant", and a building labeled ice ho (i.e., presumed ice house) is located east of the car heating plant, and south of the store house. In addition, a waterway labeled Power Canal (i.e., Mill Race) is present on the assessed property in the area just south of the current quonset hut and running northerly through the assessed property. In

1.0 TITLE AND HISTORICAL DATA (Cont.)

addition, a building labeled Railway Express Agency is apparently also located on the assessed property just north of the Power Canal.

In the 1961 Sanborn Map, the Monroe County Jail and Monroe County Priv. Garage are listed on the 180 Exchange Street parcel. In addition, the quonset hut is listed as being the Monroe County Sheriff's Garage.

- (1.6) A review of the directories listed above indicated the following owners/occupants for 180 Exchange Street (i.e., there were no listings for 182 Exchange Street in the directories reviewed):

<u>Date</u>	<u>Owner/Occupant</u>
1920	No listing
1925-1935	Monroe County Jail
1940-1945	Monroe County Jail / Monroe County Road Patrol
1950	Monroe County Road Patrol
1955-1965	Monroe County Jail
1971	Monroe County Jail / Monroe County Garage
1975	Mapco Parking
1981-1991	Mapco Park & Lock
1997	No listing

2.0 PUBLIC INFORMATION/AGENCIES

- 2.1 NYSDEC FOIL:** County of Monroe, Monroe County Jail, Monroe County Garage, and Mapco Park & Lock: 180 & 182 Exchange Street, Rochester, New York.
Dates of Requests: 8/12/98 and 8/26/98
See Footnote (2.1)
- 2.2 MONROE COUNTY:** Department of Health
Mr. Edward Yurkstas
(716) 274-6053
Date of Contact: 8/12/98
See Footnote (2.2)
- 2.3 CITY OF ROCHESTER:** Assessor's Records
Date of Records Review: 7/22/98
See Footnote (2.3)
- ...
- FOIL Submitted: 7/21/98
Response Received: 8/7/98
See Footnote (2.3)
- 2.4 SOLID AND/OR INACTIVE HAZARDOUS WASTE SITE DATABASES:**
- 2.4.1 NYSDEC:** Records Date: 7/98
- Assessed Property:** Not Listed.
1-Mile Radius: Listed. See Footnote (2.4.1)
- 2.4.2 NPL:** Records Date: 1/98
- Assessed Property:** Not Listed.
1-Mile Radius: None Listed.
- 2.4.3 CERCLIS:** Records Date: 4/98
- Assessed Property:** Not Listed.
0.5-Mile Radius: None Listed.
- 2.4.4 NYS FACILITY REGISTER:** Records Date: 6/97
- Assessed Property:** Not Listed.
0.5-Mile Radius: None Listed.

2.0 PUBLIC INFORMATION/AGENCIES (CONT.)

2.4.5 NYSDEC HAZARDOUS SUBSTANCE WASTE DISPOSAL SITES: Records Date: 6/95

Assessed Property: Not Listed.
1-Mile Radius: Listed. See Footnote (2.4.5)

2.4.6 LOCAL: Records Date: 8/19/98

Assessed Property: Not Listed.
0.5-Mile Radius: Listed. See Footnote (2.4.6)

2.5 TANK REGISTRATION RECORDS:

2.5.1 NYSDEC PBS: Records Date: 6/98

Assessed Property: Not Listed.
Adjoining Property: Listed. See Footnote (2.5.1)

2.5.2 LOCAL:

Assessed Property: See Footnote (2.5.2)
Adjoining Property: See Footnote (2.5.2)

2.6 NYSDEC SPILLS/LUST: Records Date: 6/30/98

Assessed Property: Not Listed.
0.5-Mile Radius: Listed. See Footnote (2.6)

2.7 OTHER GOVERNMENTAL RECORDS:

2.7.1 RCRA TSD FACILITIES: Records Date: 4/97

Assessed Property: Not Listed.
1-Mile Radius: Listed. See Footnote (2.7.1)

2.7.2 RCRA GENERATORS: Records Date: 4/97

Assessed Property: Not Listed.
Adjoining Property: Listed. See Footnote (2.7.2)

2.7.3 ERNS List: Records Date: 2/98

Assessed Property: Not Listed.

2.0 PUBLIC INFORMATION/AGENCIES (CONT.)

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (2.1) As of the date of this report, no response to the New York State Department of Environmental Conservation (NYSDEC) Freedom of Information Law (FOIL) requests has been received. If the FOIL response indicates the existence of files concerning the requested properties, client authorization will be requested to review these files at NYSDEC offices. The results of this review would be provided as a supplement to this report.
- (2.2) Mr. Edward Yurkstas, MCHD, indicated that the MCHD has no records, and that he has no knowledge, of environmental problems at the assessed property.
- (2.3) A review of City of Rochester Assessor's records confirmed the tax map numbers, parcel sizes, building size, and date of construction of the quonset hut, but did not provide any information on the environmental status of the assessed property.

A response from the City of Rochester Building Department and Fire Department to DAY's FOIL request indicated that as many as 11 storage tanks were installed on the 180 Exchange Street portion of the assessed property. The Building Department supplied copies of the following permits/applications:

<u>Record Date</u>	<u>Size of Tank/Product</u>	<u>Note</u>
1. 3/1/38	550 gallons/gasoline	Appears to be a new tank.
2. 3/1/39	550 gallons	May be a renewal of the tank record dated 3/1/38.
3. 3/1/47	500 gallons	May be a new tank, or may be a renewal of the tank record dated 3/1/38 with a different size listed.
4. 3/15/49	500 gallons	May be a new tank, or may be renewal of the tank record dated 3/1/38 with a different size listed.
5. 3/1/56	500 gallons	May be a new tank, or may be renewal of the tank record dated 3/1/38 with a different size listed.
6. 3/1/56	2,000 gallons	Appears to be a new tank.
7. 10/1/56	2,000 gallons	May be a new tank, or may be the same tank as shown on the tank record dated 3/1/56.
8. 3/1/59	1,000 gallons	Appears to be a new tank, although it could be a renewal of the tank record dated 3/1/56, with a different size listed.

2.0 PUBLIC INFORMATION/AGENCIES (CONT.)

<u>Record Date</u>	<u>Size of Tank/Product</u>	<u>Note</u>
9. 3/1/59	2,000 gallons	May be a new tank, or may be renewal of the tank record dated 3/1/56.
10. 12/8/59	1,000 gallons	May be the same tank as listed in record dated 3/1/59. Note, a notation on the permit for this tank indicates that this tank replaces a 500-gallon tank which was damaged.
11. 3/28/89	3,000 gallons/gasoline	Permit to fill tank with K-crete. Note, no permit for the installation of a 3,000-gallon tank was provided.

It could not be confirmed whether these storage tanks were aboveground or underground. ...If these tanks were underground, it also could not be determined if the tanks have been removed.

Note, it was also reported that a possible 1,000-gallon underground storage tank located on the northeastern portion of the assessed property was filled with K-crete in about 1985; however, it was also reported that this tank may have been the 3,000-gallon tank that was filled in 1989 (see Tank #11 above) (refer to Section 4.1).

Building Department records also indicated the following:

<u>Permit Date</u>	<u>Permit For</u>
11/22/09	Erect a Frame Auto House
01/09/39	Brick Addition to County Jail
09/27/51	Con Br Add to Brick Jail Bldg.
09/11/56	All Steel Gar Bldg. (i.e., possibly the quonset hut)
07/15/59	Demo
12/3/71	Demo

(2.4.1) A NYSDEC Inactive Hazardous Waste Site (Code #828091) is located approximately 0.75 miles southeast of the assessed property, across the Genesee River. The distance and location of this site from the assessed property suggest no environmental impact upon the assessed property.

(2.4.5) One Hazardous Substance Waste Disposal Site (#HS8048) is located approximately 0.5 miles north/northwest of the assessed property. According to a preliminary review of the 1985 map titled, "Potentiometric Surface and Direction of Groundwater Movement", groundwater in the area of the assessed property appears to flow toward the east/northeast in the direction of the Genesee River. The distance and location of this waste site from the assessed property suggest no environmental impact on the assessed property.

