LaBella Associates, P.C.
300 State Street
Rochester, New York 14614

Appendix 14

Property Summaries

Site: 1575 Emerson Street
Site Recon Dates: December 17, 2010
Consultant: O'Brien & Gere

Summary of Available Historic Records:

- The original structure was constructed in October 1973 as a 17,500 sq. ft. truck terminal.
- The function of the building has always served as a truck terminal.
- The building is constructed of block and steel – exterior foundation walls, concrete piers, and concrete floors.
- There were two 10,000 gallon underground storage tanks (one diesel, one gasoline) removed in 1988, due to a tank test failure in 1987 (installed in 1974). No contamination was encountered after tank removal and one monitoring well was installed. NYSDEC spill file closed January 22, 1988.
- There was one 1,000 gallon waste oil tank installed in 1974.
- January 10, 1986 a drum of Cumene Hydroperoxide (10%) spilled at the loading dock. NYSDEC spill file closed January 21, 1986.

Current Site Use:

- The building is currently owned by YRC Worldwide, Inc. (YRC) and utilized by Yellow Freight Transportation (a subsidiary of YRC).
- Current operations include truck terminal, freight storage and transfer, dispatch office and a service bay/garage area.
- The total building size is approximately 17,500 sq. ft.
- A wood and concrete, 6,300 sq. ft. addition was proposed in 2009 but never constructed.
- There are approximately 16 total full time personnel who encompass the office and dispatch staff, warehouse, and trucking staff.
- The facility operates 24 hours a day from Sunday evening through Friday night. There is a stop in operations from midnight Friday to 6pm Sunday.

Site Recon Observations:

- The pumps and other above-grade features from the former truck fueling station have been removed from the open canopy area.
- The freight storage and transfer area has numerous loading dock doors, is largely exposed to outside air, and is well ventilated.
- The main HVAC unit is located on the facility roof; however, there was no specific information on the unit.
- There is no heating or cooling HVAC system for the warehouse area.
- A propane forklift was in use within the warehouse area.
- There were few cracks observed in the floor of the warehouse.
- Floor slab conditions in the facility were generally good (only minor cracking and no heaving/settling observed).
- There were a few holes observed in the cinder block walls and drywall that were used as measurement points.
- There was standing water observed in the garage/service bay area in the vicinity of the floor trench drain, which appeared clogged. Person interviewed indicated that a faucet was broken in the trench drain area, causing the standing water. The trench drain is usually dry.
- Several indoor air potential sources of VOCs were noted, within the office area, which included a TCE-containing heavy duty degreaser, starting fluid containing 50% ether, and other various solvents located in the storage room.

List of Observed Floor Penetrations (Potential SVI Locations):

- Electrical conduits connected to the slab (Location: 4 and exterior location: 40.).
- Minor floor cracks and floor joint seams throughout the facility slab. (Locations: 5, 12, 13, 18, and 19).
- Floor drains (Locations: 2, 32, 38, and 43).
- Floor electrical outlet (Location: 17).

- Catch basin (Location: 34).
- Floor trench (Location: 38).
- Oil/Water Separator (Location: 39).

Site Recon Meter Readings (Total Readings Collected – 44):

- Total Background Readings Collected = 9
    - Background of VOCs due to operations ranged from 17 to 260 ppb.
    - Background of Methane due to operations were 0%.
- Total Floor Penetration Readings Collected = 15
    - VOC readings in floor penetrations ranged from 3 (Location 42) to 310 (Location 34) ppb.
    - Methane readings above background were 0%.
- Elevated VOC and CO readings were detected at an electrical outlet box (Location 21).
    - VOCs = 2,886 ppb.
    - CO = 35 ppm.

FORMER EMERSON STREET LANDFILL
SOIL VAPOR INTRUSION
PRELIMINARY BUILDING ASSESSMENT AND SITE RECONAISSANCE

Parcel Information: Yellow Freight Transportation

Address: 1575 Emerson Street

Owner: YRC Worldwide, Inc.

