PHASE I ENVIRONMENTAL SITE ASSESSMENT

PARKING LOT AND VACANT GRASS-COVERED AREA
101-113 FRANKLIN STREET & 106 PLEASANT STREET
ROCHESTER, NEW YORK

Prepared for: City of Rochester
30 Church Street
Rochester, New York 14614

Prepared by: Day Environmental, Inc.
1563 Lyell Avenue
Rochester, New York 14606

Date: September 19, 2018
(Revised September 25, 2018)

Project #: 5530E-18

TABLE OF CONTENTS

1.0 SUMMARY 1
2.0 INTRODUCTION 2
2.1 Purpose 2
2.2 Scope-of-Services 2
2.3 Special Aspects 3
2.4 Limitations and Exceptions 3
2.5 Special Terms and Conditions 4
2.6 User Reliance 4
3.0 SITE DESCRIPTION 5
3.1 Location, Legal Description and General Characteristics 5
4.0 USER PROVIDED INFORMATION 6
5.0 RECORDS REVIEW 7
5.1 Standard Environmental Record Sources 7
5.2 NYSDEC Spills/Leaking Storage Tank (LST) Database Search 11
5.3 Additional Environmental Record Sources 13
5.4 Physical Setting Source(s) 16
5.5 Historical Use Information 16
5.6 Environmental Liens, or Activity and Use Limitations 25
5.7 Previous Environmental Reports and Documents 25
5.8 Vapor Migration 28
6.0 SITE RECONNAISSANCE 29
6.1 Methodology and Limiting Conditions 29
6.2 General Site Setting 29
6.3 Exterior Observations 29
6.4 Interior Observations 32
6.5 Adjoining Properties 32
7.0 INTERVIEWS 33
7.1 Owner Interview 33
8.0 ADDITIONAL ISSUES/SERVICES / ASTM NON-SCOPE CONSIDERATIONS 34
9.0 FINDINGS / OPINIONS 35
9.1 Recognized Environmental Conditions 35
9.2 Notes 36
10.0 CONCLUSIONS 39
11.0 DEVIATIONS / LIMITATIONS 40
12.0 REFERENCES 41
13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL 42

FIGURES

Figure 1 Project Locus Map
Figure 2 Site Sketch

APPENDICES

A User-Provided Information (Attachment A of DAY's Proposal)
B Site Photographs
C Historical Research Documentation
D Regulatory Records Documentation
E Interview Documentation
F Qualifications of Environmental Professional(s) and Additional DAY Representative(s)
G Previous Environmental Reports / Additional Documents

1.0 SUMMARY

The following summary should be reviewed in conjunction with the entire report, including all attachments, figures and appendices.

PREPARED FOR:	City of Rochester 30 Church Street Rochester, New York 14614
CLIENT CONTACT:	Mr. Joseph J. Biondolillo, Assoc. Environmental Specialist (585) 428-6649

ASSESSED PROPERTY INFORMATION

ADDRESS:	101-113 Franklin Street & 106 Pleasant Street
MUNICIPALITY:	City of Rochester
COUNTY/STATE:	Monroe County, New York
TAX ACCOUNT #:	106.80-1-25.001 and 106.80-1-44.003
PARCEL SIZE:	Approximately 0.58 acres and 0.12 acres, respectively (i.e., totaling approximately 0.7 acres)
IMPROVEMENTS:	None (Asphalt-paved parking lot and grass-covered area)
CURRENT USE:	Parking lot and grass-covered area
CURRENT OWNER:	City of Rochester
PAST USE:	Residential, Church, YMCA, and Parking Lot
SITE CONTACT:	Mr. Joseph J. Biondolillo, Assoc. Environmental Specialist (585) 428-6649

SUMMARY OF RECOGNIZED ENVIRONMENTAL CONDITIONS / NON-SCOPE CONSIDERATIONS

Refer to Sections 9.0 and 10.0 for a discussion of opinions/findings and conclusions.

RECOGNIZED ENVIRONMENTAL CONDITIONS:	(X) Recognized Environmental Condition(s) Identified
NON-SCOPE CONSIDERATIONS:	(X) Non-Scope Consideration Issue(s) Not Evaluated

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2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to conduct all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice to identify recognized environmental conditions[1] in relation to the assessed property; and to permit the user to satisfy *one* of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. (These limitations to CERCLA liability are known as landowner liability protections or "LLPs".) Consultation with environmental counsel may be prudent to evaluate the applicability of LLPs to the User specified in this report. For the purpose of this assessment, the "User" of this Phase I ESA is defined as the City of Rochester. It is DAY's understanding that the City of Rochester is considering the potential future development and sale of the assessed property.

The Phase I ESA does not address whether requirements in addition to all appropriate inquiry (continuing obligations, etc.) have been met in order to qualify for the LLPs. (For example, the Phase I ESA does not address whether the user has fulfilled its duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations, etc.) Additionally, this Phase I ESA does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs.

Also, 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, this Phase I ESA includes the identification of petroleum liabilities. No other assessment of non-CERCLA/SARA liabilities has been performed, unless specifically identified in the report.

2.2 SCOPE-OF-SERVICES

This Phase I ESA has been performed in general conformance with the scope and limitations of ASTM Practice E1527-13. Exceptions to, and/or deletions from, this practice are described in Section 11.0 of this report.

A Phase I ESA is the initial level of inquiry into the history, use and condition of a property and area, which establishes the reasonable presumption that recognized environmental conditions do or do not exist. The Phase I ESA consists of four basic inquiry components:

1. Records Review: A review of historical data to identify prior ownership and uses which represent a potential risk for contamination of the property; and a review of

[1] The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-13 defines *recognized environmental condition* as: "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

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2.0 INTRODUCTION (Cont.)

available public information and environmental records to identify site and area facilities, conditions, substances used, and activities that may have resulted in recognized environmental conditions.

2. Site Reconnaissance: A site visit to the assessed property to identify conditions which indicate the presence or potential presence of recognized environmental conditions.

3. Interviews: Interviews with present (and past, if applicable) owners, operators and occupants of the property, and with local government officials, to identify recognized environmental conditions.

4. Evaluation and Report: Preparation of the Phase I ESA report.

2.3 SPECIAL ASPECTS

Special aspects are provided in the form of "notes" detailed in Section 9.0. These notes are used either to identify special property conditions, or to identify and explain environmental aspects which may be of interest, but are not identified as recognized environmental conditions.

2.4 LIMITATIONS AND EXCEPTIONS

Environmental site assessment conclusions are determined 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 to 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 5.1 of this report have been identified, due to factors such as urban density and potential insufficiencies in the databases.

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.

A "data gap" is defined in ASTM E1527-13 as "A lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information…." It should be noted that while the environmental professional shall identify and evaluate data gaps (if any) identified during the performance of a Phase I ESA, it is not possible for the environmental professional to accurately predict the significance of an absence of information.

Refer to Section 11.0 for a summary of additional deviations/limitations.

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2.0 INTRODUCTION (Cont.)

2.5 SPECIAL TERMS AND CONDITIONS

This Phase I ESA was conducted in accordance with the terms and conditions that were established between Day Environmental, Inc. (DAY) and the Client in DAY's proposal dated August 13, 2018.

2.6 USER RELIANCE

This report has been prepared for exclusive use by the City of Rochester, for use on its behalf. The findings and recommendations herein may be relied upon only by the City of Rochester. Use of or reliance upon this report, its findings and recommendations, by any other persons or firm is prohibited without the prior written permission of Day Environmental, Inc.

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3.0 SITE DESCRIPTION

The following section summarizes the location, legal description and current use and improvements of the assessed property, as well as the general characteristics of the vicinity of the property. Refer to Section 6.0 for a more detailed description of conditions observed at the time of the site visit.

3.1 LOCATION, LEGAL DESCRIPTION, AND GENERAL CHARACTERISTICS

ADDRESS: 101-113 Franklin Street and 106 Pleasant Street

MUNICIPALITY: City of Rochester

COUNTY/STATE: Monroe County, New York

TAX ACCOUNT #: 106.80-1-25.001 and 106.80-1-44.003

PARCEL SIZE: Approximately 0.58 acres and 0.12 acres, respectively (i.e., totaling approximately 0.7 acres)

IMPROVEMENTS: None (Asphalt-paved parking lot and grass-covered area)

Source of Water: Municipal water supply
Sewage Disposal: Municipal sewer system

CURRENT USE: Parking lot and grass-covered area

PROPERTY BOUNDARIES:

The DAY representatives used a 2018 aerial photograph, with the boundaries overlain (obtained from the Monroe County Environmental Services Tax Map), to determine the approximate boundaries of the assessed property at the time of the site visit.

LEGAL DESCRIPTION:

Legal descriptions of the parcels that comprise the assessed property were included in The ERIS Environmental Lien Search Reports that were obtained from Environmental Risk Information Services (ERIS). Copies of The ERIS Environmental Lien Search Reports, including the legal descriptions, are included in Appendix G.

VICINITY GENERAL CHARACTERISTICS:

The vicinity of the assessed property is used for commercial purposes. Refer to Section 6.5 for a list of adjoining property occupants.

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4.0 USER PROVIDED INFORMATION

Mr. Joseph J. Biondolillo, a representative of the "User" of this Phase I ESA report (i.e., DAY's Client, the City of Rochester), provided DAY with completed User Questionnaires, which are included in Appendix A. The following summarizes selected information provided:

- Mr. Biondolillo indicated that the reason for performing this Phase I ESA is the "Potential RFP for development and sale of property".

- Question 6a of the User Questionnaire asks, "Do you know the past uses of the property?". Mr. Biondolillo answered "yes", and stated, "Refer to Nov. 2, 2007 Phase I ESA report for Site by Day Env." (refer to Section 5.7 and Appendix G).

- Question 6e of the User Questionnaire asks, "Do you know of any prior environmental reports that have been completed for the property?". Mr. Biondolillo answered "yes", and stated, "See #6(a)" (see above).

In addition, Mr. Biondolillo provided the following information on September 20, 2018:

- A variance card (dated May 5, 1932) regarding 67 Franklin Square (i.e., a former address of the assessed property) that was retrieved from the City of Rochester files indicates that the assessed property was approved for use as a "Parking Station" (i.e., an historical type of full-service parking lot that sometimes included fuel dispensing) at that time. In addition, a variance card for this address (dated August 11, 1932) was issued and states, "Install gasoline pumps in existing parking station".

Mr. Biondolillo contacted Karen St. Aubin, City Department of Environmental Services (DES) Director of Operations, regarding asphalt patches that were observed in the parking lot portion of the assessed property by a DAY representative at the time of DAY's September 17, 2018 site visit (refer to Section 6.3.2). Mr. Biondolillo indicated that, ""Karen stated that the patches were created by DES Operations in order to make temporary improvement to the surface asphalt parking lot and that no USTs were encountered or removed".

Based on the information provided by Mr. Biondolillo on September 20, 2018, the historical use of the assessed property as a Parking Station, including the documented installation of gasoline pumps on the assessed property (i.e., and the apparent installation of associated underground storage tank[s] [USTs] on the assessed property), is being identified as a recognized environmental condition (refer to Section 9.1). However, the asphalt patches observed on the assessed property at the time of DAY's September 17, 2018 site visit are not being identified as a recognized environmental condition at this time (refer to Section 9.2).

Documentation of the information provided by Mr. Biondolillo on September 20, 2018 is included in Appendix A.

Mr. Biondolillo also provided a copy of a portion of a 1959 Sanborn map that is maintained by the City of Rochester. The Sanborn map shows that a property addressed as 88 N. Clinton Avenue, which is located less than 300 feet southwest (i.e., assumed crossgradient direction) of the assessed property contained two underground storage tanks (USTs) at that time. Historical uses of adjoining/nearby properties, including the presence of USTs on several adjoining/nearby properties, are being identified as a recognized environmental condition in relation to the assessed property (refer to Sections 5.5.2 and 9.0, and Appendix C).

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5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

DAY maintains the required environmental regulatory databases in-house, and a DAY representative performed a review of these databases in accordance with the radii outlined in ASTM E1527-13. The following table and associated notes summarize the findings of the databases review:

Note, the minimum search distances described below relate to sites located only on the east side of the Genesee River (i.e., areas west of the Genesee River were not searched). The search was performed for sites located only on the east side of the river because it is not likely that contaminants associated with regulatory sites located on the opposite side of the Genesee River would have migrated across the river and environmentally impacted the assessed property. Thus, the radii from the assessed property described in the sections below refer to only radii on the east side of the Genesee River.

SECTION	REGULATORY DATABASE	Assessed Property	Nearby Properties (Radius Searched)	Notes
5.1.1	**NPL** Records Date: 6/8/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	None Listed (1 mile)	
5.1.2	**Delisted NPL** Records Date: 8/21/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	None Listed (0.5 mile)	
5.1.3	**CERCLIS** Records Date: 6/8/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	None Listed (0.5 mile)	
5.1.4	**CERCLIS NFRAP** Records Date: 6/8/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	Not Listed (0.5 mile)	
5.1.5	**RCRA CORRACTS facilities list** Records Date: 8/2/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	None Listed (1.0 mile)	
5.1.6	**RCRA non-CORRACTS TSD facilities list** Records Date: 8/2/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	None Listed (0.5 mile)	
5.1.7	**Federal Institutional Control (IC) Registry** Records Date: 8/2/2018 Date of Last Agency Contact for Records Update: 8/28/2018	Not Listed	N/A (Assessed Property only)	
5.1.8	**Federal Engineering Control (EC) Registry** Records Date: 8/2/2018 Date of Last Agency Contact for Records Update: 8/28/2018	Not Listed	N/A (Assessed Property only)	
5.1.9	**RCRA Generators** Records Date: 5/1/2018 Date of Last Agency Contact For Records Update: 8/28/2018	Not Listed	Listed (Adjoining Properties)	See 5.1.9
5.1.10	**ERNS** Records Date: 7/25/2018 Date of Last Agency Contact For Records Update: 8/27/2018	Not Listed	N/A (Assessed property only)	

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5.0 RECORDS REVIEW (Cont.)

5.1.11	**NYSDEC IHWDS (Active Sites Only)** Records Date: 8/23/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	Listed (1 mile)	See 5.1.11
5.1.12	**NYSDEC HSWDS** Records Date: 2/15/2002 Date of Last Agency Contact For Records Update: 10/30/2002 (*No longer updated)*	Not Listed	None Listed (0.5 mile)	
5.1.13	**SWF** Records Date: 12/8/2017 Date of Last Agency Contact For Records Update: 8/28/2018	Not Listed	Listed (0.5 mile)	See 5.1.13
5.1.14	**NYSDEC PBS** Records Date: 8/23/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	None Listed (Adjoining Properties)	
5.1.15	**NYSDEC MOSF** Records Date: 8/23/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	None Listed (Adjoining Properties)	
5.1.16	**NYSDEC CBS** Records Date: 8/23/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	None Listed (Adjoining Properties)	
5.1.17	**State Institutional Control/Engineering Control Registries** Records Date: 8/23/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	N/A (Assessed Property only)	
5.1.18	**NYSDEC Voluntary Cleanup Sites (Active Sites Only)** Records Date: 8/23/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	Listed (0.5 mile)	See 5.1.18
5.1.19	**NYSDEC Brownfield Sites (Active Sites Only)** Records Date: 8/23/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	Listed (0.5 mile)	See 5.1.19
5.1.20	**NYSDEC Environmental Restoration Program Sites (Active Sites Only)** Records Date: 8/23/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	None Listed (0.5 mile)	
5.1.21	**Sites Subject to Environmental Easements** Records Date: 8/23/2018 Date of Last Agency Contact For Records Update: 8/24/2018	Not Listed	N/A (Assessed Property only)	
5.1.22	**Federal UST** Records Date: Undated Date of Last Agency Contact For Records Update: No longer Updated	Not Listed	None Listed (Adjoining Properties)	
5.1.23	**NYSDEC Regulated Oil & Gas Wells** Date Data Obtained from NYSDEC Website: 8/29/2018	Not Listed	N/A (Assessed Property only)	
5.1.24	**Federal Brownfield Sites** Records Date: 6/8/2018 Date of Last Agency Contact For Records Update: 8/28/2018	Not Listed	Listed (0.5 mile)	See 5.1.24

Note, based on a preliminary review of a 1980 Generalized Groundwater Contour Map and the topographic map, regional groundwater in the area of the assessed property appears to flow to the north (refer to Section 5.4).