2.0 PUBLIC INFORMATION/AGENCIES (CONT.)

- (2.4.6) The Monroe County Environmental Management Council has identified one local confirmed waste site located approximately 0.25 miles southeast of the assessed property across the Genesee River. This site (#RO150) is listed as containing construction and demolition (C/D) debris. The distance and location of this waste site from the assessed property, and the type of waste reported at this waste site, suggest no environmental impact on the assessed property.

2.0 PUBLIC INFORMATION/AGENCIES (CONT.)

(2.5.1) A review of the NYSDEC PBS database indicates that the Public Safety Building, which adjoins the assessed property to the west across Exchange Street, is listed as containing one 12,000-gallon underground storage tank (UST) which contains unleaded gasoline. There is currently an active spill with the NYSDEC that appears associated with this UST (refer to Section 2.6).

(2.5.2) See Footnote (2.3) for information pertaining to the assessed property.

A local database is not readily available to check for storage tanks at adjoining properties.

(2.6) A review of the NYSDEC spills database identified as many as 100 closed spills within a 0.5-mile radius of the assessed property. A spill listed as closed normally indicates that investigations and/or remediation at the spill site have been completed.

Eleven active spills were also identified within a 0.5-mile radius of the assessed property. Seven of these active spills are located between 0.2 and 0.5 miles east of the assessed property, across the Genesee River. Thus, the distance and location of these seven active spills suggest no environmental impact on the assessed property.

Spill #9803244 is located approximately 0.5 miles southwest of the assessed property, and involves contaminated soil encountered during the removal of three gasoline USTs. Spill #9706853 is located approximately 0.4 miles west of the assessed property and involves a pile of heavily-contaminated soil that was being hauled off a site without proper permits. Spill #9307647 is located approximately 0.2 miles north of the assessed property, and involves a chemical reaction that occurred which affected the air. The distance and/or location of these three active spill sites from the assessed property, and/or the resource affected by these spills (e.g., soil, air) suggest no environmental impact upon the assessed property.

Spill #9706970 occurred at the Public Safety Building which adjoins the assessed property to the west across Exchange Street. This adjoining active spill site may be located hydraulically upgradient from the assessed property. This spill involved gasoline contamination which was apparently the result of a leaking union associated with an underground gasoline storage tank vent line. An unknown amount of gasoline was released, and the resource affected was listed as "on land". The extent of contamination has apparently not yet been delineated. Information was not obtained as part of this assessment that directly indicates that this adjoining active spill site has impacted the assessed property.

(2.7.1) A Treatment, Storage and Disposal Facility (TSDF) (#NYD000799247) is located approximately 0.6 miles southwest of the assessed property. This listing does not necessarily indicate that environmental concerns exist at this TSDF. Information was not obtained as part of this assessment that indicates that the treatment, storage, or disposal of hazardous waste at this facility has impacted the assessed property.

2.0 PUBLIC INFORMATION/AGENCIES (CONT.)

- (2.7.2) The Public Safety Building, an adjoining property to the west across Exchange Street, and The Court Street Dam, of which the equipment associated with this dam appears to be located on an adjoining property to the east, are identified on the RCRA Generator List (Code #s NYD981481013 and NYD986950889, respectively). Information was not obtained during this assessment that indicates that the generation of hazardous waste on these adjoining properties has impacted the assessed property.

3.0 SITE OBSERVATIONS

Date Of Site Visit: 8/13/98
Assessor(s): Sandi M. Miller and Jeffrey A. Danzinger

3.1 **FILL:** No Observations of Concern.

3.2 **DEBRIS/DUMPING:** No Observations of Concern. See Footnote (3.2)

3.3 **SPILLAGE/STAINING:** No Observations of Concern.

3.4 **UTILITIES:**

3.4.1 **TRANSFORMERS:** No Observations of Concern. See Footnote (3.4.1)

3.4.2 **FLOOR DRAINS/SUMPS:** No Observations of Concern. See Footnote (3.4.2)

3.4.3 **SERVICES:** No Observations of Concern. See Footnote (3.4.3)

3.5 **ASBESTOS:** Observations of Concern. See Footnote (3.5)

3.6 **OPERATIONS/EQUIPMENT:**

3.6.1 **STORAGE TANKS:** No Observations of Concern.

3.6.2 **MATERIALS STORAGE:** No Observations of Concern. See Footnote (3.6.2)

3.6.3 **MATERIALS USE:** No Observations of Concern.

3.6.4 **SOLID WASTE:** No Observations of Concern.

3.6.5 **WASTEWATER:** No Observations of Concern.

3.6.6 **AIR EMISSIONS:** No Observations of Concern.

3.6.7 **EQUIPMENT:** No Observations of Concern. See Footnote (3.6.7)

3.7 **TOPOGRAPHIC CONDITIONS:** No Observations of Concern. See Footnote (3.7)

3.8 **OTHER:** No Observations of Concern. See Footnote (3.8)

3.9 **ADJOINING PROPERTIES:** No Observations of Concern.

North: Parking lot, with commercial beyond.
East: Court Street Dam and Genesee River.
South: Parking lot, with Route 490 overpass beyond.
West: Exchange Street, with public safety building beyond.

3.0 SITE OBSERVATIONS (CONT.)

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW

- (3.2) An apparently full five-gallon pail of what appeared to be driveway sealer was observed on top of a fence along the northeast boundary of the assessed property.
- (3.4.1) A Rochester Gas & Electric (RG&E) transformer system was observed on an adjoining property to the north of the assessed property. It appeared that this transformer system may be associated with the Court Street dam which adjoins the assessed property to the east. The concrete-paved surface around the transformer is approximately two feet lower in elevation than the assessed property. Evidence of leakage/spillage from the transformer was not observed around this transformer system
- (3.4.2) Three sediment traps/floor drains were observed inside the quonset hut on the assessed property. The cover was removed from one of these sediment traps/floor drains, but the covers on the other traps could not be removed during the site visit. The trap that was uncovered was observed to be filled to near the top with sediments, and the top of a drain pipe was visible. No odors were detected emanating from this sediment trap; however, the sediments were only disturbed slightly at the time that the cover was removed. The sediment trap/floor drain appeared to be constructed of a pre-fabricated concrete; however, it could not be determined whether the sediment trap/floor drain has a solid bottom. In addition, the integrity of these sediment traps/floor drains could not be determined during the site visit. The drain pipe in the sediment trap/floor drain that was opened appeared to trend northwest away from the sediment trap/floor drain. It was reported that these sediment traps/floor drains are connected to the public sewer system, and have been connected since the building was constructed (refer to Section 4.1).
- (3.4.3) The assessed property currently does not have water service. The building was formerly heated by a steam heat system which was abandoned (i.e., inactive piping, valves, ceiling-mounted heaters and fans are still present in the building).

In addition, an RG&E manhole was observed near the southeast corner of the assessed property. The presence of this utility service does not appear to represent an environmental concern at this time.

- (3.5) SACM that was observed to be in damaged and/or friable condition is identified as follows:
- Approximately 250 linear feet of aircell pipewrap, and associated mudpack joints were observed on inactive steam heat piping in the quonset hut. Approximately 20% of this pipewrap was in damaged and/or friable condition. The mudpacks were generally in good condition; however, the mudpacks were exposed.

3.0 SITE OBSERVATIONS (CONT.)

- (3.6.2) Approximately five apparently empty 55-gallon drums were observed inside the quonset hut. These drums are reportedly clean and empty and are staged in the quonset hut before being removed for use off-site (refer to Section 4.1). Signs of spillage/leakage were not observed around these drums.
- (3.6.7) Two sub-grade manways were observed on the assessed property: one on the south side of the quonset hut, and one on the north side of the quonset hut. The covers of these manways were removed, and each manway provides access to a buried approximate 1.5-foot diameter pipe. It was reported that these pipes are associated with the air conditioning systems for County-owned properties throughout downtown. Water from the Genesee River is reportedly pumped to the various cooling systems via the underground pipe that was observed in one of these manways, and condensate is returned to the river via the pipe that was observed in the other manway. Two approximate 1.5-foot diameter pipes were also observed coming from beneath the ground on the adjoining property to the east, and then connecting to the retaining wall of the river. These pipes are reportedly the actual inlet/outlet pipes for the water and condensate (refer to Section 4.1 and photograph in Appendix C).
- (3.7) The assessed property and surrounding area are relatively level, with a slight slope to the north. There are no surface water bodies on the assessed property.
- (3.8) Several asphalt patches were observed in the parking lot of the assessed property. It could not be determined as part of this assessment whether these asphalt patches were the result of the removal of underground storage tanks, or from repairs to the parking lot surface (refer to photograph in Appendix C).