Number of Buildings: One

Building this Sheet Represents *(fill out one for each building*): One

Interviewer Information:

Name: Ariadna Cheremeteff Date/Time Prepared: 12/17/10 at 10:30 a.m.

Consultant Firm: O'Brien & Gere Phone No.: 585-263-2820

Owner/Interviewee Information:

Last Name: Welcons First Name: Tim

Address: 10990 Roe Avenue, Overland Park, KS 66211

Company: YRC Worldwide, Inc.

Office Phone: Headquarters: 913-696-6100, Syracuse: 800-354-1600

Tenant Information (if any):

Tenant Contact Person: Yellow Freight Transportation (owned by YRC)

Address: 1575 Emerson Street

Company: Yellow Freight

Office Phone: 585-458-3535

SECTION I - Building Construction Information

A. Site plans available? *(e.g., foundation construction, utility locations/chases, etc.)*: (Yes)/No

If yes, can copies be obtained? Building plans from 1978 previously obtained by LaBella.

B. Does owner have knowledge that ash or solid waste was removed at time of building construction: Yes/(No) - although states "Native fill used" for building up foundation.

If yes, are any documents available? No

C. Building Construction

	Construction Type	Finish Type	Sealed	Square Feet
Basement	None			
Crawl Space	None			
First Floor	Exterior foundation walls, concrete piers, concrete floors.	Concrete	Warehouse floors - old epoxy coating. Office – 12" tile	~17,500
Foundation Walls	Cinder Block (CMU) and concrete			
2nd Floor	None			

D. Any additions to building: Yes/(No)

If yes, list dates and locations:

If yes, note variations in construction:

E. Utility/Floor Penetrations

	Location(s)	Size/Description
Electric	RGE – enters facility on west wall of office area	
Gas	RGE – enters facility on east wall of office area	
Water	Municipal	
Sewer/Wastewater	Municipal	
Sumps	None	
Floor/Trench Drains	1 interior located in garage/svc. bay – flooded	
Dry Well	None	
Oil/Water Separators	Yes – outside service bay	
Cracks in Floor	Yes - minimal	
Expansion Joints	Yes –center of freight warehouse	
Floating Slab	No	

Monitoring Points	None observed	
Scales	None observed	
Utility Vaults	None observed	
Elevators	No	
Other		

F. Does facility have an on-Site septic system? Yes/(No)

If yes, where and size: _____

G. Does facility provide pretreatment of wastewater prior to discharge to sanitary sewer? Yes/(No)

If yes, What type of pretreatment is conducted: _____

H. Is there a vapor barrier associated with the foundation system? Unknown

If yes, indicate type/material, location, thickness, etc.: Does not know.

I. Is there a radon/sub-slab soil vapor mitigation system on any portion of the building? Yes/(No)

If yes, describe system and date installed: _____

If yes, Is the system active or passive? _____

If yes, Is system currently operational? _____

J. Standing water or wet areas in lower levels? Yes/(No)

If yes, list location and describe: Standing water observed in the service bay/garage trench drain. Interviewee indicated that the faucet in that area was broken causing the standing water. There is usually no standing water in the facility.

If yes, how frequent: less than 1/yr; 1-2 times/yr; or, more than 3 times/yr

K. Is the building insulated? (Yes)/No

If yes, location(s) and type? Garage/SVC Area and Office Area yes – rest of building, no

L. Are there any settlement issues with the building? Yes/(No)

If yes, describe: _____

M. Are there any cracks in floor slabs (1st floor or basement)? (No)

If yes, location(s), width, etc.? One floor only (no basement).