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5.0 RECORDS REVIEW (Cont.)

(5.1.9) The adjoining property to the west (i.e., assumed crossgradient direction) of the assessed property (i.e., Rochester Education Opportunity Center at 305 Andrews Street) is identified as an inactive RCRA Generator of hazardous waste (Site #NYD982736746). A review of the NYSDEC hazardous waste manifest website indicates that this facility generated one shipment of hazardous waste on 10/27/1989, which consisted of waste cleaning compound, liquid corrosive material (i.e., sodium hydroxide, diethylaminoethanol, and morpholine). Additional manifests were not included on the NYSDEC hazardous waste manifest website. Information has not been obtained as part of this assessment that indicates that the former generation of hazardous waste on this adjoining property has had an environmental impact on the assessed property. Thus, this adjoining inactive generator facility is not being identified as a recognized environmental condition in relation to the assessed property at this time. (Note, this site is also identified as an inactive NYSDEC Spill/Leaking Storage Tank [LST] site; refer to Section 5.2.2.)

(5.1.11) Four NYSDEC Inactive Hazardous Waste Disposal Sites (IHWDSs) were identified within a 1.0-mile radius of the assessed property, as follows:

- Site #828102 (i.e., Artco Industrial Laundries at 331-337 West Main Street) is located approximately 0.9 miles southwest (i.e., assumed crossgradient direction) of the assessed property.

- Site #828160 (i.e., Staubs Textile Services, Inc. at 935, 951 East Main Street) is located approximately 0.9 miles east (i.e., assumed crossgradient direction) of the assessed property.

- Site #828164 (i.e., Former Elite Vogue Dry Cleaners at 527-533 East Main Street) is located approximately 0.4 miles southeast (i.e., assumed crossgradient direction) of the assessed property.

- Site #828186 (i.e., Former Silver Cleaners at 245 Andrews Street) is located approximately 0.2 miles west/northwest (i.e., assumed crossgradient/downgradient direction) of the assessed property.

Based on the locations of these IHWDSs, these sites are not being identified as a recognized environmental condition in relation to the assessed property at this time.

(5.1.13) A site identified as Epiphergy LLC at 138 Joseph Avenue is located approximately 0.4 miles north (i.e., assumed downgradient direction) of the assessed property. This site is listed as two NYS Solid Waste Facility (SWF) Register sites (i.e., municipal landfills and transfer stations), as described below:

- Inactive Site #28M22 is identified as an inactive Recyclable Handling & Recovery Facility (RHRF) – registration site.

- Inactive Site #28Z08 is identified as an inactive “Other - Registration” site.

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5.0 RECORDS REVIEW (Cont.)

Based on the location of this SWF site, these SWF listings are not being identified as a recognized environmental condition in relation to the assessed property at this time.

(5.1.18) NYSDEC Voluntary Clean-Up Program (VCP) Site #V00271 (i.e., Ward Street Site at the corner of Ward Street & Saint Paul Street) is located approximately 0.5 miles northwest (i.e., assumed crossgradient/downgradient direction) of the assessed property. Based on the location of this VCP site, this site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

(5.1.19) Three NYSDEC Brownfield Clean-Up Program (BCP) Sites were identified within a 0.5-mile radius of the assessed property, as follows:

- Site #C828195 (i.e., “113-117 Clinton North” at 113-117 North Clinton Avenue) is located approximately 0.2 miles west (i.e., assumed crossgradient direction) of the assessed property.

- Site #C828127 (i.e., Kirstein Building and Parking Lot at 242 Andrews Street & 37 Bittner Street) is located approximately 0.2 miles northwest (i.e., assumed crossgradient/downgradient direction) of the assessed property.

- Site #C828186 (i.e., Silver Cleaners Site at 245 Andrews Street) is located approximately 0.2 miles northwest (i.e., assumed crossgradient/downgradient direction) of the assessed property.

Based on the locations of these BCP sites, these sites are not being identified as a recognized environmental condition in relation to the assessed property at this time.

(5.1.24) Three Federal Brownfield Sites were identified within a 0.5 mile radius of the assessed property, as follows:

- Site #110043454641 (i.e., Windsor Lofts at 480-488 East Main Street) is located approximately 0.3 miles east (i.e., assumed crossgradient direction) of the assessed property.

- Site #110038744464 (i.e., 80-100 Charlotte Street at 80-100 Charlotte Street) is located approximately 0.5 miles east (i.e., assumed crossgradient direction) of the assessed property.

Based on the locations of the two Federal Brownfield sites discussed above, these two sites are not being identified as a recognized environmental condition in relation to the assessed property at this time.

- Site #110069350026 (i.e., 300, 304-308, 320 Andrews Street/25 Evans Street at 300, 304-308, 320 Andrews Street & 25 Evans Street) is located approximately 200 feet north (i.e., assumed downgradient direction) of the assessed property. DAY has performed studies on this Federal Brownfield site. As part of these studies,

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5.0 RECORDS REVIEW (Cont.)

DAY also performed a soil vapor study on properties that adjoin the assessed property to the north (i.e., properties that adjoin the Brownfield site to the south across Andrews Street). Based on the findings of these studies, this nearby Federal Brownfield site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

5.2 NYSDEC SPILLS/LEAKING STORAGE TANK (LST) DATABASE SEARCH

DAY reviewed the NYSDEC Spills/Leaking Storage Tank (LST) database (dated July 3, 2018) for listings pertaining to the assessed property and properties within a 0.5-mile radius of the assessed property.

Note, the minimum search distance for NYSDEC Spills/Leaking Storage Tanks (LSTs) was limited to spill/LST sites located only on the east side of the Genesee River (i.e., areas west of the Genesee River were not searched). The search was performed for Spill/LST sites located only on the east side of the river because it is not likely that contaminants associated with spill incidents that occurred on the opposite side of the Genesee River would have migrated across the river and environmentally impacted the assessed property. Thus, the 0.5-mile radius from the assessed property described in this section refers to only a 0.5-mile radius on the east side of the Genesee River.

Results of the Spill/LST database review are summarized below:

(5.2.1) Spills/LST – Assessed Property

Spills were not listed for the assessed property.

(5.2.2) Spills/LST – Properties Within 0.5 Mile Radius

The NYSDEC Spills/LST database identified 176 closed/inactive spills within a 0.5-mile radius of the assessed property, which did not occur on adjoining properties (see below for information regarding two inactive spills that occurred on adjoining properties). In addition, 44 closed/inactive unmappable spill sites are potentially located within a 0.5-mile radius of the assessed property. [Note: An unmappable spill site is defined as a spill with incomplete or inaccurate address information provided on the NYSDEC Spill Report Form; therefore, the specific location of the spill site could not be determined.] Based on the limited address information available for these closed/inactive unmappable spill sites, it does not appear that these unmappable spills occurred on the assessed property or adjoining properties. A spill listed as closed normally indicates that studies and/or remediation at the spill site have been completed, and a spill listed as inactive indicates that although some contamination may remain on the property, the NYSDEC does not require further action at this time. Thus, further investigation regarding the potential impact on the assessed property of the 220 closed/inactive spills discussed above, that did not occur on adjoining properties, does not appear warranted at this time.

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5.0 RECORDS REVIEW (Cont.)

Provided below is information regarding the two inactive spills that occurred on properties that adjoin the assessed property:

- Spill #1406889 occurred at 40 Franklin Street, which adjoins the assessed property to the southeast (i.e., assumed crossgradient/upgradient direction) across the intersection of Pleasant Street and Franklin Street, and was reported on 9/24/2014. The Spill Report Form (SRF) regarding this spill states, "…A draft work plan submitted to DEC by Labella addresses contamination noted during previous Phase II work conducted by Day Environmental and supplemented by Labella. Phase II's identified areas of contamination under parking lot next to building that was the location of former Star Laundry that occupied the site. Site wide low level solvent contamination was identified as well as concentrated areas of petroleum contamination…Concentrations of hazardous components were below contained in action levels and soil can be disposed of at Mill Seat Landfill…Based on the soil removal and the confirmatory samples, no further action is required." The NYSDEC assigned an inactive status to this spill on 12/11/2015.

- Spill #0650575 occurred at 305 Andrews Street, which adjoins the assessed property to the west (i.e., assumed crossgradient direction) of the assessed property, and was reported on 7/11/2006. The SRF regarding this spill states, "Caller states that a 20 yard rolloff had a 5 gallon container of sodium hydroxide placed in it. When rolloff was being picked up, water and sodium mixed causing a reaction. Some of the material made it to the storm sewer. F.D. on scene with MCHD, to be flushed with water…" The NYSDEC assigned an inactive status to this spill on 7/11/2006.

Based on the information provided in the SRFs, these two adjoining inactive spills are not being identified as a recognized environmental condition in relation to the assessed property at this time. Copies of the SRFs regarding these two adjoining inactive spills are included in Appendix D.

Four active mappable spills were also identified within a 0.5-mile radius of the assessed property, as follows: One active spill is located approximately 0.1 mile northeast (i.e., assumed crossgradient/downgradient direction); one active spill is located approximately 0.2 miles west/northwest (i.e., assumed crossgradient/ downgradient direction); and one active spill is located approximately 0.25 miles north (i.e., assumed downgradient direction) of the assessed property. Based on the locations of these three active spills, these spills are not being identified as a recognized environmental condition in relation to the assessed property at this time.

The remaining active spill (#0070376) is located approximately 0.2 miles southeast (i.e., assumed crossgradient/upgradient direction) of the assessed property, and was reported on 9/8/2000. The SRF regarding this spill states, "3-500 gallon to 1,000 gallon underground #2 fuel tanks were encountered, filled with K-crete. Contaminated soils were also encountered and are being removed". The last entry on the SRF was dated 9/11/2000 and states, "Saw Environmental has been hired and removed the

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5.0 RECORDS REVIEW (Cont.)

tanks and 100 tons of contaminated soils. Samples have been taken of the excavation and contaminated soils to be hauled to landfill. Concerned about some residual contamination in the excavation of the wall facing Achilles Street where a sample was taken separately of that wall." Based on the information provided in the SRF, this active spill is not being identified as a recognized environmental condition in relation to the assessed property at this time. A copy of the SRF regarding this active spill is included in Appendix D.

5.3 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

REGULATORY DATABASE/AGENCY	Assessed Property	Nearby Properties (Radius Searched)	Notes
NYSDEC FOIL Date of FOIL Request: 9/14/2018 See Appendix D	Response Not Received	N/A (Assessed Property only)	See Section 5.3.1, and Section 11.0 (Limitations)
Monroe County Health Dept. FOIL Date of FOIL Request: 8/24/2018 See Appendix D	Response Not Received	N/A (Assessed Property only)	See Section 5.3.2, and Section 11.0 (Limitations)
City of Rochester FOIL Date of FOIL Request: 8/24/2018 Date FOIL Response Received: 8/27/2018 See Appendix D	Files Provided	N/A (Assessed Property only)	See Section 5.3.3

(5.3.1) A Freedom of Information Law (FOIL) request was submitted to the New York State Department of Environmental Conservation (NYSDEC) for information regarding the assessed property. As of the date of this report, a response to this request has not yet been received. However, a FOIL request was also submitted to the NYSDEC as part of a 2007 Phase I ESA that was performed by DAY on the assessed property (and an additional parcel [98 Pleasant Street]). The 2007 FOIL response, which was received on 11/2/2007, states, "After a diligent search, no records could be located for the names and/or addresses you provided".

Copies of the current NYSDEC FOIL request and the 2007 FOIL response are included in Appendix D.

(5.3.2) A Freedom of Information Law (FOIL) request was submitted to the Monroe County Department of Health (MCDOH) for information regarding the assessed property, and for information regarding local waste sites located within approximately 0.5 miles of the assessed property. As of the date of this report, a response to this request has not yet been received. However, a FOIL request was also submitted to the MCDOH as part of a 2007 Phase I ESA that was performed by DAY on the assessed property (and an additional parcel [98 Pleasant Street]). The 2007 FOIL response, which was received on 9/20/2007, indicated that the MCDOH did not maintain records regarding the assessed property at that time. The FOIL response also included information regarding confirmed and suspect local waste sites within approximately 0.5 miles of the

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5.0 RECORDS REVIEW (Cont.)

assessed property (i.e., on the east side of the Genesee River only), as described below:

- "Waste Site #RO-222 is located approximately 0.1 mile northwest (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing industrial waste.

- Waste Site #RO-216 (i.e., Site #C828127; refer to Section 5.1.19) is located approximately 0.1 mile north/northwest (i.e., assumed downgradient/crossgradient direction) of the assessed property, and is listed as containing chlorinated organics.

- Waste Site #RO-210 (i.e., Site #C828117; refer to Section 5.1.19) is located approximately 0.4 miles north/northwest (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing petroleum, PCE and TCE. (Note, this BCP site has since been assigned a "C" [i.e., Completed] status by the NYSDEC; therefore, this BCP site is not discussed in Section 5.1.19 of this current report.)

- Waste Site #RO-211 (i.e., Site #C828136; refer to Section 5.1.19) is located approximately 0.4 miles northwest (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing chlorinated solvents. (Note, this BCP site has since been assigned a "C" [i.e., Completed] status by the NYSDEC; therefore, this BCP site is not discussed in Section 5.1.19 of this current report.)

- Waste Site #RO-183 (i.e., Site #V00073; refer to Section 5.1.18) is located approximately 0.4 miles west (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing industrial waste. (Note, this VCP site has since been assigned a "C" [i.e., Completed] status by the NYSDEC; therefore, this VCP site is not discussed in Section 5.1.18 of this current report.)

- Waste Site #RO-75 (i.e., Site #V00593; refer to Section 5.1.18) is located approximately 0.5 miles northwest (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing industrial waste. (Note, this site is located on the west side of the Genesee River; therefore, this VCP site is not discussed in Section 5.1.18 of this current report [refer to Section 5.1].)

- Waste Site #RO-151 is located approximately 0.4 miles north (i.e., assumed downgradient direction) of the assessed property, and is listed as containing construction and demolition waste.

- Suspect Waste Site #RO-3 is located approximately 0.4 miles northwest (i.e., assumed crossgradient direction) of the assessed property

Based on the locations of the seven confirmed local waste sites and one suspect local waste site discussed above from the assessed property, these local waste sites are

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5.0 RECORDS REVIEW (Cont.)

not being identified as a recognized environmental condition in relation to the assessed property at this time.

- Waste Site #RO-221 (i.e., site #V00001) is located approximately 0.5 miles south (i.e., assumed upgradient direction) of the assessed property, and is listed as containing petroleum and dry cleaning chemicals. Based on information provided on the NYSDEC information sheet (refer to Section 5.1.18), this confirmed local waste site is not being identified as a recognized environmental condition in relation to the assessed property at this time."