4.0 INTERVIEWS (Cont.)

concrete in approximately 1985. The UST was not removed because there was a concern of causing structural damage to the river retaining wall if the tank was removed. Note, Mr. Davies also indicated that it is possible that this tank is the 3,000-gallon UST that was filled with K-crete in 1989 (refer to Section 2.3).

- The 55-gallon drums observed inside the quonset hut are empty, clean drums that are staged in the quonset hut before being removed for use off-site.

SIGNATURES:



Day Environmental, Inc.
Sandi M. Miller, CEI



Day Environmental, Inc.
David D. Day, President

REPORT EXPLANATION

PURPOSE OF AN ENVIRONMENTAL SITE ASSESSMENT:

The purpose of an environmental site assessment is to perform the appropriate inquiry into the environmental condition of a property to identify the potential CERCLA/SARA liability for the cleanup of hazardous substances, and to establish the defense for such liability.

SCOPE OF A PHASE I ENVIRONMENTAL SITE ASSESSMENT:

This Phase I Environmental Site Assessment has been performed in general conformance with the scope and limitations of ASTM Practice E1527. Exceptions to, and/or deletions from, this practice are described in the summary of this report.

A Phase I Environmental Site Assessment is the initial level of inquiry into the history, use and condition of a property and area, which establishes the reasonable presumption that environmental concerns do or do not exist. The Phase I Environmental Site Assessment consists of four (4) basic inquiry components:

1. Review of the title to the property and historical data to identify prior ownership and uses which represent a potential risk for contamination of the property.
2. Review of available public information and environmental records to identify site and area facilities, conditions, activities and substances of use of environmental concern that have been recorded by federal, state and local agencies.
3. Site reconnaissance of the property to identify conditions which indicate the presence or potential presence of hazardous substances and contamination.
4. Interviews with the owners, operators and persons familiar with the site and area to identify conditions and operations of environmental concern.

The Phase I Environmental Site Assessment will conclude that either (a) further inquiry into the environmental status of a property is not needed and appropriate inquiry has been performed or (b) further inquiry is needed to appropriately assess the environmental status of the property.

NON-CERCLA/SARA LIABILITIES:

There are risks associated with the environmental condition of a property which are not a potential CERCLA/SARA liability and are not subject to incurrence of response costs under CERCLA. Due to the frequency of occurrence, the scope of the Phase I Environmental Site Assessment has been expanded to include the identification of petroleum liabilities and friable asbestos. No other assessment of non-CERCLA/SARA liabilities has been performed unless specifically identified in the report narrative.

ASBESTOS:

Where apparent, damaged and/or friable SACM has been identified; however, a complete visual inspection and records review for SACM was not performed as part of this assessment. As a result, this facility may contain other SACM which is not identified in this report.

SACM is identified as a potential environmental concern when the observable condition (i.e., exposed, damaged and/or friable) suggests the release of debris and/or fibers under normal facility operations. If the SACM actually contains asbestos, the release of debris and/or fibers could pose an asbestos-exposure hazard. In order to determine if the SACM contains asbestos, the SACM must be sampled and analyzed.

Should any asbestos-containing material (ACM) at this facility be disturbed through abatement, removal, maintenance, renovation, demolition, etc., the handling and disposal of the ACM is subject to applicable state and federal regulations. Also, no representations are made regarding previous disturbance and/or removal of ACM at this facility.

OPERATIONAL CONCERNS:

Although beyond the scope of the routine environmental site assessment, operational concerns may be identified. Operational concerns are not considered to be liabilities which should impact real estate or mortgage loan transactions. Rather, operational concerns are listed for informational purposes, and it is recommended that they be addressed for compliance with existing regulations and/or to minimize the potential for further environmental liabilities. Since identification of operational concerns is incidental to the purpose of this assessment, correction of these items may not necessarily result in full compliance with all applicable environmental regulations.

NOTES:

NOTES are used in the Assessment Summary either to identify special property conditions, or to identify and explain conditions which might characteristically be a potential environmental concern, but where the assessment inquiry has not established the reasonable presumption that an environmental liability does exist.

DATA QUALIFICATION:

Environmental site assessment conclusions are made based on the data available for the dates identified. The conclusions are subject to any state of facts which would be identified by updated data. No assurances are made as the accuracy or completeness of data obtained from outside information sources. Also, it is possible that not all existing sites within the search radii specified in Section 2 of this report have been identified, due to factors such as urban density and potential insufficiencies in the databases.

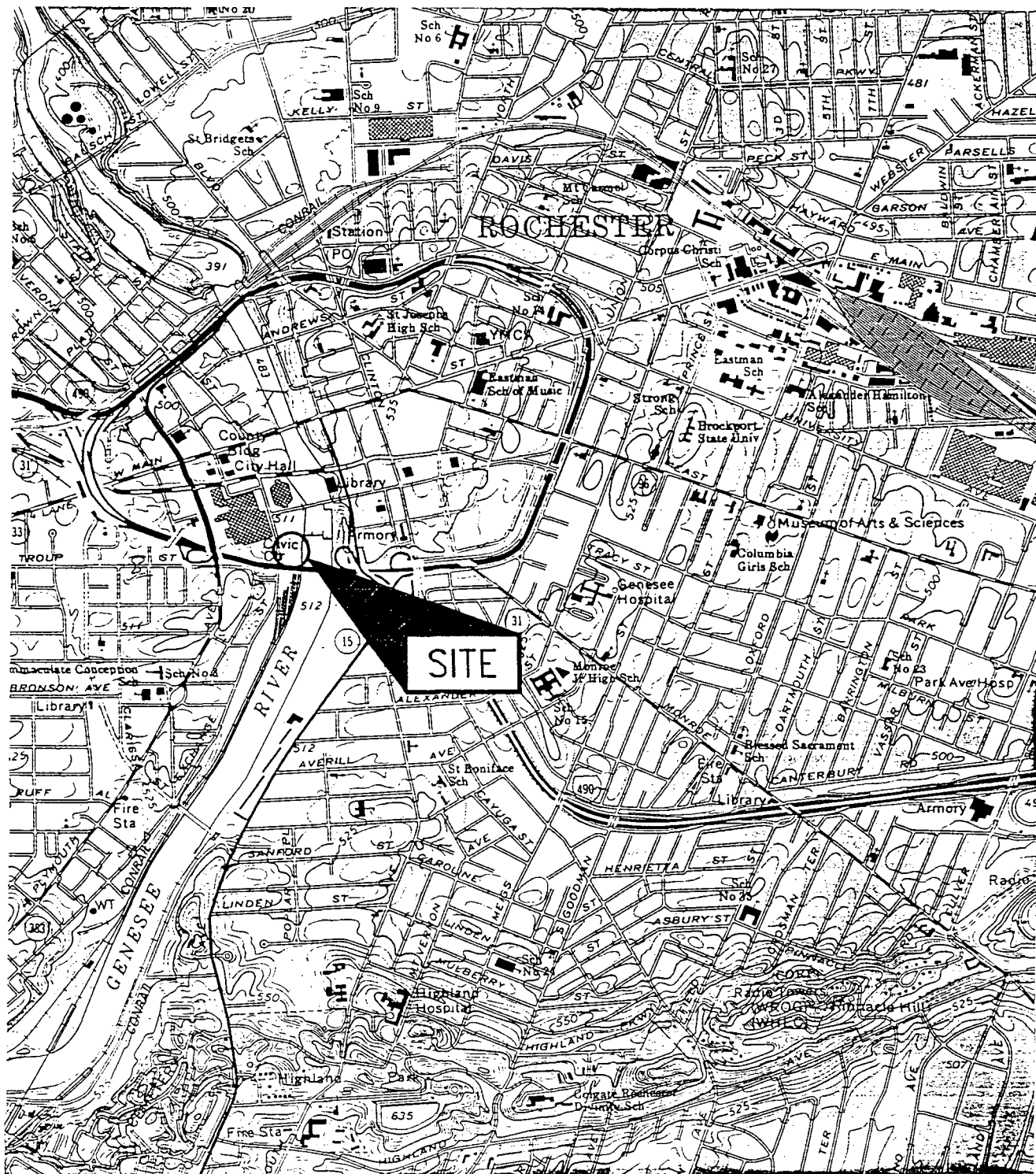
SITE VISIT QUALIFICATION:

Where the site observations are limited to representative areas, or where facilities are inaccessible for observation, the environmental site assessment conclusions are subject to any statement of facts which access to those areas would have revealed.