N. Are there any elevators in the building? Yes/(No)

If yes, describe construction and condition of pit (poured concrete, cinder block, etc.) _____

Comments:

SECTION II – Heating, Ventilation and Air Conditioning Information

A. Type of heating system(s) used in this building: *(circle all that apply - note primary)*

(Forced hot air)	Heat pump	Hot water baseboard
Space Heaters	Stream radiation	Radiant floor
Electric baseboard	Other: Natural Gas	

For each heat system/unit, provide the following:

Unit Type	Unit Location	Areas Heated	Unit Size	Pressurization (neg. vs. positive)	Air Communication with other areas (duct work, doors, etc.)
Unknown	On roof	Office area	Unknown	Unknown	Unknown

B. Type of fuel used: *(circle all that apply)*

(Natural Gas)	Fuel Oil	Kerosene
Electric	Propane	Solar
Wood Coal	Other:	

If more than one list locations: _____

C. Domestic hot water tank fueled by: Natural gas. Small hot water tank located in garage area.

D. Air conditioning: (Central Air) Window units None

Comments: HVAC unit on roof

SECTION III – Indoor Air Quality Influence Factors

A. Is there a garage, service area, or manufacturing area in building? (Yes)/No

If yes, list all that apply: Garage area

1. Does the garage, service or manufacturing areas have separate heating unit/system? Yes/(No)/NA
2. Are petroleum-powered machines or vehicles used or stored within the garage, service area or manufacturing area of building? *(e.g., forklifts, vehicle fleet, lawnmower, etc.)* (Yes)/No/NA

   If yes, specify: Yes – forklifts and trucks backing into open bays for transfer of shipments.

B. Are there any current or former USTs, ASTs or Fueling Facilities on the property? (Yes)/No

If yes, specify location: Unknown. 2 - 10,000 gallon USTs.
One gasoline, one diesel. Failed inspection in 1987. Removed in 1988.
Cumene hydroperoxide spill, 01/15/86, closed 1/21/86.

C. Are there any current or former hydraulic lifts at the property? Yes/(No)

If yes, locations and note if underground or above ground: Manual lifts only, no hydraulics.

D. Are there any current or former petroleum or chemical spills at the Site? (Yes)/No

If yes, specify location, quantity, material and date: Interviewee did not know specific information.

E. Are there any current or former groundwater monitoring wells at the Site? Yes/No

If yes, specify location and accessibility: Person interviewed does not know. None were observed during site visit.

F. Has the building ever had a fire? Yes/(No)

If yes, When:

G. Is there a maintenance area? Yes/(No)

If yes, Where:

H. Are there any parts cleaners used at the site? (Yes)/No

If yes, list location(s) and solvent types: TCE in heavy duty degreaser canister found in office area.

I. Are there any drum and/or chemical storage areas? (Yes)/No

If yes, list location(s) and materials: Only items being shipped out or transferred through the warehouse.

J. Are cleaning products used routinely? (Yes)/No

If yes, When & Where: Kitchen / bath

K. Has painting/staining been done in the last 6 months? Yes/(No)

If yes, When & Where:

L. Is there new carpet, drapes or other textiles within installed within the last year? Yes/(No)

If yes, Where & When:

M. Are there air fresheners in office spaces or bathrooms? (Yes)/No

If yes, Where & Type: Bathrooms. (Aerosol can spray air fresheners).

N. Are there exhaust fans (e.g., break rooms, bathrooms, other locations)? (Yes)/No

If yes, where vented and how often do they run: As required.

O. Has there been a pesticide application on the grounds? Yes/(No)

If yes, When & Type:

P. Is smoking allowed on the property? (Yes)/No

If yes, is it allowed within buildings and where? Yes – outside.

Q. Are there odors in the building? (Yes)/No

If yes, please describe: Diesel and forklift exhaust fumes.

R. Are solvents used within the building? Yes/(No)
(e.g., chemical manufacturing or laboratory, auto mechanic or auto body shop, painting, fuel oil delivery, boiler mechanic, pesticide application, etc.)

If yes, what types of solvents are used: Only if being shipped.