  This former NYSDEC Voluntary Clean-Up Program (VCP) site (i.e., Speedy's Cleaner on Court Street) has since been assigned a "C" (i.e., Completed) status by the NYSDEC, and is not discussed in Section 5.1.18 of this current report. According to the NYSDEC website, a "C" classification is "The classification used for sites where the Department has determined that remediation has been satisfactorily completed under a remedial program (i.e., State Superfund, Brownfield Cleanup Program, Environmental Restoration Program, Voluntary Cleanup Program, and RCRA Corrective Action Program)." As a result, this local waste site/C Class VCP site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

A copy of the current MCDOH FOIL request is included in Appendix D. The 2007 MCDOH FOIL response is included in Appendix E of DAY's 2007 Phase I ESA report in Appendix G.

(5.3.3) A Freedom of Information Law (FOIL) request was submitted to the City of Rochester for information regarding the assessed property. The FOIL response states, "Fire Safety, HAZMAT and Fire Service Calls found nothing". The FOIL response provided the following information:

- Copies from the Assessor's Office including GIS printouts, Assessment Summaries, and current and former property cards for the two parcels that comprise the assessed property; and a copy of the tax map of the area of the assessed property. This information confirms the owner, tax map numbers, and sizes of the parcels that comprise the assessed property; and confirm that the assessed property is serviced by the public water system and the public sewer system.

- Building Permit Summaries for the two parcels that comprise the assessed property. A summary regarding 115 Franklin Street (apparently a/k/a 101-113 Franklin Street) dated 5/17/18 states, "To establish a temporary construction staging area between May 28 2018 and June 10 2018. This property shall be restored after this term has expired."

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5.0 RECORDS REVIEW (Cont.)

- A copy of a Phase I ESA report that was performed by DAY on the assessed property (and an additional parcel addressed as 98 Pleasant Street) in 2007 (refer to Section 5.7 and Appendix G).

Copies of the City of Rochester FOIL request and FOIL response are included in Appendix G.

5.4 PHYSICAL SETTING SOURCE(S)

In addition to observations made at the time of the site visit, the United States Geological Survey (USGS) Rochester East, NY quadrangle (dated 1971, revised 1979) was reviewed for information regarding site topography and physical setting (refer to Figure 1). According to the USGS map, the assessed property is located approximately 530 feet above sea level. The assessed property gently slopes to the northeast. There are no surface water bodies on the assessed property. Storm water on the assessed property appears to drain off the assessed property via overland flow to the catch basin in the northeastern portion of the property. Based on a preliminary review of the topographic map, and the Rochester East "Generalized Groundwater Contour Map", regional groundwater in the area of the assessed property appears to flow to the north. This flow direction may be modified locally due to buried utilities, nearby pumping, seasonal conditions, or other factors.

5.5 HISTORICAL USE INFORMATION

Note, with the exception of the 2018 aerial photograph, which was obtained as part of this current Phase I ESA, the historical resources discussed below were reviewed as part of a 2007 Phase I ESA of the assessed property (and an additional contiguous parcel [i.e., 98 Pleasant Street], which was located west of the current assessed property, along Pleasant Street; refer to the 2007 Phase I ESA report included in Appendix G). With the exception of the 2018 aerial photograph, the information provided below was obtained from the 2007 report; however, when possible, the information provided regarding the assessed property was modified to reflect the current assessed property (i.e., and not include a description of 98 Pleasant Street).

The following information sources were reviewed for historical information regarding the assessed property and adjoining properties:

Historical Information Source	Source	Date(s)
Aerial Photographs	Monroe County Department of Health NYSGIS Clearinghouse	1930, 1951, 1961, 1970, 1975, 1988, 1993, 1996 and 1999 2005 and 2018
Topographic Map	USGS Rochester East Quadrangle	1971, Revised 1979
Sanborn Maps	Environmental Data Resource, Inc. (EDR)	1892, 1911, 1950, and 1971

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5.0 RECORDS REVIEW (Cont.)

Historical Maps	Rundel Memorial Library City of Rochester Plat Maps	1888, 1900, 1910, 1918, 1927, and 1935
Directories	Rundel Memorial Library Polk City Directories	1935, 1939/40, 1945, 1950, 1955, 1960, 1965, 1969, 1974/75, 1979, 1985, 1990, 1994, 2000, and 2006

Refer to Section 12.0 for the sources from which this information was obtained and refer to Section 11.0 for limitations (if any) regarding historical research. Copies and/or summaries of historical information sources reviewed are included in Appendix C.

The following sections summarize the historical uses of the assessed property and adjoining properties.

5.5.1 Historical Use Information Regarding the Assessed Property

(5.5.1.1) Aerial Photographs – Assessed Property

In the 1930 and 1951 aerial photographs, the assessed property appears to be developed with approximately six residential/commercial buildings and a parking lot.

In the 1961 through 2005 aerial photographs, the eastern portion of the assessed property appears to be developed with an asphalt parking lot; and the western portion appears to be grass-covered, undeveloped land.

In the 2018 aerial photograph, the majority of the western portion of the assessed property appears to be grass-covered; and the eastern portion of the assessed property appears to consist of an asphalt-paved parking lot.

Copies of the aerial photographs reviewed are included in Appendix D.

(5.5.1.2) Sanborn Maps – Assessed Property

In the 1892 Sanborn map, a portion of the assessed property appears to be addressed as 23-27 South Chatham Street, and a portion of the assessed property is located on a larger property addressed as 58 Franklin Street. The portion addressed as 23-27 Chatham Street consists of three residential parcels, each developed with a residential dwelling. The portion of the assessed property that is located on 58 Franklin Street (i.e., 58 Franklin Street is a larger property developed with St. Joseph's church, school, and orphanage) is developed with portions of the St. Joseph's Church building.

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5.0 RECORDS REVIEW (Cont.)

In the 1911 Sanborn map, the assessed property is addressed as 23-27 Ormond Street and a portion of the assessed property is located on a larger property addressed as 58-80 Franklin Street. The portion addressed as 23-27 Ormond Street consists of two residential parcels developed with residential dwellings, and one parcel developed with the St. Joseph's YMCA. The portion addressed as 58-80 Franklin Street is developed with portions of the St. Joseph's Church building.

In the 1950 Sanborn map, the assessed property appears to be addressed as 51-53 and 67 Franklin Square, and a portion of the assessed property is located on a larger property addressed as 108 Franklin Street. The portion of the assessed property addressed as 51-53 and 67 Franklin Square is developed with the St. Josephs YMCA, a parking lot, and a small parking lot attendant building. The portion of the assessed property addressed as 108 Franklin Street is developed with portions of the St. Joseph's Church building.

In the 1971 Sanborn map, the assessed property appears similar to that observed in the 1950 Sanborn map, except the portion of the property addressed as 51-53 and 67 Franklin Square now consists only of a parking lot (i.e., the two former buildings no longer exist).

Copies of the Sanborn maps reviewed are included in Appendix D.

(5.5.1.3) Historical Maps – Assessed Property

In the 1875 Plat map, the assessed property consists of seven residential parcels that are developed with residential buildings, and a portion of the assessed property is located on a larger property addressed as 78 Franklin Street. The residential parcels are addressed as 8 Franklin Street (i.e., owned by Peter Wheter); 74 Franklin Street (i.e., owned by Jon Groh); 5 Chatham Street (i.e., owned by John Groh; 7 Chatham Street (i.e., owned by E.J. Reynolds and F. Lockhart); 9 Chatham Street (i.e., owned by H. Murdock); 11 Chatham Street (i.e., owned by Emeline Cloyse); and a vacant parcel on Franklin Street that does not have a street address.

In the 1888 Plat map, the assessed property consists of a portion of a residential parcel addressed as 54 Franklin Street (i.e., owned by J. Schutte); three parcels addressed as 19-25 Chatham Street (i.e., occupied by the Missionary Society of Holy Redeemer); and a portion of the assessed property is located on a larger property addressed as 54 Franklin Street (i.e., occupied by St. Joseph's School and Church).

In the 1900 Plat map, the assessed property appears similar to that observed in the 1888 Plat map.

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5.0 RECORDS REVIEW (Cont.)

Note, in the 1875 through 1900 Plat maps, Chatham Street is known as Franklin Street, and Franklin Street is known as Pleasant Street. In addition, Franklin Street and Chatham Street are not located in the same places in the 1875 through 1900 maps as they are currently (i.e., the streets have been shifted with construction.)

In the 1910 and 1918 Plat maps, the assessed property consists of two parcels of land addressed as 15 and 17 Ormond Street, which are part of the J. Wegman Subdivision; three parcels of land addressed as 19-23 Ormond Street which are occupied by the St. Joseph's YMCA; and a portion of a larger property addressed as 58 Franklin Street (i.e., occupied by St. Joseph's Church and School).

In the 1926 Plat map, the assessed property consists of a portion of two parcels addressed as 35 and 45 Ormond Street, which are part of the J. Wegman Subdivision; three parcels addressed as 51-53 Ormond Street, which are occupied by the St. Joseph's YMCA; and a portion of a larger property addressed as 108 Franklin Street (i.e., occupied by St. Joseph's Church and School).

Note, in the 1910 through 1926 Plat maps, Ormond Street is known as Franklin Street, and Franklin Street is known as Pleasant Street. In addition, Franklin Street and Ormond Street are not located in the same places in the 1910 through 1926 maps as they are currently (i.e., the streets have been shifted with construction.)

In the 1935 Plat map, the assessed property consists of a portion of two parcels labeled 45 and 47 Franklin Square, each developed with a small building; three parcels addressed as 51-53 Franklin Square, which are developed with a commercial building labeled "St. Joseph's YMCA"; and a portion of a larger property addressed as 108 Franklin Street (i.e., occupied by St. Joseph's Church and School).

Note, in the 1935 Plat map, Franklin Street is known as Pleasant Street, and Franklin Square is known as Franklin Street. In addition, Franklin Street and Franklin Square are not located in the same places in the 1935 maps as they are currently (i.e., the streets have been shifted with construction.)

Note, it was not possible to obtain copies of these historical maps due to photocopying restrictions placed on historical maps by the Rundel Library. Thus, copies of these historical maps are not included in the appendices of this report.

(Note, copies of the 1888, 1900, 1910 and 1935 Plat maps were readily available from the City of Rochester mapping program, and are included in Appendix C of this current report.)

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5.0 RECORDS REVIEW (Cont.)

(5.5.1.4) City Directories – Assessed Property

The assessed property is currently addressed as 101 through 113 Franklin Street, 98 Pleasant Street, and 106 Pleasant Street. Additionally, the assessed property was formerly addressed as 45 and 47 Franklin Square; 51-53 and 67 Franklin Square; 59-65 Franklin Square; 100 Franklin Street; 86-90 Franklin Street; and 108 Franklin Street. The current and former addresses were used during the directory review for the assessed property. Following is a summary of the addresses/listings that were identified for the assessed property during the directory review:

- In the 1935 through 1955 directories, 51 Franklin Square is identified as the YMCA; 67 Franklin Square is identified as public parking; 108 Franklin Street is identified as St. Joseph's Church; and 90 Franklin Street is identified as Public Parking.

- In the 1960 through 1969 directories, 90 Franklin Street is identified as Public Parking; 67 Franklin Square is identified as public parking; and 108 Franklin Street is identified as St. Joseph's Church.

- The assessed property is not listed in the 1974/75 directory.

- In the 1979 directory, 113 Franklin Street is listed as "Kiplings."

- The assessed property is not listed in the 1985 through 2006 directories.

Based on the occupants identified in the directories reviewed, the occupants would not be expected to have had an environmental impact on the assessed property. Therefore, the owners/occupants listed in the directories reviewed are not being identified as a recognized environmental condition in relation to the assessed property at this time.

A summary of the directories reviewed is included in Appendix D.

5.5.2 Historical Use Information Regarding Adjoining Properties

(5.5.2.1) Aerial Photographs – Adjoining Properties

In the 1930 through 1951 aerial photographs, the adjoining property to the west of the assessed property appears to be developed with commercial buildings (i.e., St. Joseph's Church and School). The areas to the northwest, north, northeast, and east appear to be a mix of residential and commercial buildings. The area to the south appears to be developed with a triangular shaped commercial building. The area to the southwest appears to be commercial, with a larger commercial building beyond.

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5.0 RECORDS REVIEW (Cont.)

In the 1961 through 1975 aerial photographs, the adjoining property to the west of the assessed property appears similar to that observed in the 1951 aerial photograph. The areas to the north, northwest, and northeast are developed with parking lots and commercial buildings. The area to the east of the assessed property is developed with parking lots and two commercial/residential buildings. The area to the southwest is developed with a parking lot and commercial buildings. The area to the south appears similar to that observed in the 1951 aerial photograph.

In the 1988 through 2005 aerial photographs, Franklin Street and Pleasant Street have been repositioned. The area to the west of the assessed property is developed with a commercial building and an apparent park (i.e., grass-covered area), with the former St. Joseph's Chapel on the southwest portion of this property. The areas to the north, northwest, and northeast are developed with parking lots. One commercial building is located in the parking lot to the north, and a commercial building and parking lot are located to the northeast. The area to the east is developed with a parking lot and a commercial/residential building. The area to the south of the assessed property is now the intersection of Franklin and Pleasant Street (i.e., there is no longer a building located in this area). The area to the southwest is developed with a parking lot and a commercial building.

In the 2018 aerial photograph, the adjoining property to the west of the assessed property is developed with a commercial building (i.e., located northwest of the assessed property) and an apparent park (i.e., grass-covered area), with the former St. Joseph's Chapel on the southwest portion of this property; the adjoining property to the north consists primarily of an asphalt-paved parking lot, with two apparent commercial buildings (i.e., on located along the western portion of the northern property boundary; Franklin Street adjoins to the east, with a parking lot beyond; the intersection of Franklin Street and Pleasant Street adjoins to the southeast, with a parking lot beyond; and Pleasant Street adjoins to the south, with a parking lot beyond.

Copies of the aerial photographs reviewed are included in Appendix D.

(5.5.2.2) Sanborn Maps – Adjoining Properties

In the 1892 Sanborn map, the area to the north of the assessed property consists of residential properties. The area to the west of the assessed property consists of St. Joseph's church, school, and conservatory. The area to the east of the assessed property consists of residential properties. The area to the south of the assessed property consists of residential and commercial properties. There is also a property developed with an industrial building labeled "Galvanized Iron Works" in the area to the south, approximately 100 feet from the assessed property.

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5.0 RECORDS REVIEW (Cont.)

In the 1911 Sanborn map, the areas to the north, west, and south of the assessed property appear similar to that observed in the 1892 Sanborn map. The area to the east of the assessed property is not covered on the 1911 Sanborn map. Thus, this assessment is subject to any state of facts that coverage of the adjoining properties to the west would have revealed.

In the 1950 Sanborn map, the area to the north of the assessed property is developed with a parking lot, with a parking lot attendant building; an automobile repair and welding shop; and two residential dwellings. The areas to the east and west appear similar to that observed on the 1911 Sanborn map. The area to the south is developed with a parking lot, with a parking lot attendant building, a restaurant, and a gasoline station with three gasoline tanks depicted on the property.

In the 1971 Sanborn map, the areas to the east and west of the assessed property appear similar to that observed in the 1950 Sanborn map. The area to the northeast of the assessed property consists of an industrial building occupied by a printing shop; two parking lots; and an office building. The area to the south of the assessed property consists of a parking lot with two parking lot attendant buildings; an office building; a store; and a dry cleaning facility.

Note, Mr. Joseph Biondolillo, a representative of the Client, provided DAY with a copy of a portion of a 1959 Sanborn map that is maintained by the City of Rochester. The Sanborn map shows that a property addressed as 88 N. Clinton Avenue, which is located less than 300 feet southwest (i.e., assumed crossgradient direction) of the assessed property contained two underground storage tanks (USTs) at that time (refer to Sections 5.5.2).