ABBREVIATIONS/ACRONYMS:

ASTM – American Society for Testing and Materials
CERCLA – Comprehensive Environmental Response,
Compensation, and Liability Act
CERCLIS – Comprehensive Environmental Response,
Compensation, and Liability Information System
EPA – (United States) Environmental Protection Agency
ERNS – Emergency Response Notification System
FOIL – Freedom of Information Law
LUST – Leaking Underground Storage Tank
N/A – Not Applicable; Not Available
NPL – National Priorities List
NYS – New York State
NYSDEC – New York State Department of Environmental
Conservation
PBS – Petroleum Bulk Storage
RCRA – Resource, Conservation, and Recovery Act
SACM – Suspect Asbestos-Containing Material
SARA – Superfund Amendments and Reauthorization Act of
1986
TSD – Treatment, Storage, and Disposal
UST – Underground Storage Tank

APPENDIX A



DRAWING PRODUCED FROM: ROCHESTER EAST, N.Y.

N4307.5-W7730/7.5

1971

PHOTOREVISED 1978

PROJECT NO.
1707E-98

FIGURE 1

SHEET 1 of 1

PROJECT TITLE
180 & 182 EXCHANGE BLVD.
ROCHESTER, NEW YORK

PHASE I ASSESSMENT

DRAWING TITLE
PROJECT LOCUS MAP

DAY ENVIRONMENTAL, INC.

ENVIRONMENTAL CONSULTANTS
ROCHESTER, NEW YORK

DATE
7/27/98

DRAWN BY

SCALE
1" = 2000'

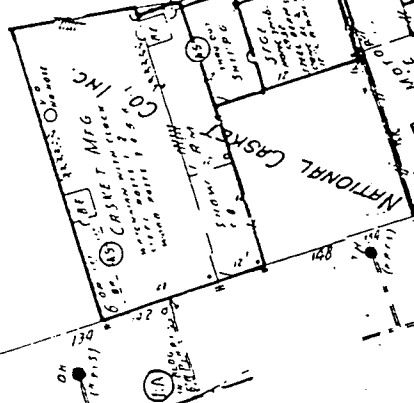
ROCHESTER, N.Y. VOLS

COURT

35

47S

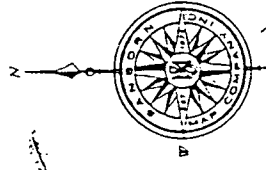
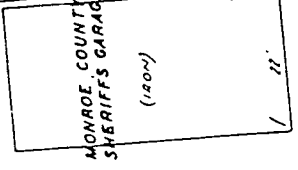
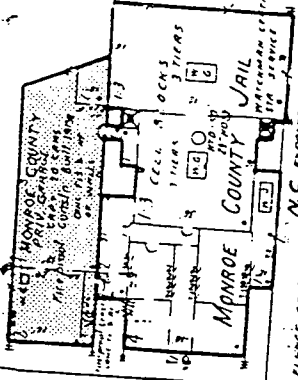
MUNICIPAL
P.A.A.G.
N. 10



NOTE. ALL BUILDINGS FROM NO 142 TO 180 EXCHANGE ST., INCLUSIVE, ARE SUBJECT TO REMOVAL.

29-09-3

39S



EXCHANGE

Approximate boundaries of assessed property.

TROUP - HOWELL

INNER LOOP BRIDGE

29-10-1

ACME FREIGHT INC.

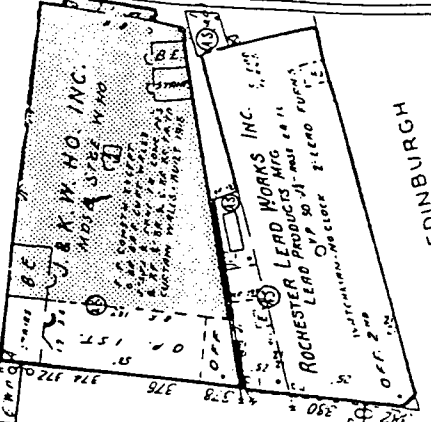
40S

Genesee

45S



SCALE OF FEET
0 10 20 30 40 50 60 70 80 90 100
COMPILED BY SANBORN MAP COMPANY INC.



47S

EDINBURGH

Sanborn Map
Dated 1959
(updated to 1965)

40S

RIVER

EXCHANGE

ADAMS

● Hydrants
● Lightpoles



Transformer

Reported
area of
filled UST

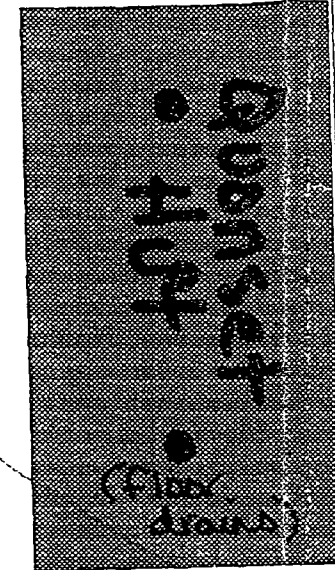
Manway

182 Exchange Blvd.

SBL# 121.39-1-3

Approximate
Area of
former
Mill
Race

Now
Parking
Lot



Manway

KG+E

180 Exchange Blvd.

SBL# 121.39-1-4

Approximate Area of
former Garage

Approximate
area of
former Jail

Now
Parking
Lot

Exchange Blvd

I-490 Exwy

APPENDIX B

APPLICATION FOR BUILDING PERMIT

Permit Number **890728**

IDENTIFICATIONS (Please Print)

ENTERED MAR 31 1989

12545

Location of Work (street address) **180 Exchange St** City **Rochester** New York **14613**

Owner's Name **City of Monroe** Phone **716 274-4662**

Contractor's Name **Piedmont Equipment** Phone **716 654-9361**

Arch./Eng. Name **NA** Phone

Applicant's Name **Fred Lewis** Phone **716 654-9361**

Applicant's Address **151 Macbeath St** City **Rochester** State **NY** Zip **14609**

II. PROPOSED WORK (check One or More)

- | | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> New Const. | <input type="checkbox"/> Amusement, Tent | <input type="checkbox"/> Metal Sidings |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Antenna | <input type="checkbox"/> Paving |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Change Use | <input type="checkbox"/> Elevator | <input type="checkbox"/> Sprinkler System |
| <input type="checkbox"/> Relocate | <input type="checkbox"/> Fence, Walls | <input type="checkbox"/> Stair Enclosure |
| <input type="checkbox"/> Demolish | <input type="checkbox"/> Fire Escape | <input type="checkbox"/> Standpipe System |
| <input type="checkbox"/> Other | <input type="checkbox"/> Fire-Smoke Detec. | <input type="checkbox"/> Swimming Pool |
| | <input type="checkbox"/> Heating, Air Cond. | <input checked="" type="checkbox"/> Tanks, Pipes & Pumps |

III. COST ESTIMATE

- excluding electrical and plumbing work
- including heating, air-conditioning and elevator etc.

\$

IV. CERTIFICATION (Sign in Presence of Plan Reviewer)

I am the owner / contractor / engineer / owner's agent authorized by the owner to make this application.