S. Is groundwater extracted for any purpose (e.g., cooling water, geothermal, etc.)? Yes/(No)

If yes, how many extraction wells, what depths and what is the rate of extraction: _____

T. Are there any air handling units in the building? (Yes)/No

If yes, locations, sizes, intakes & exhaust: 1 HVAC unit on roof, 1 heater in garage. No information available from site owner.

U. Are there any doors (overhead/bay or others) that are routinely open? (Yes)/No

If yes, note locations, sizes, and approximate times open: Most doors open through-out the day in freight warehouse. .

V. Do any of the building occupants regularly use a dry-cleaning service?

Yes, use dry-cleaning regularly (weekly): _____

No, use dry-cleaning infrequently (monthly or less): No

Based on Information obtained list all potential soil gas entry points and there sizes (e.g., cracks in floor, void space, piping, utility ports, sumps, elevator pits, lifts, drains, etc.).

[*Note: See page 12 & 13 for additional information to be collected on each potential soil gas entry point (i.e., photographs, PID and landfill gas measurements, etc.*]

Comments:

Section IV – Occupancy/General Use (ask Tenant)

Location Use	Occupied (list hours/shifts)	Number of Employees (Full/Part-time)	Approx. Sq. Ft.	Level (basement, 1st Floor, 2nd Floor, etc.)	Brief Summary of Business/ Operations in Area (include additional sheets as necessary)
Office	Closed from Friday at midnight to Sunday at 6 pm	16		1	Dispatch/office
Manufacturing/ Production	none				
Warehouse/ Storage	yes	16			Truck terminal/warehouse
Garage	yes				Service bay – mechanical work is outsourced.
Maintenance	none				
Conference/ Break Rooms	yes				

Comments:

Section V – Site Layout

A. Building(s) See Figures 2 and 3

Draw a plan view sketch of each floor of the building. Indicate all pertinent information (including but not limited to: manufacturing areas, office areas, garage/maintenance areas, HVAC equipment, chemical storage areas, crawl spaces, locations of cracks with length, width and depth, location of settlement areas, floor penetrations, etc. Also include numbered locations of landfill gas readings and PID readings and place readings in table)

Comments:

B. Property Layout

Draw a sketch of the parcel including building(s), parking areas, exterior storage areas, ASTs, USTs, utility services (location entering buildings), monitoring wells, etc. Include compass direction and general topography.

Comments: Construction -

Pillars raised – exterior foundation wall – concrete piers, concrete floors throughout.

See Figures 2 and 3.

Basement:

Submit by Email | Print Form

1575 Emerson Street

Instrument Readings:

Mark each location on site sketch where reading was collected and provide a photograph. At a minimum, readings must be collected from all potential soil gas entry points within buildings (e.g., utility vaults, sumps, floor drains, oil/water separators, floor cracks, etc.) and any subsurface features on the exterior (e.g., catch basins, manholes, utility vaults, etc.). In addition, at least one breathing zone location will be measured for each discrete area within buildings.

Location	VOCs	CH4	CO2	O2	CO	H2S	Description & Comments
Units	ppb	%	%	%	ppm	ppm	
1	76	0	0.1	21.1	1	0	Lunch room
2	81	0	0.1	21.1	2	0	Floor drain - lunch room
3	198	0	0.1	21.0	2	0	Indoor air
4	50	0	0.2	20.9	0	0	Open electrical conduit
5	24	0	0	21.3	0	0	Floor joint
6	17	0	0	21.3	0	0	Indoor air
7	9	0	0	21.4	0	0	Base of wall
8	2	0	0	21.5	0	0	Crack in wall
9	0	0	0	21.5	0	0	Base of wall
10	0	0	0	21.6	0	0	Base of wall
11	0	0	0	21.6	0	0	Base of wall
12	5	0	0	21.6	0	0	Floor joint
13	41	0	0	21.7	0	0	Floor crack
14	55	0	0	21.7	0	0	Crack in cinder block wall
15	47	0	0	21.8	0	0	Crack in cinder block wall
16	98	0	0	21.7	1	0	Indoor air - storage room
17	87	0	0.1	21.7	0	0	Floor electrical outlet in office area
18	125	0	0.2	21.7	1	0	Floor opening in office area
19	75	0	0.1	21.7	0	0	Floor opening in office area
20	97	0	0.1	21.7	1	0	Indoor air