Various chemicals, solvents, and petroleum products are often used at gasoline stations, automobile repair facilities, photographic shops, printing shops and dry cleaners. Since the facility operations, products used and stored, wastes generated and operating practices are unknown for the above listed facilities the potential environmental impact they may have on the assessed property cannot be ruled out. Therefore, the above listed adjoining and surrounding properties are being identified as a recognized environmental condition.

Copies of the Sanborn maps reviewed are included in Appendix D.

(5.5.2.3) Historical Maps – Adjoining Properties

In the 1875 Plat map, the adjoining areas to the north, east, south and southwest of the assessed property are residential. The area to the northwest is developed with St. Joseph's church and school.

In the 1888 Plat map, the adjoining areas to the northeast, east, south, and southwest are residential. The area to the northwest is occupied by St. Joseph's Church and School.

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5.0 RECORDS REVIEW (Cont.)

In the 1900 Plat map, the adjoining areas to the northeast, northwest, south, and southwest appear similar to that observed in the 1888 Plat map, except that an adjoining property to the east across Chatham Street (i.e., addressed as 55 North Street) is now occupied by a industrial building labeled “Star Palace Laundry”.

The adjoining occupant to the east, “Star Palace Laundry”, may have included a dry cleaning operation that used hazardous materials and chemicals. Therefore, this adjoining property is being identified as a recognized environmental condition.

Note, in the 1875 through 1900 Plat maps, Chatham Street is known as Franklin Street, and Franklin Street is known as Pleasant Street. In addition, Franklin Street and Chatham Street are not located in the same places in the 1875 through 1900 maps as they are currently (i.e., the streets have been shifted with construction.)

In the 1910 and 1918 Plat maps, the adjoining areas to the northeast, northwest, and east appear similar to that observed in the 1900 Plat map. The area to the southeast appears to be a mix of commercial and residential.

In the 1926 Plat map, the adjoining areas to the northeast, northwest, and east appear similar to that observed in the 1918 Plat map. The area to the southwest is occupied by Sibley, Lindsay & Curr Company Department Store, and the area to the southeast is occupied by Rochester Savings Bank.

Note, in the 1910 through 1926 Plat maps, Ormond Street is known as Franklin Street, and Franklin Street is known as Pleasant Street. In addition, Franklin Street and Ormond Street are not located in the same places in the 1910 through 1926 maps as they are currently (i.e., the streets have been shifted with construction.)

In the 1935 Plat map, the adjoining areas to the east, southeast, and northwest appear similar to that observed in the 1926 Plat map. The area to the northeast is now a mix of residential and parking lots. The area to the southwest is similar to that observed in the 1926 Plat map, except that a power plant adjoins the department store building. Additionally, the area to the southwest is occupied by the Franklin Street Garage. The area to the south located on the corner of Franklin Street and Franklin Square is occupied by “Sinclair Gas Station”.

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5.0 RECORDS REVIEW (Cont.)

Note, in the 1935 Plat map, Franklin Street is known as Pleasant Street, and Franklin Square is known as Franklin Street. In addition, Franklin Street and Franklin Square are not located in the same places in the 1935 maps as they are currently (i.e., the streets have been shifted with construction.)

Various chemicals, solvents, and petroleum products are often used at gasoline stations, automobile repair facilities, photographic shops, printing shops and dry cleaners. Since the facility operations, products used and stored, wastes generated and operating practices are unknown for the above listed facilities, the potential environmental impact they may have on the assessed property cannot be ruled out. Therefore, the above listed adjoining and surrounding properties are being identified as a recognized environmental condition.

Note, it was not possible to obtain copies of these historical maps due to photocopying restrictions placed on historical maps by Rundel Library. Thus, copies of these historical maps are not included in the appendices of this report.

(Note, copies of the 1888, 1900, 1910 and 1935 Plat maps were readily available from the City of Rochester mapping program, and are included in Appendix C of this current report.)

(5.5.2.4) City Directories – Adjoining Properties

The 1935 through 2006 directories were reviewed for the adjoining properties. Below is a summary of the adjoining properties that may have an environmental impact on the assessed property.

In the 1950 through 1969 directories, the adjoining property to the northeast (i.e., currently 119 Franklin Street) is listed as 71 Franklin Square and is identified as Sneider Brothers Printing (i.e., this adjoining property is depicted on the 1971 Sanborn map as 71 Franklin Square and labeled “prt’g”). Franklin Square is no longer listed in the 1974/75 through 2006 directories. The current address for this property (119 Franklin Street) is listed in the 1979 directory as C&F Family Restaurant. In the 1985 directory, 119 Franklin Street is listed as Sneider Brothers Printing. In the 1990 and 1994 directories, 119 Franklin Street is listed as Greathead General Printing. The property is not listed in the 2000 and 2006 directories.

In the 1935 through 1950 directories, the adjoining properties to the southwest (i.e., currently addressed as 30 Franklin Court) were addressed as 85 through 91 Franklin Street, and are listed as refrigerator and oil burner suppliers, a photographic engraver, and as an automobile repair facility. (Note, these adjoining properties are depicted on the 1950 Sanborn map as 85, 87, and 91 Franklin Street.)

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5.0 RECORDS REVIEW (Cont.)

In the 1935 through 1960 directories, an adjoining property to the south of the assessed property (i.e., this area currently consists of the intersection of Franklin Street and Pleasant Street) is addressed as 58 Franklin Street and is listed as a gasoline station. (Note, this property is depicted in the 1950 and 1971 Sanborn maps as 54 through 66 Franklin Street.) In the 1965 and 1969 directories, 58 Franklin Street is listed as a dry cleaning facility. In the 1974/75 and 1979 directories, 66 Franklin Street is listed as Main Camera Center, Inc. photography equipment. The adjoining area to the south is not listed in the 1985 through 2006 directories.

Various chemicals, solvents, and petroleum products are often used at gasoline stations, automobile repair facilities, photographic shops, photo engravers, printing shops and dry cleaners. Since the facility operations, products used and stored, wastes generated and operating practices are unknown for the above listed facilities the potential environmental impact they may have on the assessed property cannot be ruled out. Therefore, the above listed adjoining and surrounding properties are being identified as a recognized environmental condition.

A summary of the directories reviewed is included in Appendix D.

5.6 ENVIRONMENTAL LIENS, OR ACTIVITY AND USE LIMITATIONS

DAY retained the services of Environmental Risk Information Services (ERIS) to obtain publicly available, readily ascertainable information regarding environmental liens and activity and use limitations regarding the two parcels that comprise the assessed property. The ERIS reports indicate that no environmental liens or activity and use limitations were found for the two parcels that comprise the assessed property.

Based on the information summarized in the ERIS reports (dated August 28, 2018), the environmental liens and activity and use limitation reviews did not identify recognized environmental conditions at the assessed property. Copies of The ERIS Environmental Lien Search Reports are included in Appendix G.

5.7 PREVIOUS ENVIRONMENTAL REPORTS AND DOCUMENTS

DAY inquired about the existence of previous environmental reports with Mr. Joseph J. Biondolillo and Mr. Paul Scuderi (representatives of the Client and property owner). Mr. Scuderi stated that he believes that a Phase I ESA was previously performed on the assessed property; however, he did not have any specific information regarding this potential study. Mr. Biondolillo indicated that DAY performed a Phase I ESA of the assessed property in 2007 (refer to Appendix G). (Note, the 2007 Phase I ESA report was performed on the current assessed property, and an additional parcel [i.e., 98 Pleasant Street] that adjoined the current assessed property to the west along Pleasant Street.)

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5.0 RECORDS REVIEW (Cont.)

In addition, Day Hampton Associates (i.e., an affiliate of DAY) prepared a report titled, "Franklin Street and Pleasant Avenue Site Environmental Screening Report", dated December 1992, on behalf of the City of Rochester. The environmental screening included numerous properties, including the two parcels that comprise the assessed property (i.e., identified at that time as 106 Pleasant Street, 101 Franklin Street, 107 Franklin Street, and 115 Franklin Street (i.e., the current 113 Franklin Street parcel). Provided below are summaries of the 2007 Phase I ESA report and the 1992 Environmental Screening Report:

(5.7.1) Summary of Previous Reports/Documents

Report Title: Phase I Environmental Site Assessment, 101-113 Franklin Street, 98 Pleasant Street, & 106 Pleasant Street, Rochester, New York
Report Date: November 2, 2007
Prepared by: Day Environmental, Inc.
Prepared for: City of Rochester

This report identified Historical Uses of Surrounding Areas as a recognized environmental condition, as described below (refer to Section 9.0 of the 2007 report included in Appendix G):

"**Historic Uses of Surrounding Areas:** Information obtained as part of this assessment indicates that the adjoining property to the northeast was occupied by a printing shop; the adjoining property to the east was occupied by a dry cleaning facility; the adjoining properties to the south were occupied by a gasoline station, a dry cleaning facility, a photographic facility, and a metal foundry; the adjoining properties to the southwest were occupied by an automobile repair facility, a photographic facility, and an oil/refrigerant supply company; and the adjoining property to the north was occupied by an automobile repair facility (refer to Sections 5.4.2.2, 5.4.2.3, 5.4.2.4, and 5.6). The details of operations performed by these occupants are largely unknown. Based on the type of prior adjoining occupants, the materials used on these sites in the past may have included petroleum products, metals, acids, solvents, and photo developing chemicals. The manner in which these materials may have been used, stored and disposed is also unknown. Spillage/leakage or on-site disposal may have resulted in contamination of the soil, and/or groundwater. Additionally, a previous Environmental Screening Report identified suspect underground tanks at adjoining properties to the north, east, and south (refer to Section 5.6). Due to the apparent past uses and storage of hazardous substances/petroleum products on these adjoining properties, it is possible that releases of these materials may have resulted in contamination of soil/groundwater at the assessed property (i.e., contaminant transport via groundwater migration).

It is DAY's opinion that further investigation would be necessary to evaluate whether the operations of former occupants of the adjoining properties have environmentally impacted the assessed property. This investigation may include, but not be limited to, subsurface sampling, analyses of environmental media, etc."

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5.0 RECORDS REVIEW (Cont.)

Based on the information provided above, the historical uses of surrounding areas (i.e., adjoining properties) are being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

(5.7.2) **Report Title:** "Franklin Street and Pleasant Avenue Site Environmental Screening Report"
Report Date: December 1992
Prepared by: Day Hampton Associates
Prepared for: City of Rochester

The report findings state, "Based on the information reviewed to date, environmental concerns were not identified" for the parcels that comprise the current assessed property (i.e., 101-113 Franklin Street and 106 Pleasant Street). The report also indicated that additional review should be completed as part of "the final Environmental Screening Report", including review of city directories, property assessment cards, Freedom of Information Law responses, etc.
The 1992 Environmental Screening Report identified environmental concerns on several properties that adjoin the current assessed property, as summarized below:

- 331 Andrews Street (appears to have adjoined the assessed property to the north in the past [property lines may have changed over the years]): Two fill ports and vent pipes were identified (i.e., underground storage tanks were suspected to exist). The report states, "The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with these tank systems occurred".

- 339 Andrews Street (appears to have adjoined the assessed property to the north in the past [property lines may have changed over the years]): An auto repair and welding shop were historically located on this property. The report states, "Potential concerns associated with vehicle repair/service include suspect floor drains, sumps, hydraulic lifts, and waste disposal of petroleum and hazardous materials".

- 343 Andrews Street (adjoins the assessed property to the north): Underground tanks were identified on this property in historical/regulatory records. The report states, "The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with the former UST systems occurred."

- 120 Franklin Street (adjoins the assessed property to the east): A fill port and vent pipe (i.e., possible underground storage tank).

- 110 Franklin Street (adjoins the assessed property to the east): Three underground storage tanks are shown on historical maps. In addition, Building Department records indicate that a grease pit was installed in 1934. The report states, "Potential concerns with grease pits include sumps, hydraulic lifts, and waste disposal of petroleum and hazardous materials."

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5.0 RECORDS REVIEW (Cont.)

- 22 Franklin Court (adjoins the assessed property to the south): This property was formerly a Greyhound Bus depot, and possible underground storage tanks were suspected.

In addition to the adjoining properties listed above, the environmental screening report also identified several properties with potential environmental concerns that are located in the general vicinity of the current assessed property.

The historical use of the 339 Andrews Street property as an auto repair shop, and the apparent historical presence of underground storage tanks and a grease pit at the remaining adjoining properties listed above, are being identified as a recognized environmental condition (refer to Section 9.0).

A copy of this previous environmental report is included in Appendix H of the 2007 Phase I ESA report that is included as Appendix G of this current report.

5.8 VAPOR MIGRATION

The potential for vapor migration onto or at the assessed property was evaluated based on the information that was obtained as part of this assessment. The potential for vapor migration is being identified as a recognized environmental condition in relation to the assessed property at this time (refer to Section 9.0).

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6.0 SITE RECONNAISSANCE

Date of Site Visit: August 27, 2018 and September 17, 2018
Assessor(s): Thomas E. Roszak and Hanna M. Miller

6.1 METHODOLOGY AND LIMITING CONDITIONS

The DAY representatives were not accompanied at the time of the site visits. At the time of the August 27, 2018 site visit, the DAY representatives used a 2018 aerial photograph with the property boundaries overlain to determine the approximate boundaries of the assessed property at the time of the site visit.

Note, on September 14, 2018, a Client representative reported that the parking lot portion of the assessed property was in the process of being repaved. As such, a DAY representative visited the assessed property on September 17, 2018 in order to make additional observations of the property (i.e., to evaluate whether or not subsurface observations could be made during the repaving process, etc.). On September 17, 2018, the parking lot portion of the property was observed to have been cleaned (i.e., the piles of asphalt and patches of vegetation that were observed on August 27, 2018 had been removed, the surface of the parking lot had been swept, etc.). In addition, resurfacing of portions of the parking lot had occurred. However, the subsurface of the parking lot was not exposed (i.e., observations of the subsurface were not possible).

At the time of the August 27, 2018 site visit, the DAY representatives walked around the approximate perimeter of the assessed property, and walked the remaining areas of the property in transects.

6.2 GENERAL SITE SETTING

At the time of the site visit, the assessed property consisted of an approximate 0.7-acre, asphalt-paved parking lot (i.e., the eastern portion) and a grass-covered area (i.e., the western portion). At the time of the August 27, 2018 site visit, the parking lot surface was in poor condition, with broken asphalt, cracks, potholes, and asphalt patches observed throughout. At the time of the September 17, 2018 site visit, portions of the parking lot had been repaved.

6.3 EXTERIOR OBSERVATIONS

(6.3.1) Hazardous Substances — Recognized Environmental Condition Not Identified

No hazardous substances were observed.

(6.3.2) Storage Tanks — Recognized Environmental Condition Not Identified

At the time of the site visit, an approximate 8-foot by 12-foot asphalt patch was observed in the parking lot on the northeastern portion of the assessed property, immediately south of the adjoining former printing facility (i.e., currently Eritrean

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6.0 SITE RECONNAISSANCE (Cont.)

Community of Rochester at 119 Franklin Street) (refer to Figure 2 and the photograph in Appendix B). However, based on information provided by a City of Rochester (i.e., property owner) representative, this asphalt patch is not being identified as a recognized environmental condition at this time (refer to Section 4.0).

(6.3.3) Odors — **Recognized Environmental Condition Not Identified**

No odors were noted.

(6.3.4) Pools of Liquid — **Recognized Environmental Condition Not Identified**

No pools of liquid were observed.