Applicant's Signature *Fred Lewis* Date 3.27.89

V. OCCUPANCY OR USE

Residential		Non-Residential	
Present	Proposed	Present	Proposed
<input type="checkbox"/> A1 One-Family Dwelling	<input type="checkbox"/>	<input type="checkbox"/> C1 Business	<input type="checkbox"/>
<input type="checkbox"/> A2 Two-Family Dwelling	<input type="checkbox"/>	<input type="checkbox"/> C2 Mercantile	<input type="checkbox"/>
<input type="checkbox"/> Multiple Dwelling (Indicate number of units)	<input type="checkbox"/>	<input type="checkbox"/> C3 Industrial	<input type="checkbox"/>
<input type="checkbox"/> B1 Permanent Occupancy	<input type="checkbox"/>	<input type="checkbox"/> C4 Storage	<input type="checkbox"/>
<input type="checkbox"/> B2 Transient Occupancy	<input type="checkbox"/>	<input type="checkbox"/> C5 Assembly	<input type="checkbox"/>
<input type="checkbox"/> B3 Senior Citizens House	<input type="checkbox"/>	<input type="checkbox"/> C6 Institutional	<input type="checkbox"/>
<input type="checkbox"/> B4 Adult Res. Care Facil.	<input type="checkbox"/>	<input type="checkbox"/> C7 Miscellaneous	<input type="checkbox"/>

VI. CERTIFICATE OF OCCUPANCY

YES ☒ NO ☐

VII. PERMIT FEE

Bureau Est. \$

Permit Fee \$ 30-

X. FEE PAID

VIII. PERMIT DESCRIPTION

Fill (1) 3000 gal tank with K-Crete

BUILDING BUREAU
MAR 28 '89 11:55AM

X. APPROVALS

Zon. Dist. C-4 CZC # NA

Zoning See Code Date 3/27/89

Fire Safety OK per plan Howard Traves Date 3/28/89

Plumbing Date

D.E.S. Date

Demolition Date

Buildings Vinodra K. Gupta Date 3/28/89

for Commissioner of Community Development

PAYDEE 03

BLDGPERM 30.00
SUBTOTAL 30.00
TOTAL 30.00
BP 180EXCHANGE
CASH 30.00
ITEMS 1
302 03 0101

XI. INSURANCE YES ☒ NO ☐ 8/1/89

XII. BB / IS ☒ FS / DE

XIII. PLANS YES ☒ NO ☐ 652

MEM ASSOCIATES
491 WHITNEY ROAD
PENFIELD, NEW YORK 14526

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A VALLEY FORGE INSURANCE CO.
COMPANY LETTER B TRANSPORTATION INSURANCE CO.
COMPANY LETTER C CONTINENTAL CASUALTY CO.
COMPANY LETTER D
COMPANY LETTER E

FRED S. LEWIS d/b/a
PIEDMONT EQUIPMENT
151 MACBETH STREET
ROCHESTER, NEW YORK 14609

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO TR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
A	GENERAL LIABILITY				GENERAL AGGREGATE	\$ 1,000,
	X COMMERCIAL GENERAL LIABILITY	GL801291705	8-1-88	8-1-89	PRODUCTS-COMPOUNDS AGGREGATE	\$ 1,000,
	CLAIMS MADE X OCCUR				PERSONAL & ADVERTISING INJURY	\$ 1,000,
	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE	\$ 1,000,
	X incl. XCU coverage				FIRE DAMAGE (Any one fire)	\$ 50,
					MEDICAL EXPENSE (Any one person)	\$ 5,
B	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT	\$ 500,
	ANY AUTO	BUA401291707	8-1-88	8-1-89	BODILY INJURY (Per person)	\$
	X ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	B SCHEDULED AUTOS				PROPERTY DAMAGE	\$
	X MIXED AUTOS					
	X NON-OWNED AUTOS					
	GARAGE LIABILITY					
C	EXCESS LIABILITY				EACH OCCURRENCE	\$ 2,000,
	X OTHER THAN UMBRELLA FORM	UMB902899259	10-20-88	8-1-89	AGGREGATE	\$ 2,000,
B	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	NC001293279	8-1-88	8-1-89	STATUTORY	\$ 100,
					EACH ACCIDENT	\$ 500,
	OTHER				DISEASE-POLICY LIMIT	\$ 100,
					DISEASE-EACH EMPLOYEE	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SP SPECIAL ITEMS

Any and/or all operations usual to the business of the insured.

CERTIFICATE HOLDER

Att'n: Haydee
CITY OF ROCHESTER
BUREAU OF BUILDINGS
DEPARTMENT OF COMMUNITY DEVELOPMENT
ROOM 121-B, 30 CHURCH STREET
ROCHESTER, NEW YORK 14614

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Michael G. Montez

DEC-10-57 173650

No. 173650

ONE STORY BUILDING, or STRUCTURE, INCLUDING GARAGE, GASOLINE STATION, SHED,
FIRE ESCAPE, FENCE, FOUNDATION, ETC., ALSO MINOR ALTERATION or ADDITION.

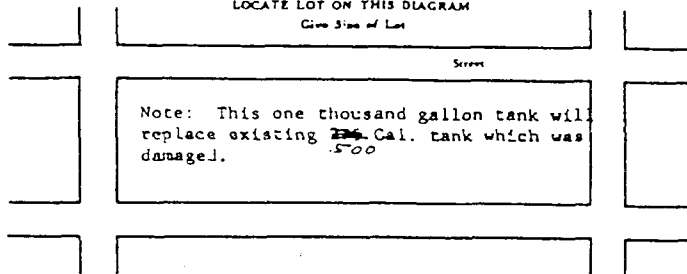
ROCHESTER, N. Y., Dec. 8 19 57

APPLICATION TO THE SUPERINTENDENT OF BUILDINGS

For Permission to Install

1,000 Gallon gasoline storage tank Install Material of roof covering?
 At No. 180 Exchange Street, Lot Number 3
 Ward, Is Fire District? Yes What Building Zone District? 3
 Dimensions of Building to be 1 ft. wide 1 ft. long 1 ft. high 1 story
 If for Addition Dimensions of Addition to be 1 ft. wide 1 ft. long 1 ft. high 1 story
 Other existing buildings and structures now on lot? To what use are such existing buildings and structures now put?
 Such existing buildings and structures to be used and occupied for no other purpose than Private Gasoline Storage
 Any buildings or structures to be demolished or removed from the premises? None
 Footings, size of below Size of Foundation wall, grade above grade above
 Will electric wiring and equipment be installed in building? Is there a city sewer in street, or possible to connect with sewer?
 Any old, re-used, material to be used? If so, what material?
 Have you obtained your application blank for a certain use of occupancy for this building?

LOCATE LOT ON THIS DIAGRAM
Give Size of Lot



Mark street plan setback? 16 (If so, what distance?)
 Located, 16 feet from end lot line 16 feet from side lot line;
 (State exact location on lot)
 If in residence district, will this construction project beyond front line of buildings or porches on adjoining lots?
 If for garage in Residential District, how far will garage be from nearest residence?
 If on corner lot in residence district, will garage be at least 20 feet from street line of lesser assessed valuation per front foot?
 To be used and occupied for no other purpose than Private Gasoline Storage Former use if alteration?
 To be completed at a cost of: (Owner's estimate) \$ 200.00 Bureau estimate, \$
 "No contractor or employees are to be engaged in the actual construction of the proposed work."
 "The name and address of the contractor for the proposed work is" John F. Baerwald
 "I will employ laborers in the proposed work."
 The plans of the proposed work are prepared by John F. Baerwald who is not a registered architect.
 Registration No. 14-8-5634

I will see to it that the proposed work is faithfully carried out as described in this application and as shown on the plans accompanying same, and not otherwise. Provisions of laws and ordinances applying to the premises and the proposed work will be complied with whether found in application and plans or not, and the buildings and structures affected by the application will not be used for any other purposes than stated.

A CERTIFICATE OF OCCUPANCY
MUST BE OBTAINED FOR THIS
BUILDING BEFORE THE BUILD-
ING CAN BE OCCUPIED. HAS AN
APPLICATION BLANK BEEN OBTAINED?

C.B. 500

OVER)

John F. Baerwald Agent for
500 Woodlawn Ave. (Address)
Sheaffs Garage (Applicant)
180 Exchange St (Owner)
 (Address)

* 29. *unhappy* = *disappointed*

- By John J. O'Connell Contract for
John J. O'Connell Title
- AVIT

State of New York
County of Monroe
City of Rochester

_____, being duly sworn, deposes and says that he is the person who signed the foregoing application and is well acquainted with the principal matters and applications in that the statements set forth in said application and applications are true to his own knowledge, that the proposed work stated in said application is authorized by the owner in that workmen were present on the day of the law for an important employment in competition with the said proposed work, which employment is authorized by the law, has been ordered.

[illegible]

... $\frac{2}{3}$...

10. The above information is true and correct. 45-

[illegible]

Approved

When proposed by a member of a Department, a Departmental Order is issued. If proposed by a non-member, this application becomes a Departmental Order only if approved by the Board of Directors of the Association.