Instrument Readings (Continued):

Mark each location on site sketch where reading was collected and provide a photograph. At a minimum, readings must be collected from all potential soil gas entry points within buildings (e.g., utility vaults, sumps, floor drains, oil/water separators, floor cracks, etc.) and any subsurface features on the exterior (e.g., catch basins, manholes, utility vaults, etc.). In addition, at least one breathing zone location will be measured for each discrete area within buildings.

Location	VOCs	CH4	CO2	O2	CO	H2S	Description & Comments
Units	ppb	%	%	%	ppm	ppm	
21	2,886	0	0.2	21.5	35	0	Outlet box (truck idling outside, smell diesel, exhaust in office)
22	188	0	0.1	21.6	5	0	Indoor air
23	305	0	0.1	21.6	3	0	Hole in baseboard
24	1,688	0	0.2	21.5	12	0	Hole in drywall
25	257	0	0.1	21.5	4	0	Indoor air
26	980	0	0.1	21.5	8	0	Open electrical outlet box
27	215	0	0.1	21.5	3	0	Base of wall under table
28	256	0	0.1	21.5	3	0	Phone outlet box
29	256	0	0.1	21.4	4	0	Hole in baseboard
30	260	0	0.1	21.4	4	0	Indoor air - men's room
31	273	0	0.1	21.4	4	0	Hole in wall (note: container trichloroethene in office)
32	275	0	0.1	21.2	5	0	Floor drain in garage
33	231	0	0.1	21.2	6	0	Base of wall in garage
34	310	0	0.1	21.3	6	0	Catch basin
35	260	0	0.1	21.2	6	0	Indoor air
36	234	0	0.1	21.2	6	0	Base of wall
37	33	0	2.1	21.3	6	0	Hole in wall in garage
38	122	0	0.1	21.4	4	0	Floor trench in garage
39	9	0	0	21.4	2	0	Exterior oil/water separator
40	11	0	0	21.5	0	0	Open electrical conduit

Instrument Readings (Continued):

Mark each location on site sketch where reading was collected and provide a photograph. At a minimum, readings must be collected from all potential soil gas entry points within buildings (e.g., utility vaults, sumps, floor drains, oil/water separators, floor cracks, etc.) and any subsurface features on the exterior (e.g., catch basins, manholes, utility vaults, etc.). In addition, at least one breathing zone location will be measured for each discrete area within buildings.