(6.3.5) Drums and Containers — **Recognized Environmental Condition Not Identified**

No drums and containers were observed.

(6.3.6) Electrical or Hydraulic Equipment Known or Likely to Contain PCBS — **Recognized Environmental Condition Not Identified**

No equipment of this nature was observed.

(6.3.7) Pits, Ponds or Lagoons — **Recognized Environmental Condition Not Identified**

No pits, ponds or lagoons were observed.

(6.3.8) Stained Soil or Pavement — **Recognized Environmental Condition Not Identified**

No stained soil or pavement was observed.

(6.3.9) Stressed Vegetation — **Recognized Environmental Condition Not Identified**

No stressed vegetation was observed.

(6.3.10) Solid Waste — **Recognized Environmental Condition Not Identified**

No solid waste was observed.

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6.0 SITE RECONNAISSANCE (Cont.)

(6.3.11) Wastewater — **Recognized Environmental Condition Not Identified**

No wastewater discharge was observed.

(6.3.12) Wells — **Recognized Environmental Condition Not Identified**

No surficial evidence of wells was observed.

(6.3.13) Septic System — **Recognized Environmental Condition Not Identified**

No surficial evidence of a septic system was observed.

(6.3.14) Fill Materials — **Recognized Environmental Condition Not Identified**

No surficial evidence of fill materials was observed.

(6.3.15) Debris/Dumping — **Recognized Environmental Condition Not Identified**

At the time of the August 27, 2018 site visit, miscellaneous debris (i.e., food containers and wrappers, etc.) was located along the western and southern edge of the parking lot on the assessed property. In addition, an approximate three-foot diameter six-inch high mound of what appeared to be asphalt was observed on the pavement along the southern edge of the parking lot on the assessed property. It appears that this pile of asphalt was the result of plowing the crumbled asphalt from the parking lot (i.e., it did not appear that the asphalt was dumped on the property). No stains, spills, or odors were observed in the area of this debris and mounded asphalt. (Note, at the time of the September 17, 2018 site visit, it appeared that the piles of asphalt and patches of vegetation that were observed on August 27, 2018 had been removed, the surface of the parking lot had been swept, etc.) Thus, this debris and mounded asphalt are not being identified as a recognized environmental condition at this time.

(6.3.16) Equipment — **Recognized Environmental Condition Not Identified**

A pay station was observed along the northeast edge of the assessed property. In addition, an electrical service entrance (i.e., box with a main breaker and a number of individual circuit breakers) and empty meter box were observed along the southeast edge of the assessed property. No stains, spills, or odors were observed in the area of this equipment at the time of the site visit. Thus, this equipment is not being identified as a recognized environmental condition at this time

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6.0 SITE RECONNAISSANCE (Cont.)

(6.3.17) Drains **Recognized Environmental Condition Not Identified**

At the time of the September 17, 2018 site visit, a catch basin was observed in the asphalt parking lot on the northeastern portion of the assessed property. No stains or odors were observed in the area of this catch basin at the time of the site visit. Therefore, this catch basin is not being identified as a recognized environmental condition in relation to the assessed property at this time.

(6.3.18) Material Storage **Recognized Environmental Condition Not Identified**

No material storage was observed.

6.4 INTERIOR OBSERVATIONS

No interior observations were made because there are no structures located on the assessed property.

6.5 ADJOINING PROPERTIES

Adjoining properties were observed from the assessed property and from public right-of-ways.

North: Eritrean Community Building (119 Franklin Street), and a parking lot (317, 325, & 343 Andrews Street).
Northwest: Rochester Educational Opportunity Center (305 Andrews Street).
Northeast: Franklin Street, with residential beyond (120 Franklin Street).
South: Pleasant Street, with a parking lot beyond (22 & 30 Franklin Court).
Southeast: Intersection of Franklin Street and Pleasant Street, with a parking lot beyond (40-46 & 84 Franklin Street).
East: Franklin Street, with a parking lot beyond (102-110 Franklin Street).
West: St. Josephs Park (118 Pleasant Street).

No obvious recognized environmental conditions were identified on the visible portions of the adjoining properties.

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7.0 INTERVIEWS

7.1 OWNER INTERVIEW

Mr. Paul Scuderi
Director of Real Estate
City of Rochester
Date of Interview: 9/19/2018

Mr. Scuderi indicated that the City of Rochester has owned the assessed property since March 1980. Mr. Scuderi also indicated that he has no knowledge of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the assessed property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the assessed property; or any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in, on, or from the assessed property.

The following is a summary of information provided by Mr. Scuderi:

- The assessed property consists of a parking lot. According to his review of historical maps, it appears the assessed property was previously improved with residences, a YMCA, and possibly a religious building that was associated with the currently adjoining St. Joseph's property. He does not have any specific information regarding these former buildings (i.e., construction or demolition dates, etc.).

- He believes that a Phase I ESA was previously performed on the assessed property; however, he has no specific information regarding this potential former study.

- Based on a review of historical maps, a facility identified as Star Palace Laundry was located on the adjoining property to the southeast of the assessed property across the intersection of Franklin Street and Pleasant Street; however, he has no information regarding the operations performed at this property.

- He is not aware of any types of materials being filled, buried or dumped on or adjacent to the assessed property.

- He is not aware of any underground storage tanks currently or formerly located on the assessed property.

Documentation of the interview conducted with Mr. Scuderi is included in Appendix E.

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8.0 ADDITIONAL ISSUES/SERVICES / ASTM NON-SCOPE CONSIDERATIONS

At the Client's request, DAY did not include an evaluation of the following ASTM non-scope considerations as part of this Phase I ESA.

8.1	Asbestos-Containing Materials	Not Assessed.
8.2	Radon	Not assessed.
8.3	Lead-Based Paint	Not assessed.
8.4	Lead-in-Drinking Water	Not assessed.
8.5	Wetlands	Not assessed.
8.6	Regulatory Compliance	Not assessed.
8.7	Cultural and Historic Resources	Not assessed.
8.8	Industrial Hygiene	Not assessed.
8.9	Health and Safety	Not assessed.
8.10	Ecological Resources	Not assessed.
8.11	Endangered Species	Not assessed.
8.12	Indoor Air Quality	Not assessed.
8.13	Biological Agents	Not assessed.
8.14	Mold	Not assessed.

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9.0 FINDINGS / OPINIONS

9.1 Recognized Environmental Conditions

The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-13, defines a recognized environmental condition as "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions." Presented below is a summary of the recognized environmental condition(s) identified at the assessed property as part of this Phase I ESA:

(9.1.1) Historical Use of the Assessed Property / Documented Installation of Gasoline Pumps on the Assessed Property

Information provided by a City of Rochester (i.e., property owner) representative included a copy of a variance card (dated May 5, 1932) regarding 67 Franklin Square (i.e., a former address of the assessed property) that indicates that the assessed property was approved for use as a "Parking Station" (i.e., an historical type of full-service parking lot that sometimes included fuel dispensing) at that time. In addition, a variance card for this address (dated August 11, 1932) was issued and states, "Install gasoline pumps in existing parking station" (refer to Section 4.0 and Appendix A).

Based on the information provided by the City of Rochester representative/records, the historical use of the assessed property as a Parking Station, including the documented installation of gasoline pumps on the assessed property (i.e., and the apparent installation of associated underground storage tank[s] [USTs] on the assessed property), is being identified as a recognized environmental condition.

It is DAY's opinion that further investigation would be necessary to evaluate whether an UST(s) currently exists on the assessed property, and whether or not current and/or former UST(s) have had an environmental impact on the assessed property. The additional investigations could include, but not be limited to, geophysical studies (i.e., a magnetic locator survey), subsurface studies (e.g., advancing soil borings and/or installing groundwater monitoring wells on the assessed property); soil and/or groundwater sampling and analysis; etc.

(9.1.2) Historical Uses of Adjoining/Nearby Properties

Information obtained as part of previous studies that have been performed on and/or in the area of the assessed property (refer to Sections 5.5.2, 5.7.1, and 5.7.2; and Appendix G) indicate that properties that currently or possibly formerly adjoined the assessed property include:

- A property to the north was formerly occupied by a printing shop;
- A property to the north was formerly occupied by an automobile repair facility and a welding shop;
- A property to the east was occupied by a dry cleaning facility;

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9.0 FINDINGS / OPINIONS (Cont.)

- a property to the south was occupied by a gasoline station, a dry cleaning facility, a photographic facility, and a metal foundry;
- properties to the southwest were occupied by an automobile repair facility, a photo engraving facility, and an oil/refrigerant supply company; and
- historical records document the presence of known and suspected underground storage tanks (USTs) at off-site properties to the north, east, south, and southwest of the assessed property.

The details of operations formerly performed by these adjoining/nearby occupants are largely unknown. However, based on the type of prior adjoining/nearby occupants, the materials used on these sites in the past may have included petroleum products, metals, acids, solvents, and photo developing chemicals. In addition, the status of documented USTs on adjoining properties is not known (i.e., removed, closed-in-place, abandoned, etc.) As such, potential impact on the assessed property from possible contamination at these adjoining/nearby properties cannot be ruled out with the available information. Therefore, these adjoining/nearby properties are being identified as a recognized environmental condition in relation to the assessed property.

It is DAY's opinion that additional investigation would be needed to evaluate whether historical uses of and/or the current/former presence of USTs on adjoining/nearby properties have resulted in environmental impact on the assessed property (e.g., through groundwater migration, vapor migration, etc.). The additional investigations could include, but not be limited to, subsurface studies; soil, soil vapor, and/or groundwater sampling and analysis; etc.

9.2 Notes

The notes provided below identify special property conditions, or identify and explain environmental aspects which may be of environmental interest, but which are not being identified as recognized environmental conditions in relation to the assessed property at this time.

(9.2.1) Asphalt Patch on the Assessed Property

At the time of the September 17, 2018 site visit, an approximate 8-foot by 12-foot asphalt patch was observed in the parking lot on the northeastern portion of the assessed property, immediately south of the adjoining former printing facility (i.e., currently Eritrean Community of Rochester at 119 Franklin Street) (refer to Section 6.3.2, Figure 2, and the photograph in Appendix B). A representative of the City of Rochester (i.e., the property owner) indicated that Ms. Karen St. Aubin, City Department of Environmental Services (DES) Director of Operations, was contacted regarding asphalt patches that were observed in the parking lot portion of the assessed property (refer to Section 4.0). It was reported that Ms. St. Aubin, "….stated that the patches were created by DES Operations in order to make temporary improvement to the surface asphalt parking lot and that no USTs were encountered or removed". Based on the information provided by the City of Rochester representatives, this asphalt patch is not being identified as a recognized environmental condition at this time.

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9.0 FINDINGS / OPINIONS (Cont.)

(9.2.2) Regulatory Listings of Adjoining/Nearby Properties

- The adjoining property to the west (i.e., assumed crossgradient direction) of the assessed property (i.e., Rochester Education Opportunity Center at 305 Andrews Street) is identified as an inactive RCRA Generator of hazardous waste (Site #NYD982736746) (refer to Section 5.1.9). Information has not been obtained as part of this assessment that indicates that the former generation of hazardous waste on this adjoining property has had an environmental impact on the assessed property. Thus, this adjoining inactive generator facility is not being identified as a recognized environmental condition in relation to the assessed property at this time. (Note, this site is also identified as an inactive NYSDEC Spill/Leaking Storage Tank [LST] site; see below and Section 5.2.2.)

- Federal Brownfield Site #110069350026 (i.e., 300, 304-308, 320 Andrews Street/25 Evans Street at 300, 304-308, 320 Andrews Street & 25 Evans Street) is located approximately 200 feet north (i.e., assumed downgradient direction) of the assessed property (refer to Section 5.1.24). DAY has performed studies on this Federal Brownfield site. As part of these studies, DAY also performed a soil vapor study on properties that adjoin the assessed property to the north (i.e., properties that adjoin the Brownfield site to the south across Andrews Street). Based on the findings of these studies, this nearby Federal Brownfield site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

- An inactive NYSDEC spill (#1406889) occurred at 40 Franklin Street, which adjoins the assessed property to the southeast (i.e., assumed crossgradient/upgradient direction) across the intersection of Pleasant Street and Franklin Street; and an inactive spill (#0650575) occurred at 305 Andrews Street, which adjoins the assessed property to the west (i.e., assumed crossgradient direction) of the assessed property (refer to Section 5.2.2). Based on the information provided in the Spill Report Forms (SRFs) regarding these two adjoining inactive spills, these spills are not being identified as a recognized environmental condition in relation to the assessed property at this time.

- Information provided by the Monroe County Department of Health (MCDOH) in 2007 indicated that a confirmed local waste site was located approximately 0.5 miles south (i.e., assumed upgradient direction) of the assessed property at that time (refer to Section 5.3.2). This waste site (#RO-221) was identified as NYSDEC Voluntary Clean-Up Program (VCP) Site #V00001, and was listed as containing petroleum and dry cleaning chemicals. However, this reported VCP site (i.e., Speedy's Cleaner on Court Street) is no longer an active VCP site (i.e., this site has been assigned a "C"/Completed status). According to the NYSDEC website, a "C" classification is "The classification used for sites where the Department has determined that remediation has been satisfactorily completed under a remedial program (i.e., State Superfund, Brownfield Cleanup Program, Environmental Restoration Program, Voluntary Cleanup Program, and RCRA Corrective Action Program)." As a result, this local waste site/Complete VCP site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

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9.0 FINDINGS / OPINIONS (Cont.)

(9.2.3) Former Buildings/Demolition Debris

A review of historical information (refer to Section 5.5.1) indicates that buildings were formerly located on the assessed property. It is not known whether or not these former buildings had basements, or if demolition materials were disposed on-site (i.e., by filling in the basements). The apparent demolition of these former buildings is not being identified as a recognized environmental condition in relation to the assessed property at this time. However, if the assessed property is ever redeveloped in the future and demolition debris is encountered, the demolition debris will need to be handled and disposed in accordance with applicable regulations at that time.

(9.2.4) Confirmed Local Waste Site Within Approximately 2,000 Feet of the Assessed Property

In 2007, the Monroe County Department of Health (MCDOH) identified seven confirmed local waste sites within approximately 2,000 feet of the assessed property on the east side of the Genesee River (refer to Section 5.3.2). (Note, a response to the FOIL request that was submitted as part of this current Phase I ESA has not yet been received.) Guidelines issued by the MCDOH for the development of properties within 2,000 feet of a waste disposal site (i.e., a confirmed or suspect local waste site, etc.) state that a developer may be required to conduct an evaluation to determine what, if any, impact the waste disposal site will have on the proposed development. The developer's evaluation report is reviewed by the MCDOH prior to granting development approvals. As a result, if the assessed property is ever redeveloped in the future, the MCDOH should be contacted to determine what type of evaluation or investigation, if any, may be required as part of the development approval process for the assessed property.

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10.0 CONCLUSIONS

Day Environmental, Inc. (DAY) performed this Phase I Environmental Site Assessment (Phase I ESA) of 101-113 Franklin Street and 106 Pleasant Street, City of Rochester, Monroe County, New York (i.e., the assessed property) in general conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 11.0 of this report. Any additional services provided as part of this Phase I ESA are described in Section 8.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the assessed property, except for the following:

- Possible Underground Storage Tank (UST) on the Assessed Property; and
- Historical Uses of Adjoining Properties.

Refer to Section 9.0 for a discussion of the recognized environmental conditions and notes.

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11.0 DEVIATIONS / LIMITATIONS

It is DAY's opinion that the deviations and limitations described below consist of information that was not readily ascertainable or practically reviewable during the course of this Phase I ESA.

(11.1) Abstracts of title were not provided to assist in determining prior property ownership and uses. Evaluation 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 abstracts of title might show, directly or indirectly.