PL 95-111 100-011-22

К: 1; 1001 -

604

*Sunk, and recovered at 1000 yds.

ONE STORY BUILDING, OR STRUCTURE INCLUDING GARAGE, PORCH, LINE STATION, FIRE ESCAPE, FENCE, FOUNDATION, ETC., ALSO MINOR ALTERATION OR ADDITION.

PROCEEDING NO. 1906 Exchange St.

APPLICATION TO THE SUPERINTENDENT OF BUILDINGS

1906 Exchange St.

As to 1906 Exchange St.

Word in this District 1906 Exchange St.

Dimensions of Building to be 1906 Exchange St.

If for Addition Dimensions of Addition to be 1906 Exchange St.

Other existing buildings and structures now on lot 1906 Exchange St.

Such existing buildings and structures to be used and reserved for no other purpose than 1906 Exchange St.

Any buildings or structures to be demolished or removed from this premises 1906 Exchange St.

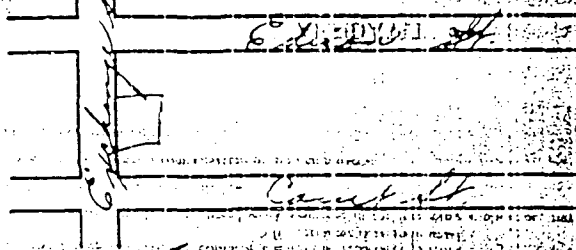
Footings, size of 1906 Exchange St.

If electric wiring and equipment to be installed in building 1906 Exchange St.

Any gas or water supply to be used 1906 Exchange St.

Have you obtained your application blank for a certificate of occupancy for this building 1906 Exchange St.

LOCATE LOT ON THIS DIAGRAM
Give Plan of Lot



Major street plan attached 1906 Exchange St.

Location 1906 Exchange St.

If in residence district, will this construction project be used for 1906 Exchange St.

If for garage in Residential District, how far will garage be from nearest residence 1906 Exchange St.

If on corner lot in residence district, will garage be at least 20 feet from 1906 Exchange St.

To be completed at a cost of, Owner's estimate 1906 Exchange St.

"No contractor or employee is to be engaged in the work on this lot 1906 Exchange St."

"The name and address of the contractor for the proposed work 1906 Exchange St."

"I will employ laborers in the proposed work 1906 Exchange St."

The plans of the proposed work are prepared by 1906 Exchange St.

Representation Name 1906 Exchange St.

I will see to it that the proposed work is fully carried out as described in this application and as shown on the plans 1906 Exchange St.

A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED FOR THIS BUILDING BEFORE THE BUILDING CAN BE OCCUPIED. HAS AN APPLICATION BLANK BEEN OBTAINED? 1906 Exchange St.

Owner 1906 Exchange St.

COPY TO CLERK OF DISTRICT

CONTRACTOR'S QUESTIONNAIRE.

(All contractors in corporation)

Name of Contractor

Address of Contractor

1. Do you employ any workmen? If so, how many? If not, why not?
If you employ any workmen, do you employ any in a hazardous occupation as defined by law?
If so, how many? If not, why not?

2. Do you employ any workmen in a hazardous occupation as defined by law?

3. If you employ any workmen in a hazardous occupation as defined by law, do you employ any in a hazardous occupation as defined by law?
If so, how many? If not, why not?

4. If you employ any workmen in a hazardous occupation as defined by law, do you employ any in a hazardous occupation as defined by law?
If so, how many? If not, why not?

5. Give name and address of all partners.

6. If you employ any workmen in a hazardous occupation as defined by law, do you employ any in a hazardous occupation as defined by law?
If so, how many? If not, why not?

7. If you employ any workmen in a hazardous occupation as defined by law, do you employ any in a hazardous occupation as defined by law?
If so, how many? If not, why not?

8. If you employ any workmen in a hazardous occupation as defined by law, do you employ any in a hazardous occupation as defined by law?
If so, how many? If not, why not?

9. If you employ any workmen in a hazardous occupation as defined by law, do you employ any in a hazardous occupation as defined by law?
If so, how many? If not, why not?

10. If you employ any workmen in a hazardous occupation as defined by law, do you employ any in a hazardous occupation as defined by law?
If so, how many? If not, why not?

11. Give name and address of all partners.

AFFIDAVIT

State of New York
County of ...
City of ...

I, the undersigned, being duly sworn, deposes and says that he is the person who signed the foregoing application for a permit and that the facts stated therein are true and correct.

I further depose and say that the proposed work stated in said application is not a hazardous occupation as defined by law.

Subscribed and sworn to before me this ... day of ... 19...
Notary Public for the State of New York

Examined and recommended for approval on ...
By ...

When properly signed by the Superintendent of Buildings of the City of Rochester, this application becomes a PERMIT TO THE SUPERINTENDENT OF BUILDINGS

PERMIT NO. OF ...

REMARKS: This Application contains ...

Ordained by the Mayor of the City of Rochester, New York, on this ... day of ... 19...

By ...

NO FEE
POST IN A CONSPICUOUS PLACE

Permit for the Storage and Sale of Explosives and Combustibles

DEPARTMENT OF PUBLIC SAFETY

BUREAU OF BUILDINGS

No 13334

Plat Plan No.....

Rochester, N. Y., ... **MAR. 1, 1938**

Permission is hereby Granted to **Monroe County Jail** of
80 Exchange St. / **#** Rochester, N. Y., to sell and store GASOLINE.....

No. **180 Exchange** / **14** Street. This Permit will expire **MAR. 1, 1939**

Public Station? Bulk? Wholesale? or Private Use? **Private**

For Renewal, Transfer, or Additional Storage, give former Permit No. **11964**

Number and Capacity of Tanks

Total Quantity **550** Gallons. Number of Pumps **1**

Thomas C. Woods,

Commissioner of Public Safety.

Walker S. Lee.

Superintendent of Buildings.

This Permit is granted on the express condition that the said Explosives or Combustibles are kept in an approved receptacle or department used exclusively for that purpose, approved by the Bureau, and not in proximity to Gas, Oil, Arc Lights or Stoves or any open flame; that signs "NO SMOKING," be placed in a conspicuous place on the premises where said Explosives or Combustibles are kept; that for other than Private Use approved foam extinguishment shall be provided.

Renewal, Additional Storage, Transfer

Permit Number Date Number and Capacity of Tanks Number of Pumps

14098	3-1-39	1-550	1
15721	MAR 12 1940		
16333	FEB 17 1941		
17513	MAR 1 1942		
19080	MAR 3 1943		
19708	MAR 1 1944		
21459	MAR 12 1945		
22223	MAR 1 1946		
23677	MAR 1 1947	1 - 500	1
24163	MAR - 1 1948		
25888	MAR 15 1949	1-500	1
26291	FEB 24 1950		
28111	APR 2 1951		
28542	MAR 1 - 1952		

MAR 1 1953

Mar. 1, 1954

MAR 7 1955

MAR 1 1956

1 - 500 Gals. 1 - 2,000 Gals. 2 Pumps

MAR 1 - 1957

MAR 1 1958

MAR 1 1959

1 - 1,000 1 - 2,000

2 Pumps

25 MAR 1 1961

8 MAR - 1 1962

18 MAR - 1 1963

8 APR - 1 1964

MAR 1-1965

51 MAR - 1 1966

12 MAR 1 1967

DATE: 07/07/98 >

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PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC
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BPPMTQY BIS - BUILDING - PERMITS ISSUED
 MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS P 8

DATE: 07/07/98 >

APPLIC. ADDRESS: 0180	EXCHANGE	BLVL. PERMIT NO.:		
SBL NO.: 121 . 390 - 0001 - 004 . 000 / 0000				
PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
				EXCHANGE ST
0165906	00/00/00	10/08/56	500	PMT CMILT PRE CONVERSION 93/10/18
		INSTALL GAS TANK	1 PUMI	
0165676	00/00/00	09/11/56	21500	PMT CMILT PRE CONVERSION 93/10/18
		ALL STEEL GAR BLDG		
0151275	00/00/00	09/27/51	9600	PMT CMILT PRE CONVERSION 93/10/18
		CON BR ADD TO BRICK JAIL BLDG		
0116405 A	00/00/00	01/09/39	32035	PMT CMILT PRE CONVERSION 93/10/18
		BRICK ADDITION TO COUNTY JAIL		