Location	VOCs	CH4	CO2	O2	CO	H2S	Description & Comments
Units	ppb	%	%	%	ppm	ppm	
41	39	0	1.9	19.2	0	0	Exterior vault opening
42	3	0	0	21.7	0	0	Exterior trench drain
43	70	0	0	21.8	0	0	Floor drain - men's room
44	60	0	0	21.7	0	0	Indoor air - men's room
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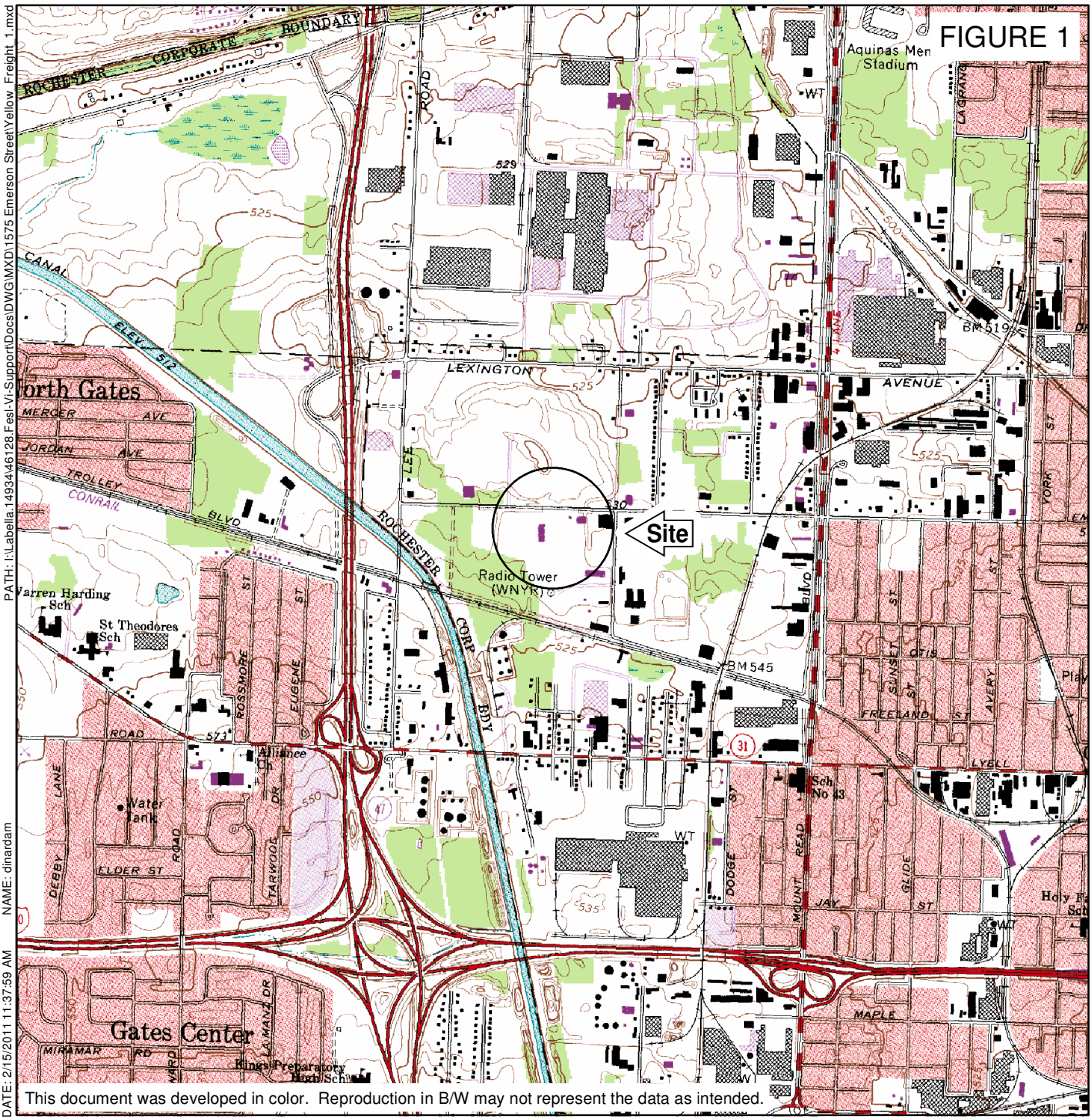
FIGURE 1