(11.2) ASTM allows the environmental professional to adjust the minimum search distance for regulatory records if in the opinion of the environmental professional such an adjustment is appropriate. For this Phase I ESA, the minimum search distances for the regulatory databases discussed in Sections 5.1 and 5.2 were limited to sites located only on the east side of the Genesee River (i.e., areas west of the Genesee River were not searched). The search was performed for sites located only on the east side of the river because it is not likely that contaminants associated with regulatory sites located on the opposite side of the Genesee River would have migrated across the river and environmentally impacted the assessed property.

(11.3) As of the date of this report, no response to the New York State Department of Environmental Conservation (NYSDEC) Freedom of Information Law (FOIL) request has been received. Thus, this assessment is subject to any state of facts that receipt of the NYSDEC FOIL response would have revealed.

(11.4) As of the date of this report, no response to the Monroe County Department of Health (MCDOH) request has been received. (Note, information requested included MCDOH files regarding the assessed property and information regarding local waste sites located within a 0.5-mile radius of the assessed property.) Thus, this assessment is subject to any state of facts that receipt of the MCDOH FOIL response would have revealed.

(11.5) Due to the scale and/or quality of the aerial photographs, details of the assessed property and adjoining properties could not be discerned. Thus, this assessment is subject to any state of facts that would have been revealed if details could be discerned in these aerial photographs.

(11.6) Coverage of the adjoining properties east of the assessed property is not included in the 1911 Sanborn map. Thus, this assessment is subject to any state of facts that coverage of the adjoining properties to the east would have revealed.

(11.7) The readily available historical sources, as summarized in Section 5.5, did not provide information on the use of the assessed property prior to 1875. Therefore, the first developed use of the assessed property could not be determined. Thus, this report is subject to any state of facts that may be revealed through future review of information that was not reasonably ascertainable or practically reviewable during the course of this Phase I ESA that identified the first developed use of the assessed property.

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12.0 REFERENCES

1. Aerial Photographs	Monroe County Department of Health Photograph Dates: 1930, 1951, 1961, 1970, 1975, 1988, 1993, 1996, and 1999
	NYSGIS Clearinghouse Photograph Dates: 2005 and 2018
2. Topographic Map	United States Geological Survey Rochester East, New York Quadrangle (map date 1995)
	Rochester East Generalized Groundwater Contour Map Map Date: 1980
3. Historical Maps	Rundel Memorial Library Plat/Atlas Book Map Dates: 1875, 1888, 1900, 1910, 1918, 1926, and 1935
	Environmental Data Resources, Inc. (EDR) Sanborn Maps Map Dates: 1892, 1911, 1950, and 1971
4. Directory Review	Rundel Memorial Library Polk City Directories Directory Dates: 1935, 1939/40, 1945, 1950, 1955, 1960, 1965, 1969, 1974/75, 1979, 1985, 1990, 1994, 2000, and 2006
4. EL/AUL Report	Environmental Risk Information Services (ERIS) ERIS Project Numbers: 20180828062 & 20180828064 Date of Reports: August 28, 2018

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13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Day Environmental, Inc.
Thomas E. Roszak, Assessor
Phase I ESA Group

The following representatives of DAY also contributed to the completion of this Phase I ESA report:

Day Environmental, Inc.
Timothy K. Hampton, Project Reviewer

Day Environmental, Inc.
Hanna M. Miller, Assessor

Day Environmental, Inc.
Sandi M. Miller, Phase I Coordinator

The qualifications of the Environmental Professional and other personnel who conducted portions of this Phase I ESA are presented in Appendix F.

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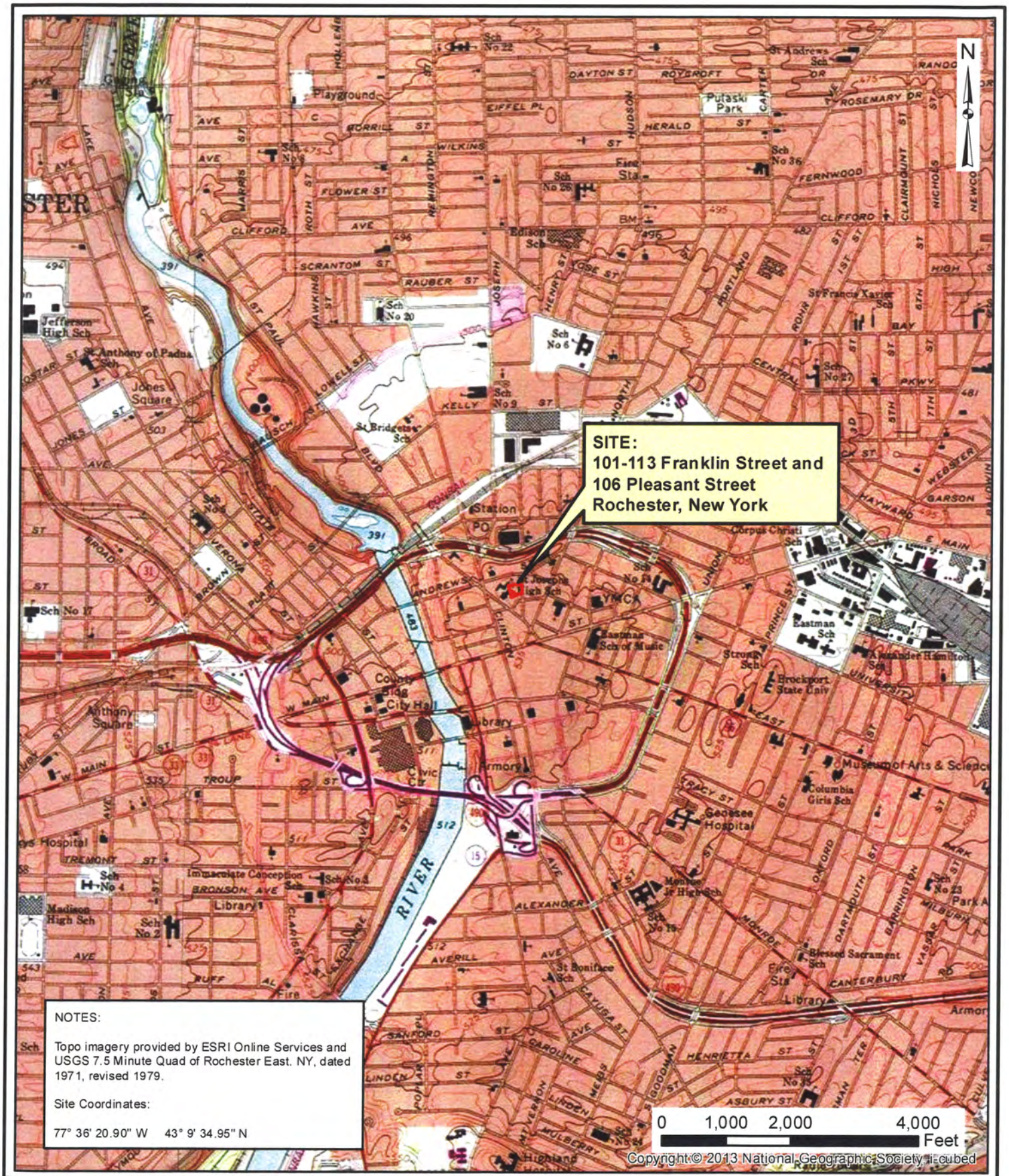
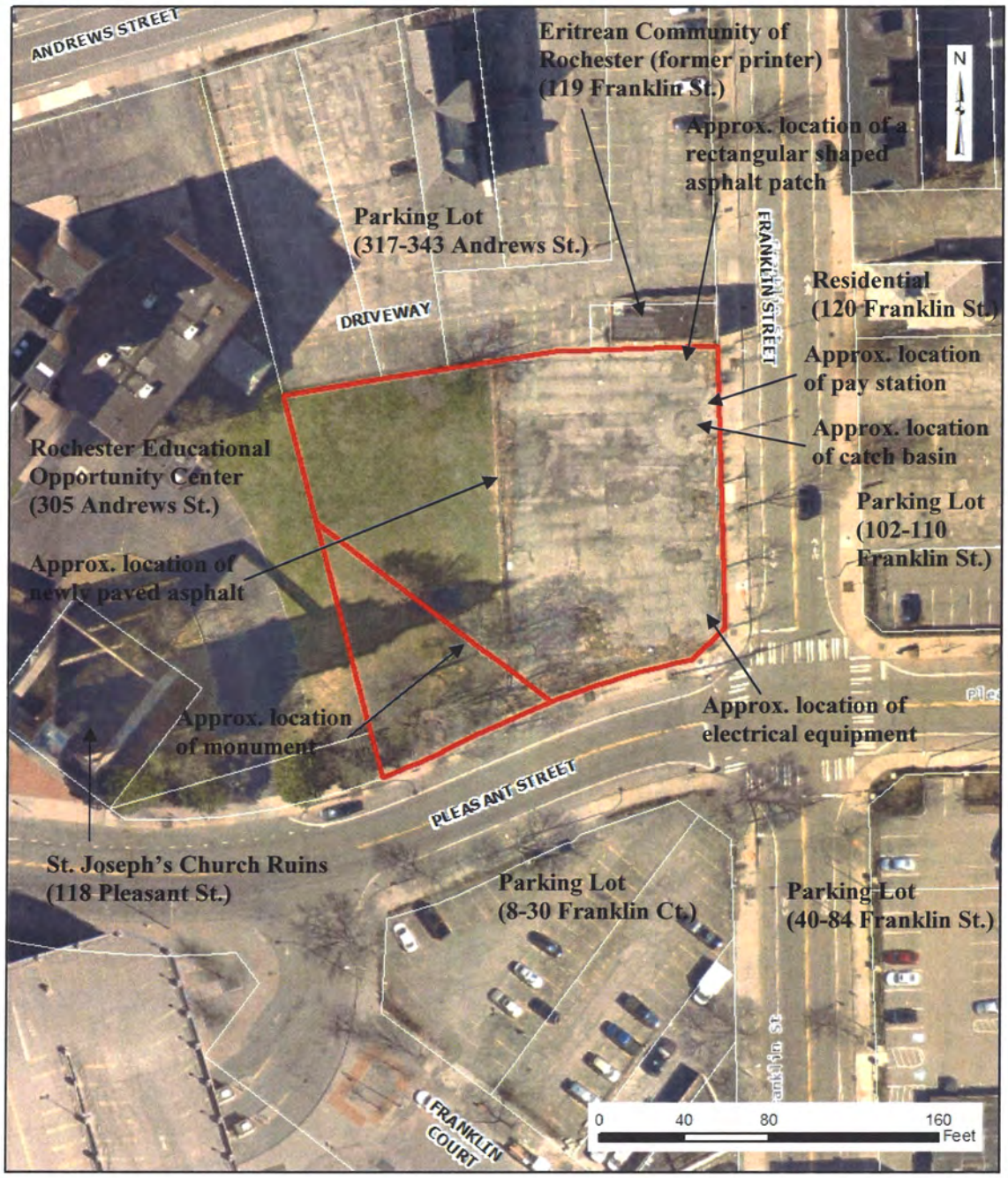
FIGURES



Document Path: \\DAY\GIS\GIS_Data\GIS Mapping\Phase_I\5530E-18\Rocky\5530E-01-Locus.mxd

Last Date Saved: 28 Aug 2018

Date: 08-28-2018 Drawn By: CPS Scale: AS NOTED	**DAY ENVIRONMENTAL, INC.** Environmental Consultants Rochester, New York 14606 New York, New York 10170	Project Title: 101-113 FRANKLIN STREET AND 106 PLEASANT STREET ROCHESTER, NEW YORK PHASE I ENVIRONMENTAL SITE ASSESSMENT Drawing Title: Project Locus Map	Project No. 5530E-18 FIGURE 1



N

Notes:

1) Base photograph provided above was obtained from the NYSGIS Clearinghouse, dated 2018.
2) Site sketch based on observations made at the time of the site visit performed by a Day Environmental, Inc. representatives on August 27, 2018 and September 17, 2018.
3) The red highlighted area is only a representation of the assessed property, and does not depict the actual property boundaries of the assessed property.

DATE 9/17/2018 DRAWN BY HM2 SCALE Not to Scale	day DAY ENVIRONMENTAL, INC. ENVIRONMENTAL CONSULTANTS ROCHESTER, NEW YORK 14606	PROJECT TITLE 101-113 Franklin Street & 106 Pleasant Street Rochester, New York PHASE I ESA DRAWING TITLE SITE SKETCH	PROJECT NO. 5530E-18 FIGURE 2

APPENDIX A

USER-PROVIDED INFORMATION
(ATTACHMENT A OF DAY'S PROPOSAL)

Attachment A: Page 1 of 3
101-113 Franklin Street, Rochester, New York

In order to qualify for one of the Landowner Liability Protections (LLPs)[1] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user of the Phase I ESA must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Each of the questions below must be completed, to the best of your knowledge, and this form must be returned to DAY with the signed proposal. If any question is answered "yes", please explain in the space provided, or attach a separate sheet if further explanation is required.

1) What is the purpose of this Phase I ESA (i.e., potential purchase of property, potential sale of property, refinancing, etc.)? Potential RFP for development and sale of property

2) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law? ___Yes _X_No ___Unknown

3) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? ___Yes _X_No ___Unknown

4) As the user of this Phase I ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
___Yes _X_No ___Unknown

5) Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
___Yes ___No _X_Unknown

5a. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?
___Yes ___No ___Unknown

[1] Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements") Guide issued on March 6, 2003.

6) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a) Do you know the past uses of the property? X Yes ___ No ___ Unknown
Refer to Nov. 2, 2007 Phase I ESA report for Site by Day Env.

(b) Do you know of specific chemicals that are present or once were present at the property?
___ Yes X No ___ Unknown

(c) Do you know of spills or other chemical releases that have taken place at the property?
___ Yes X No ___ Unknown

(d) Do you know of any environmental cleanups that have taken place at the property?
___ Yes X No ___ Unknown

(e) Do you know of any prior environmental reports that have been completed for the property?
X Yes ___ No ___ Unknown If yes, please provide copies of the reports, if available.
See #6(a)

7) As the user of this Phase I ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?
___ Yes ___ No X Unknown

In addition, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM Practice E1527-13. The following considerations are beyond the scope of work for a Phase I ESA, but can be provided at an additional cost. If you would like any of the following addressed as part of the Phase I ESA, please place an "x" on the appropriate line, and DAY will provide an addendum proposal to address the selected issues.

1. Suspect Asbestos-Containing Materials (SACM) ___
2. Radon ___
3. Lead-Based Paint ___
4. Lead-in-Drinking Water ___
5. Wetlands ___
6. Regulatory Compliance ___
7. Cultural and Historic Resources ___
8. Industrial Hygiene ___
9. Health and Safety ___
10. Ecological Resources ___
11. Endangered Species ___
12. Indoor Air Quality ___
13. Biological Agents ___
14. Mold ___

* * * * *

Attachment A Completed By:

Signature: Joseph Biundo III

Printed Name: Joseph Biundo III

Date: 9-4-18

Attachment A: Page 1 of 3
106 Pleasant Street, Rochester, New York

In order to qualify for one of the Landowner Liability Protections (LLPs)[2] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user of the Phase I ESA must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Each of the questions below must be completed, to the best of your knowledge, and this form must be returned to DAY with the signed proposal. If any question is answered "yes", please explain in the space provided, or attach a separate sheet if further explanation is required.