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

"BPPMTQY BIS - BUILDING - PERMITS ISSUED
END OF DATA

DATE: 07/07/98 >

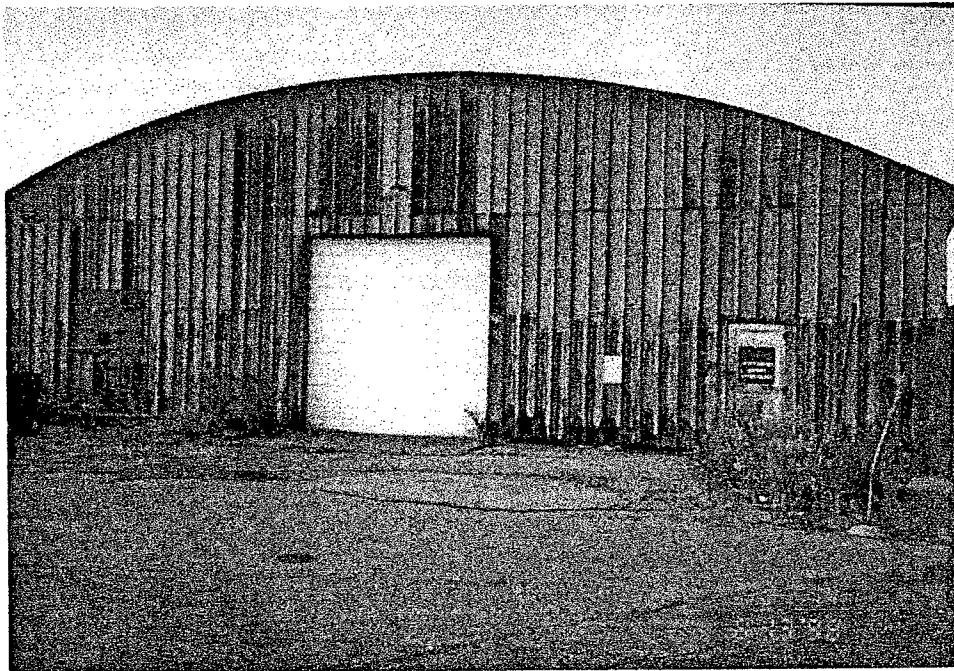
APPLIC. ADDRESS: 0180 EXCHANGE BLVD PERMIT NO.: _____
SBL NO.: 121 . 390 - 0001 - 004 . 000 / 0000
PMT#/SEX APL DTE ISS DTE EST COST STATUS/DATE
0014812 00/00/00 11/22/09 250 PMT CMILT PRE CONVERSION 93/10/18
ERECT A FRAME AUTO HOUSE

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

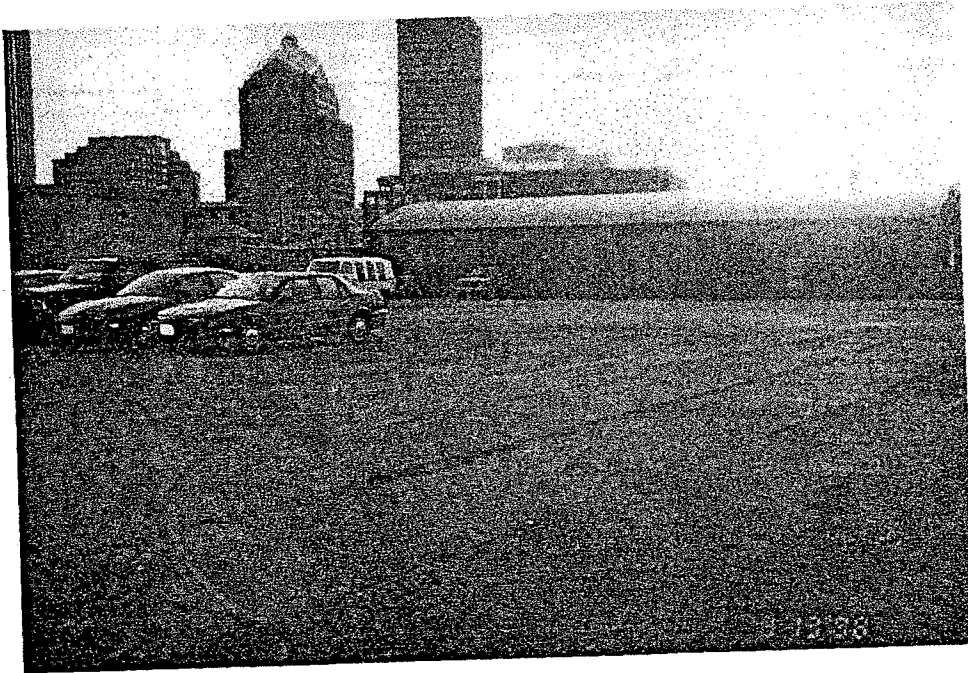
APPENDIX C



View of southeast portion of assessed property and quonset hut looking north/northwest.



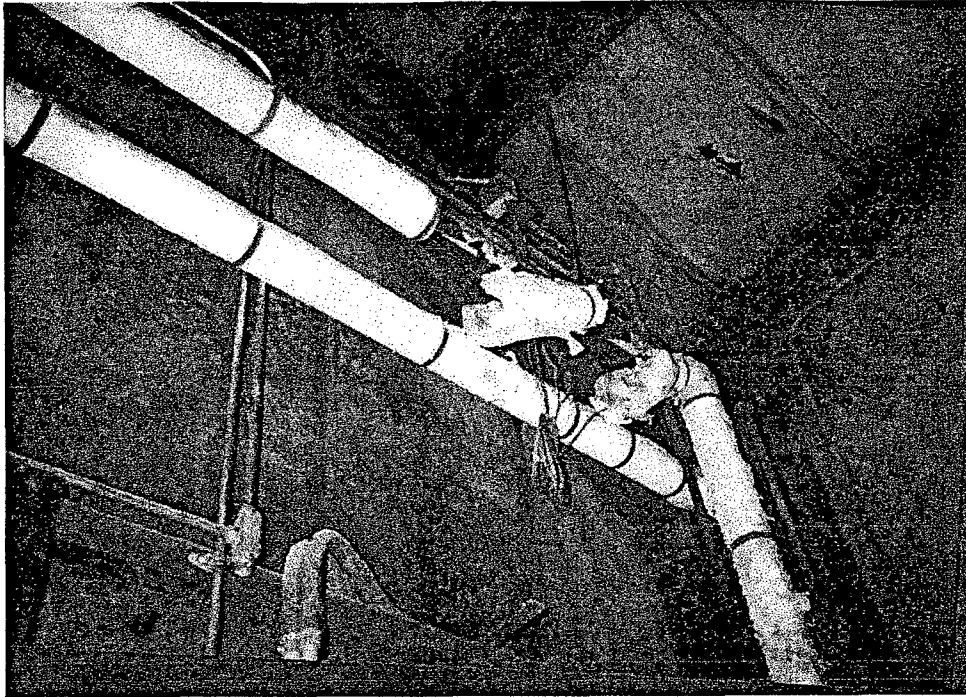
View of northeast portion of assessed property and quonset hut looking south/southeast.