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ADAPTED FROM: ROCHESTER WEST, NY USGS QUADRANGLE

LABELLA ASSOCIATES, PC
YELLOW FREIGHT TRUCKING
1575 EMERSON STREET
ROCHESTER, NEW YORK

MAP LOCATION

SITE LOCATION

N

0 1,000 2,000 4,000 6,000 8,000

Feet

FEBRUARY 2011
14934/46128

1:24,000

O'BRIEN & GERE
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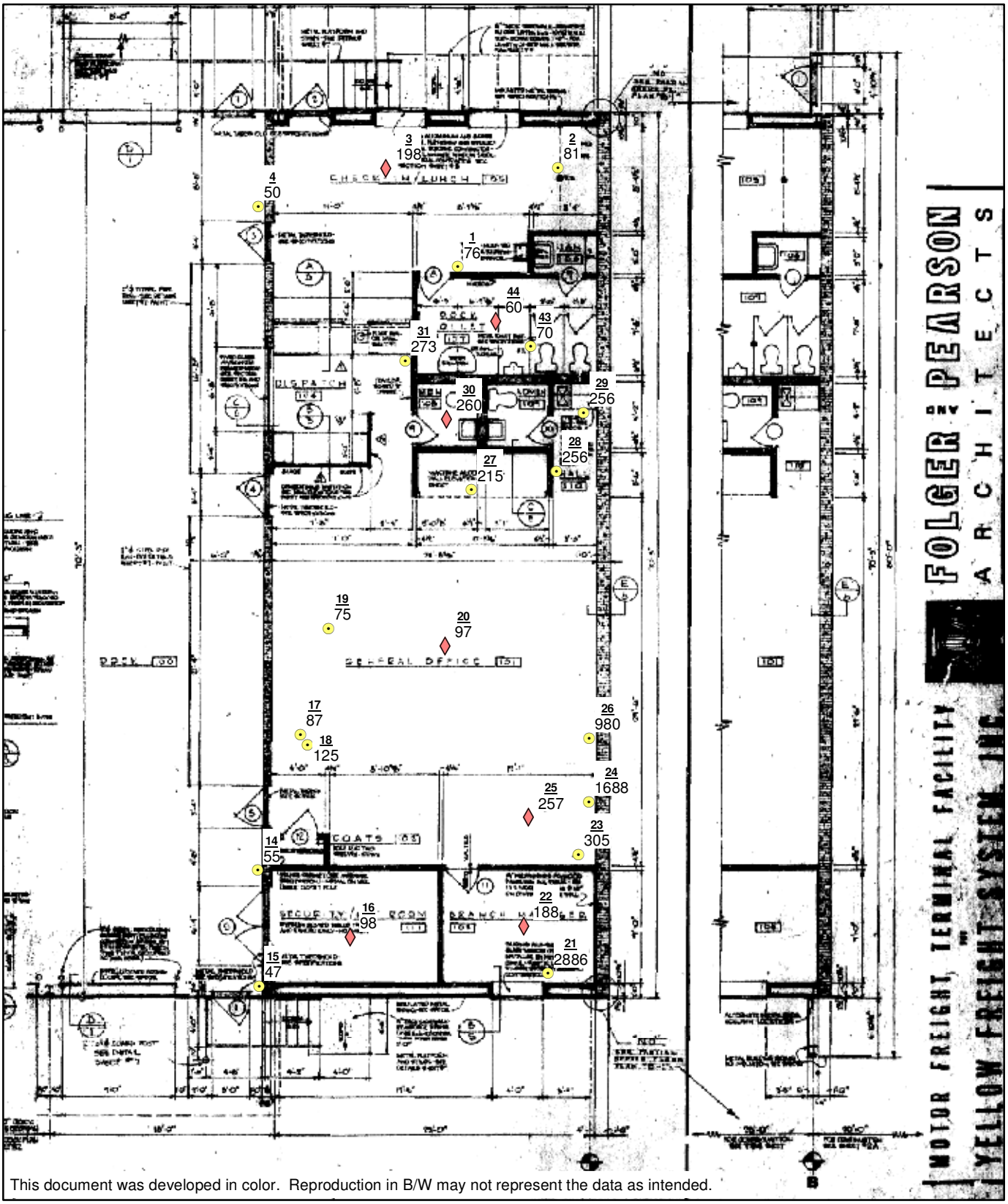
FIGURE 2



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DATE: 2/15/2011 11:38:34 AM

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LEGEND

LOCATION TYPE

- INDOOR AIR
- VAPOR SAMPLING POINT

NOTES:

1. BASEMAP PROVIDED BY LABELLA ASSOCIATES, PC.
2. DATA COLLECTED ON DEC. 17, 2010.
3. LOCATIONS ARE APPROXIMATE.
4. VAPOR SAMPLING WAS CONDUCTED DURING NORMAL OPERATING CONDITIONS.