1) What is the purpose of this Phase I ESA (i.e., potential purchase of property, potential sale of property, refinancing, etc.)? RFP for development and sale of property

2) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law? ___Yes _X_No ___Unknown

3) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? ___Yes _X_No ___Unknown

4) As the user of this Phase I ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
___Yes _X_No ___Unknown

5) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? ___Yes ___No _X_Unknown

5a. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?
___Yes ___No ___Unknown

[2] Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements") Guide issued on March 6, 2003.

6) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a) Do you know the past uses of the property? X Yes ___No ___Unknown
Refer to Nov. 2, 2007 Phase I ESA report for Site by Day Env.

(b) Do you know of specific chemicals that are present or once were present at the property?
___Yes X No ___Unknown

(c) Do you know of spills or other chemical releases that have taken place at the property?
___Yes X No ___Unknown

(d) Do you know of any environmental cleanups that have taken place at the property?
___Yes X No ___Unknown

(e) Do you know of any prior environmental reports that have been completed for the property?
X Yes ___No ___Unknown If yes, please provide copies of the reports, if available.
Refer to #6a)

(f) As the user of this Phase I ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? ___Yes ___No X Unknown

Attachment A: Page 3 of 3
106 Pleasant Street, Rochester, New York

In addition, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM Practice E1527-13. The following considerations are beyond the scope of work for a Phase I ESA, but can be provided at an additional cost. If you would like any of the following addressed as part of the Phase I ESA, please place an "x" on the appropriate line, and DAY will provide an addendum proposal to address the selected issues.

1. Suspect Asbestos-Containing Materials (SACM) ___
2. Radon ___
3. Lead-Based Paint ___
4. Lead-in-Drinking Water ___
5. Wetlands ___
6. Regulatory Compliance ___
7. Cultural and Historic Resources ___
8. Industrial Hygiene ___
9. Health and Safety ___
10. Ecological Resources ___
11. Endangered Species ___
12. Indoor Air Quality ___
13. Biological Agents ___
14. Mold ___

* * * * *

Attachment A Completed By:

Signature: Joseph Biondolillo

Printed Name: Joseph Biondolillo

Date: 9-4-18

V-638

LOCATION Franklin Sq. #67

NAME James O'Mara

FOR Parking station

ACTION Approved on condition

MEETING OF May 5, 1932

IF CONDITION, SEE OVER

V- 695

LOCATION Franklin Sq. #67

NAME James O'Mara

FOR Install gasoline pumps in existing parking station

ACTION Approved on condition

MEETING OF Aug. 11, 1932

IF CONDITION, SEE OVER

Approved on condition that the pumps be set back atlea
25' From the sidewalk

Approved on condition that there be one driveway 20 Ft.
width and that suitable obstruction both sides of drivew
to prevent driving in and out

DAY
MEMORANDUM OF INFORMATION PROVIDED

PERSON DAY CALLED: **Joe Biondolillo**

COMPANY OR AGENCY: **City of Rochester**

DATE: **9/20/2018**

REGARDING: **101-113 Franklin Street and 106 Pleasant Street, Rochester, NY**

NOTES:

Mr. Biondolillo stated that he contacted Ms. Karen St. Aubin, City DES Director of Operations, regarding the asphalt patch observed by DAY on the referenced property. According to Mr. Biondolillo, Ms. St. Aubin stated that the patches on the site were created by DES Operations in order to make temporary improvements to the surface asphalt parking lot, and that no underground storage tank (USTs) were encountered or removed.

APPENDIX B

SITE PHOTOGRAPHS

The central portion of the parking lot on the assessed property looking east on 8/27/2018.

The central portion of the parking lot on the assessed property looking north on 8/27/2018.

The central portion of the parking lot on the assessed property looking west on 8/27/2018.

The central portion of the parking lot on the assessed property looking south on 8/27/2018.

A mound of apparent asphalt along the south/central edge of the parking lot on the assessed property on 8/27/2018. (Note, this pile was removed prior to the 9/17/2018 site visit.)

A representative view of debris observed on the southwestern portion of the parking lot on the assessed property on 8/27/2018. (Note, this debris was removed prior to the 9/17/2018 site visit.)

Pay station observed along the northeastern edge of the assessed property looking south.

Electrical equipment located along the southeastern edge of the assessed property looking north.

View of the grassy area of the assesed property from the northern property line looking southwest.

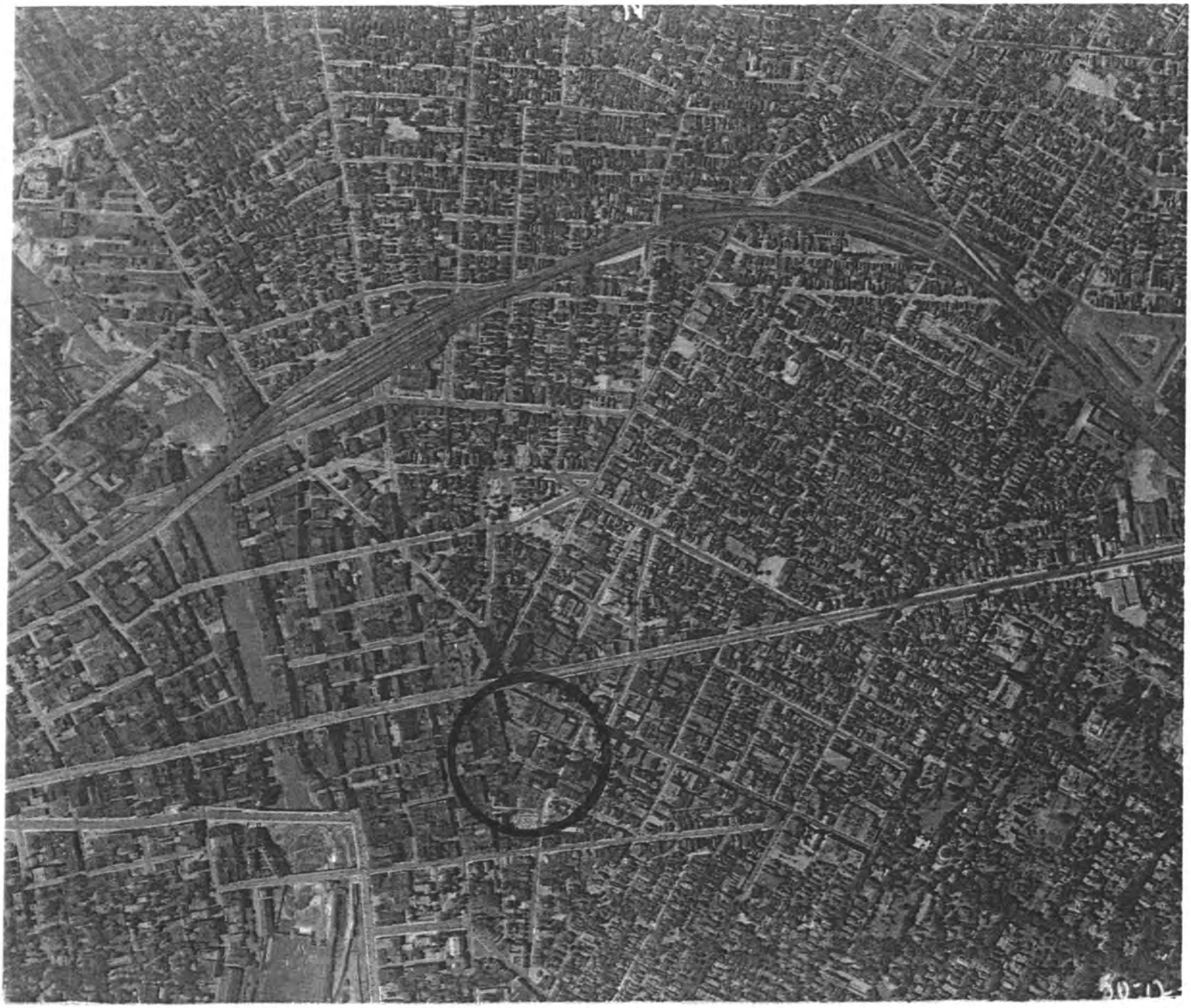
Brick monument of unknown use in treed hedgerow on the southcentral portion of the assessed property looking southwest.

View of newly paved asphalt (observed during the 9/17/2018 site visit) in the central portion of the parking lot on the assessed property looking southwest. The catch basin is also visible.

View of an approximate 8' x 12' rectangular-shaped asphalt patch in the parking lot on the northeastern portion of the assesed property, which could be associated with a former UST, looking northeast.

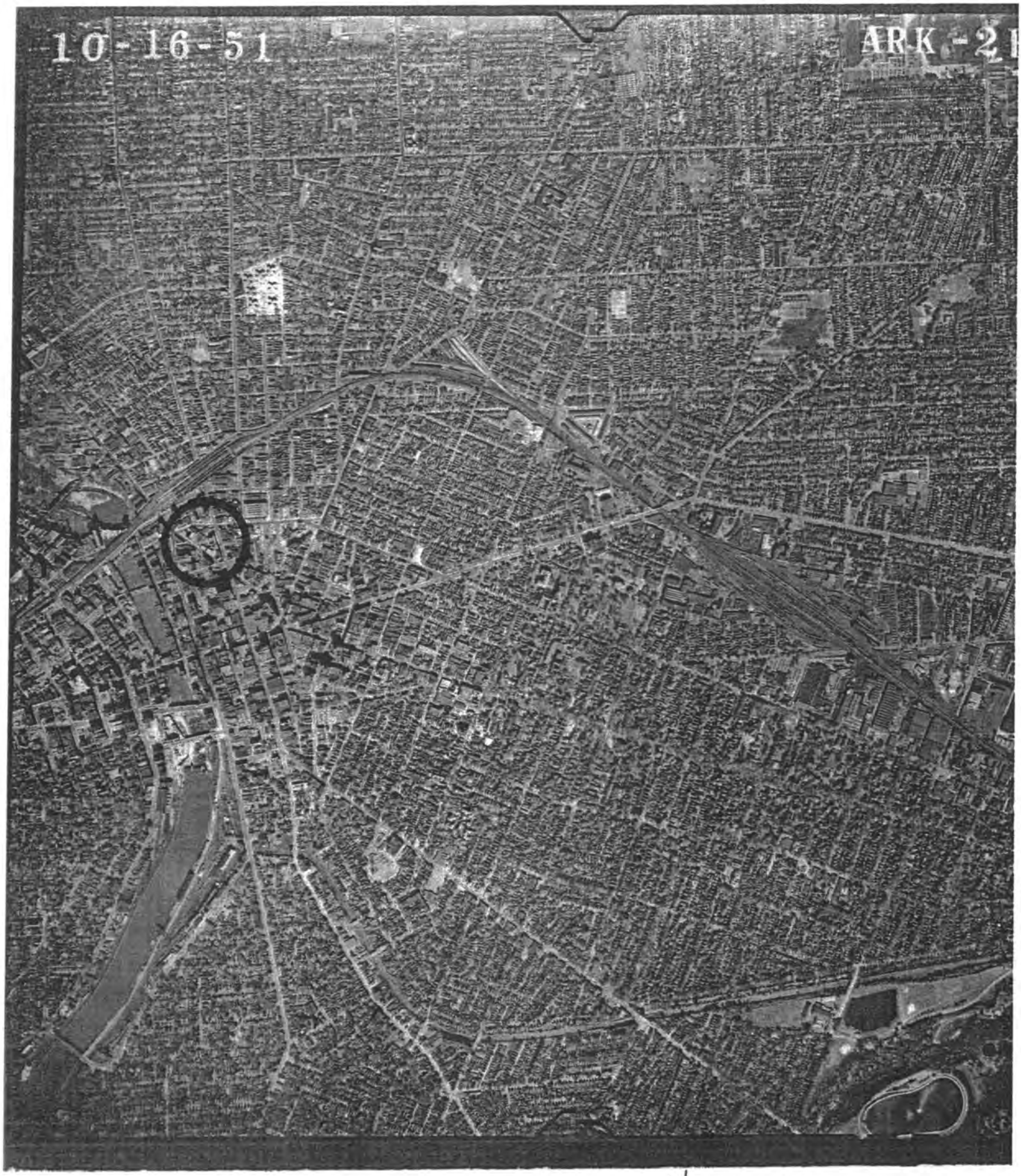
APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION