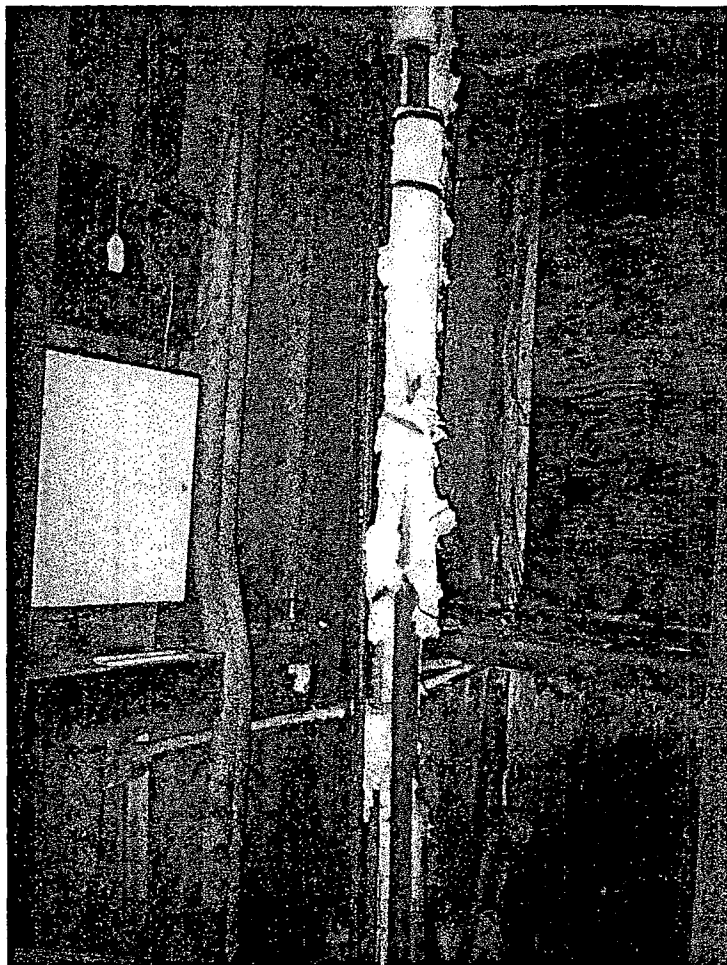
View of assessed property looking east/northeast.



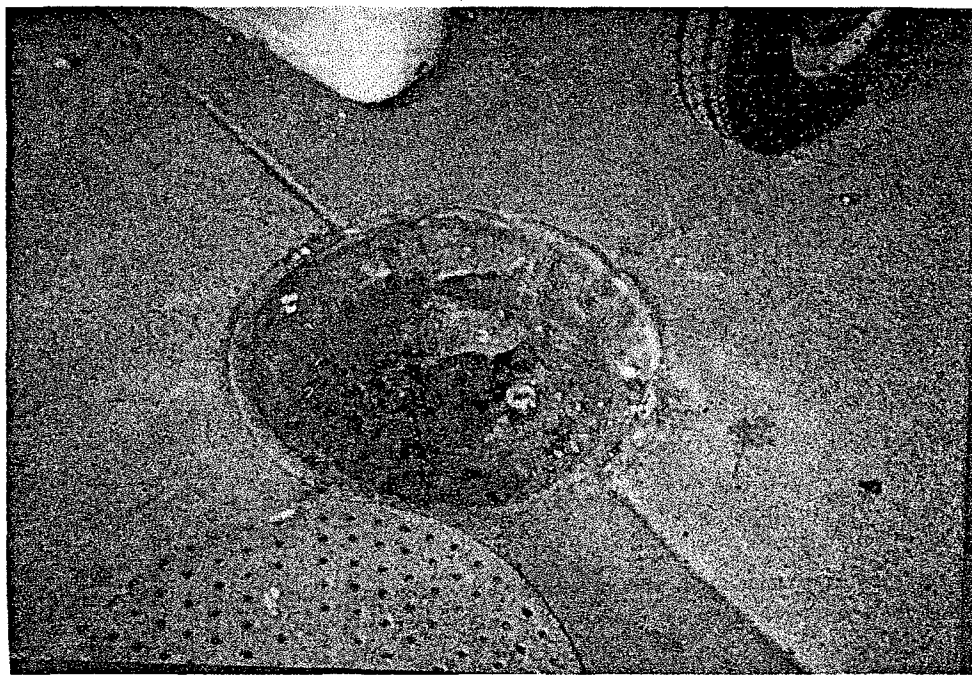
View of quonset hut and assessed property looking north/northeast.



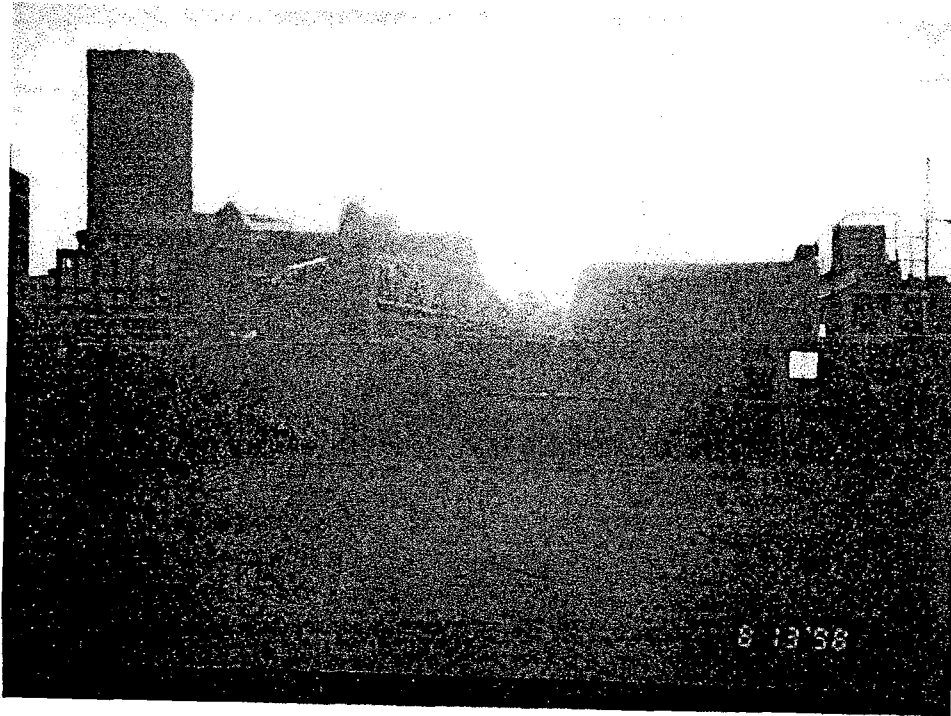
View of damaged suspect asbestos-containing aircell pipewrap located in the quonset hut.



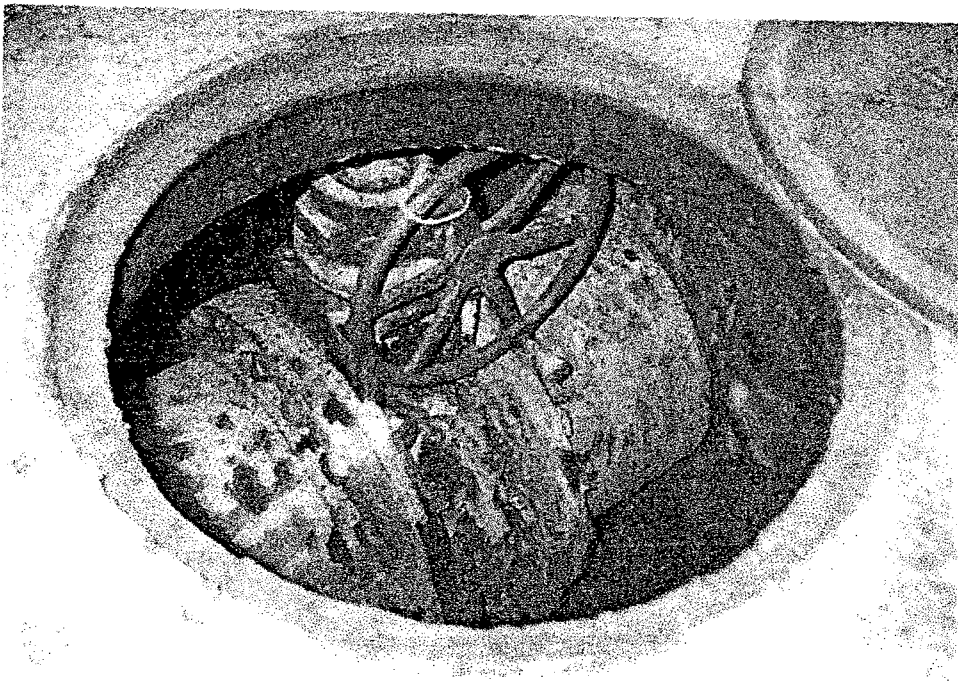
View of damaged suspect asbestos-containing aircell pipewrap located in the quonset hut.



View of sediment trap located in the quonset hut.



View of northeast portion of assessed property (i.e., approximate location of filled UST), with Court Street Dam equipment beyond (looking east).



View of manway located on north side of quonset hut.



View of piping connected to Genesee River retaining wall.