LABELLA ASSOCIATES, P.C.
YELLOW FREIGHT TRUCKING
1575 EMERSON STREET
ROCHESTER, NEW YORK

AIR QUALITY SURVEY - OFFICE AREA

N

FEBRUARY 2011
14934/46128

O'BRIEN & GERE

FIGURE 3

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DATE: 2/15/2011 11:39:16 AM

LEGEND

LOCATION TYPE

- INDOOR AIR
- VAPOR SAMPLING POINT

NOTES:

1. BASEMAP PROVIDED BY LABELLA ASSOCIATES, PC.
2. DATA COLLECTED ON DEC. 17, 2010.
3. LOCATIONS ARE APPROXIMATE.
4. VAPOR SAMPLING WAS CONDUCTED DURING NORMAL OPERATING CONDITIONS.

LABELLA ASSOCIATES, P.C.
YELLOW FREIGHT TRUCKING
1575 EMERSON STREET
ROCHESTER, NEW YORK

AIR QUALITY SURVEY

50 25 0 50
Feet

N

FEBRUARY 2011
14934/46128

O'BRIEN & GERE

Ashtead TECHNOLOGY

Calibration Certificate

Customer:	**501648--LABELLA ASSOCIATES PC**
Serial No:	**R9416**
Group:	**158 - Indoor Air Quality**
Sub Group:	**027 - RAE PPB Surveyor 3000**
Manufacturer:	**RAE**
Calibration Date:	**13 December 2010**
Next Calibration:	**Refer to Manufacturers Instructions**
Accuracy of Unit Under Test:	**Manufacturers Specifications**
Adjustments made:	**None**
Calibration Technician:	**Victor Boccardo**

Details of any limitations to the use of the equipment
None

The following measurement equipment used during the calibration procedure is traceable to National Standards.

Measurement Equipment/Standards	**Reference**
10 PPM ISOBUTYLENE - 925095	925095

Calibrated By:

Victor Boccardo

Test Results

Question	Result
Note the eV value of the lamp installed.	10.6 eV
Insert probe tip into a high humidity environment (bottle partially filled with water), leave there for 30 sec and record maximum value observed.	0.0 ppm

Certificate Number: 96466
Calibration Date: 11 December 2010

Ashtead TECHNOLOGY

Calibration Certificate

Customer:	**501648--LABELLA ASSOCIATES PC**
Serial No:	**R11083**
Group:	**166 - Landfill Gas Analyzers**
Sub Group:	**004 - LANDTEC Gem2000 Plus**
Manufacturer:	**Landtec**
Calibration Date:	**11 December 2010**
Next Calibration:	**Refer to Manufacturers Instructions**
Accuracy of Unit Under Test:	**Manufacturers Specifications**
Adjustments made:	**Replaced internal and external filters.**
Calibration Technician:	**Dave Stiles**

Details of any limitations to the use of the equipment
None

The following measurement equipment used during the calibration procedure is traceable to National Standards.

Measurement Equipment/Standards	**Reference**
50%CH4 35%CO2 N2 BAL. - 921743	921743
4% Vol Oxygen/Nitrogen Balance - 933481	933481
100ppm Hydrogen Sulfide/Nitrogen Balance - 933452	933452
500ppm Carbon Monoxide/Air Balance - 930613	930613

Calibrated By: _____

Dave Stiles

Test Results

Question	Result
What is the span gas value reading for CH4 Methane?	50.1 %
What is the C02 (Vol) reading displayed on the unit once the calibration gas is applied?	34.8 %
What is the span gas value reading for Oxygen?	4.1 %
What is the span gas value reading for Hydrogen Sulfide?	101 ppm
What is the span gas value reading for Carbon Monoxide?	502 ppm