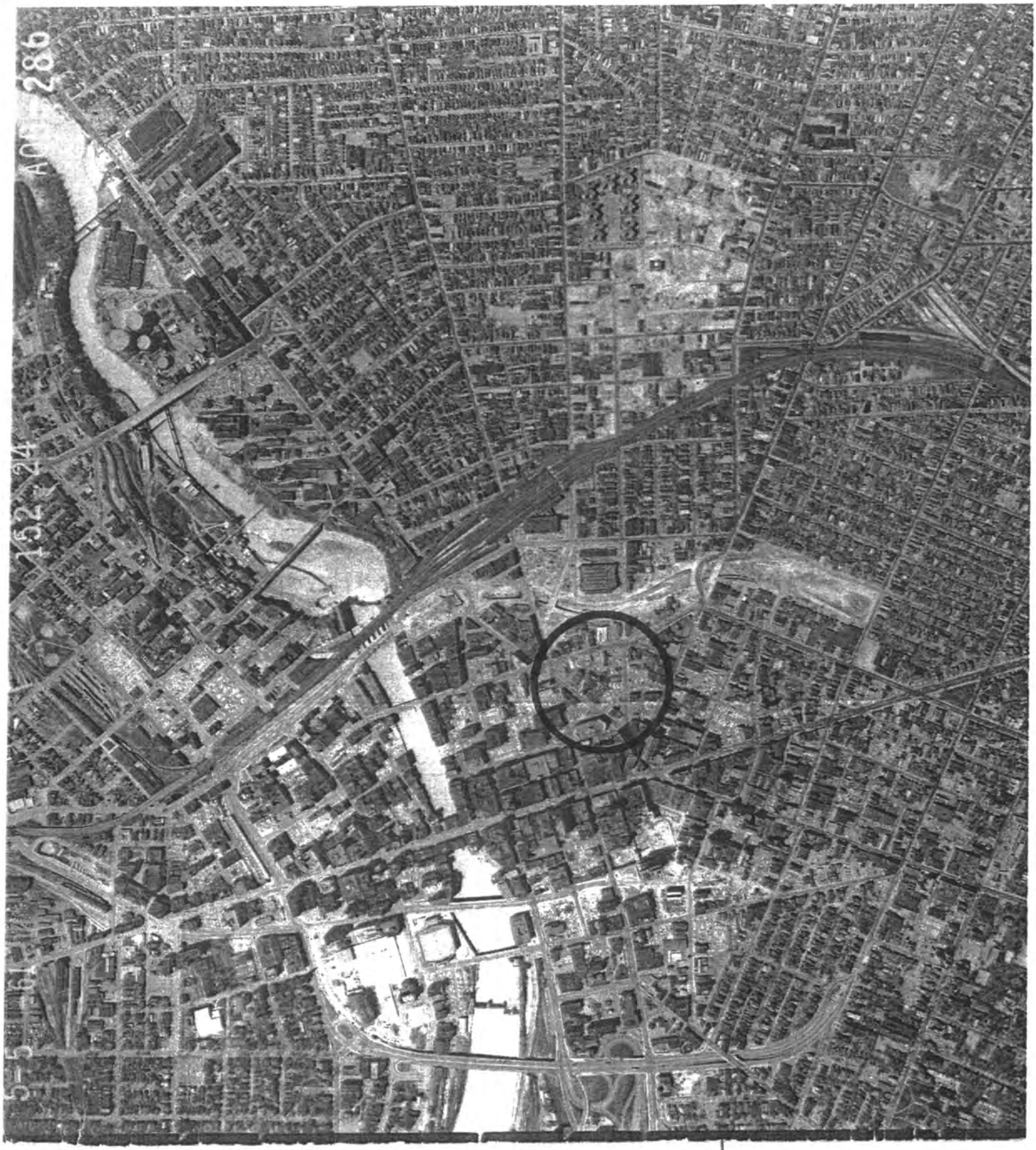
N

1930



N

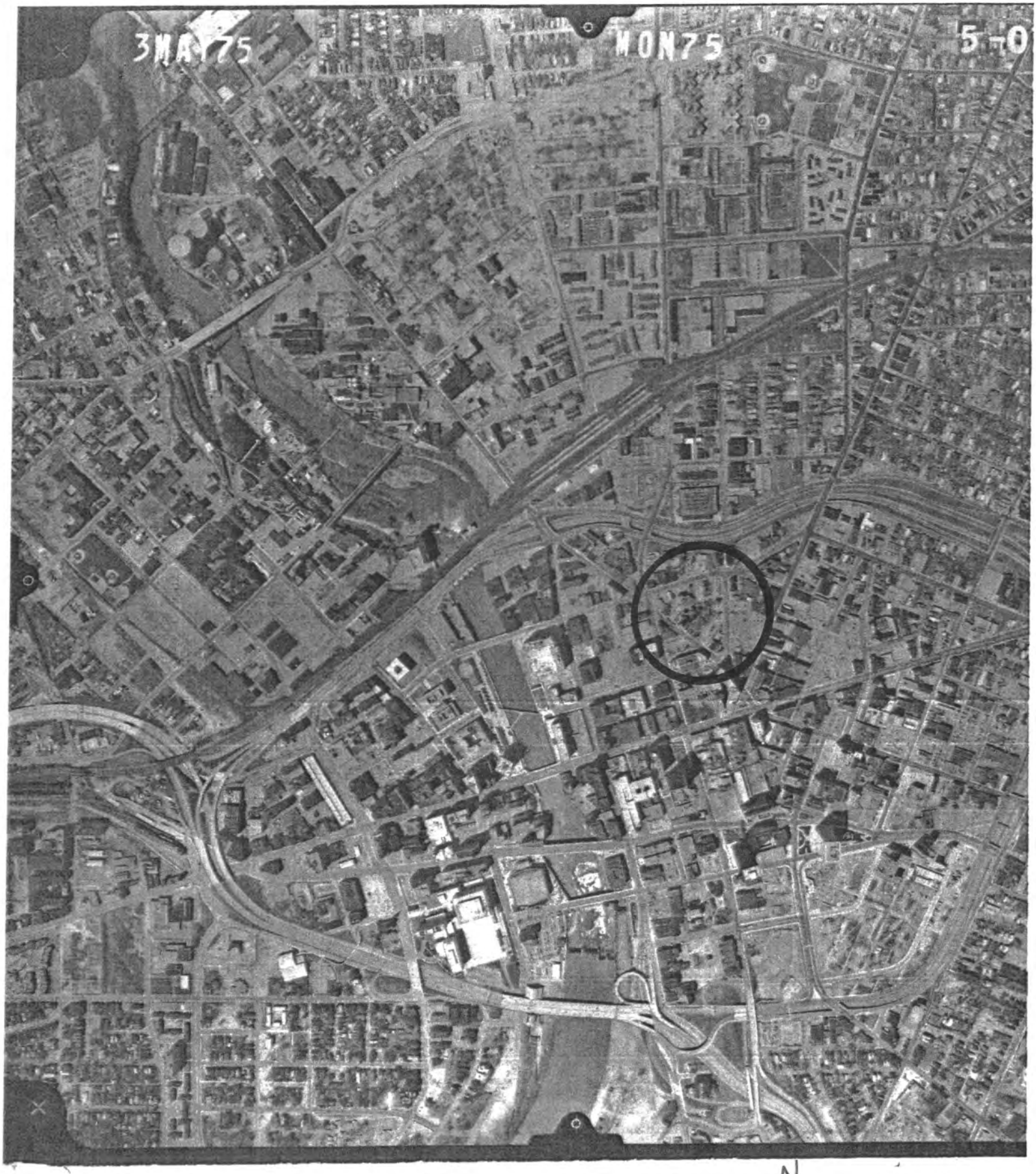
1951



1961

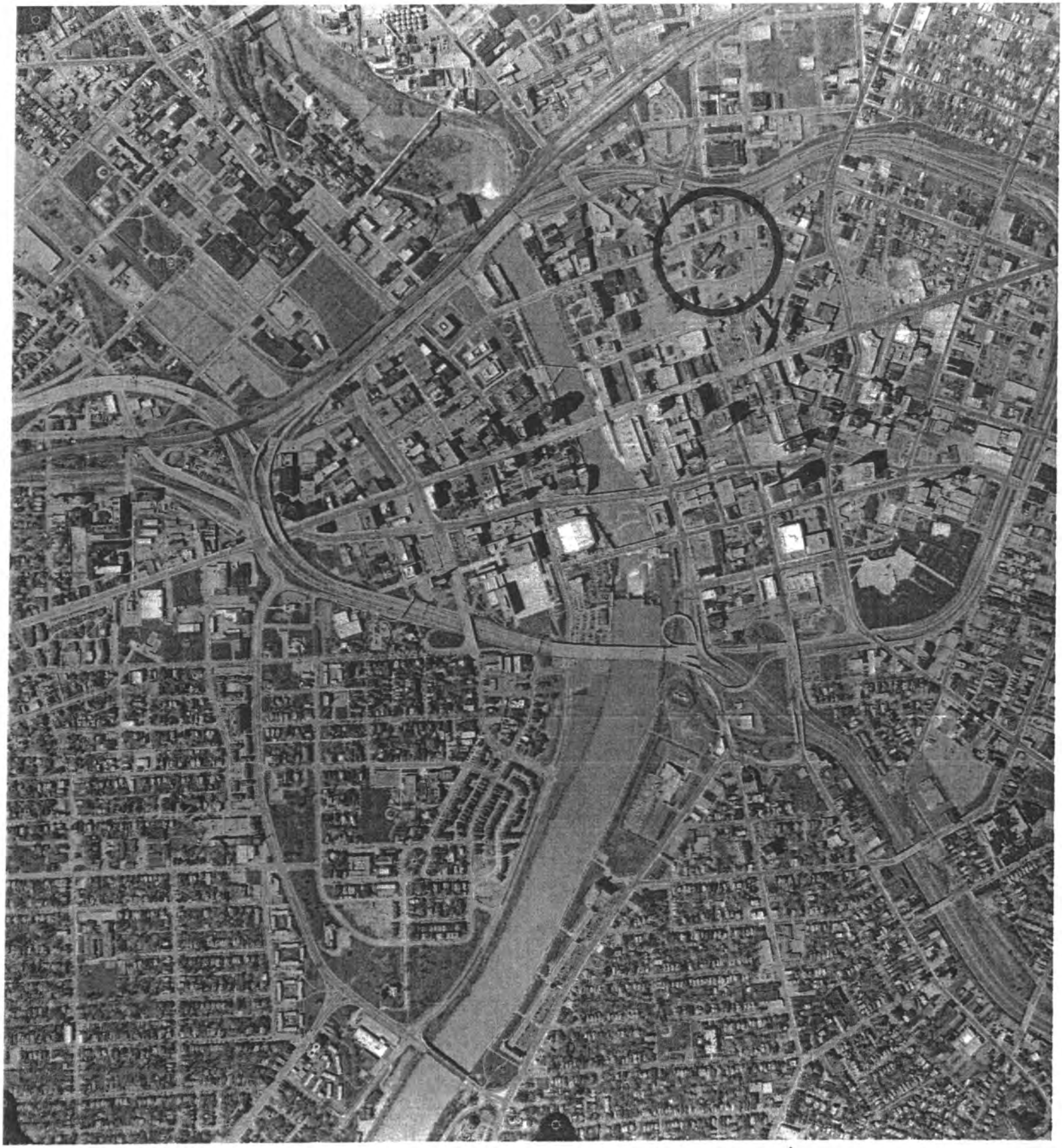
N

1970



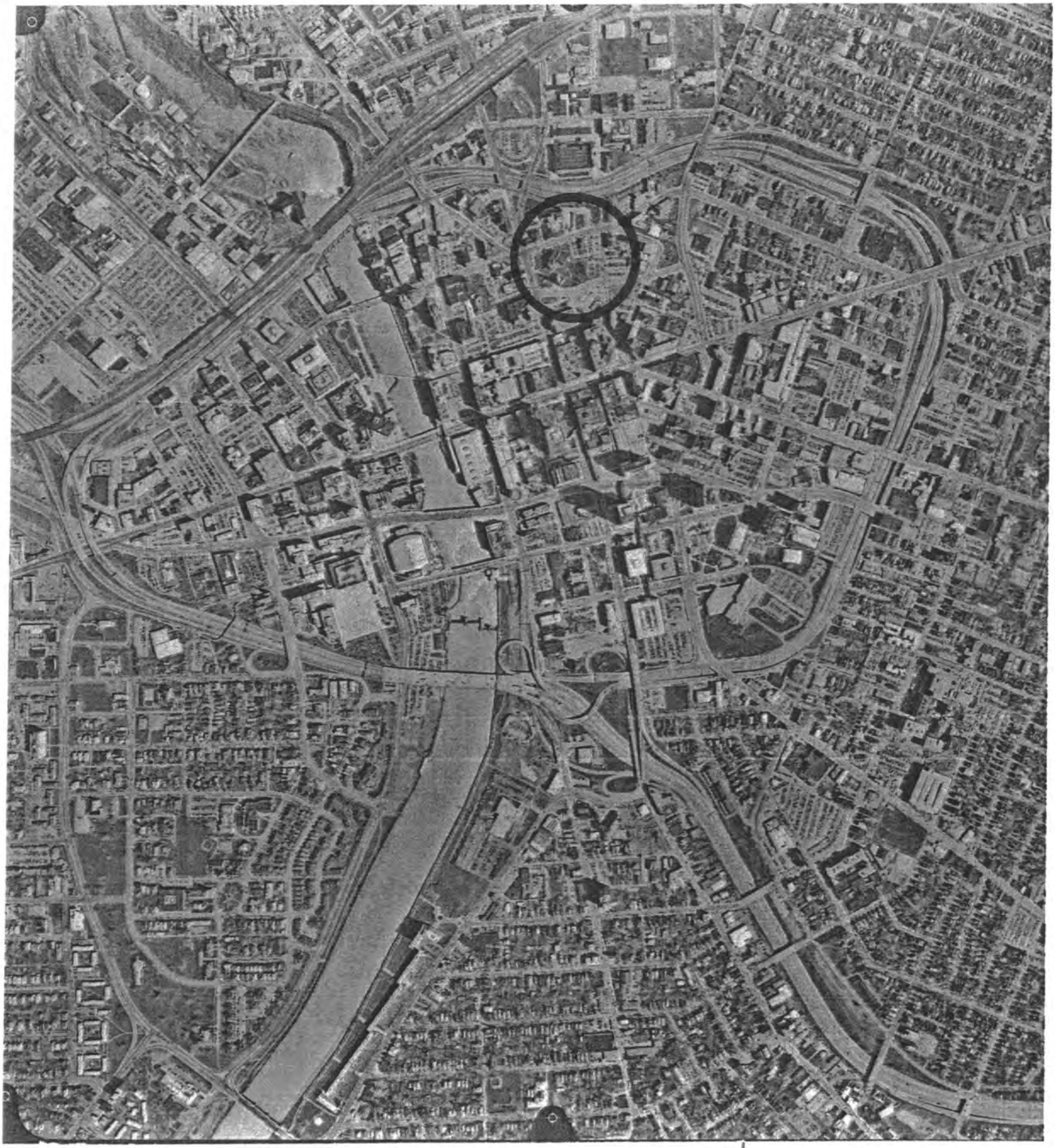
N

1975



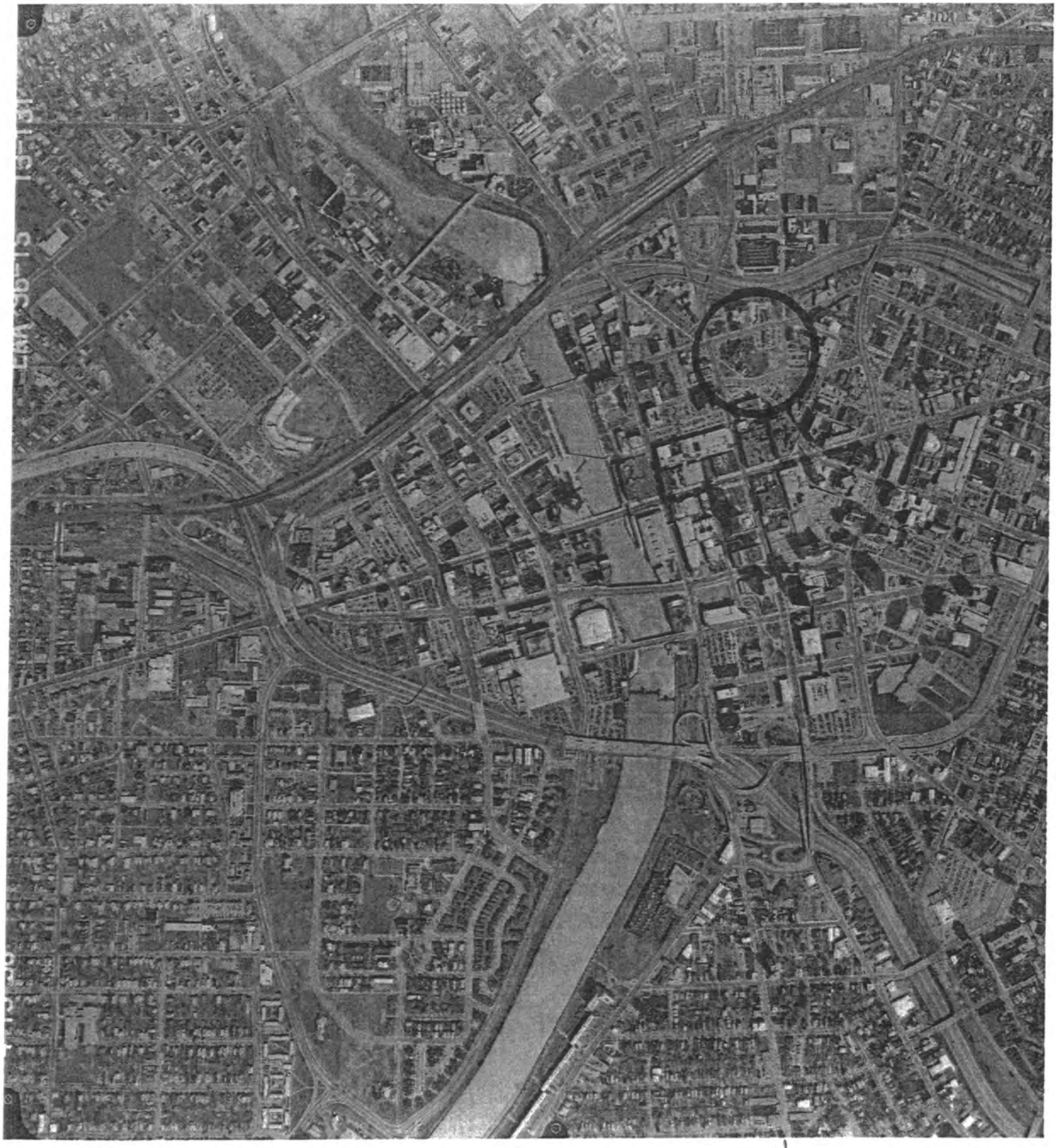
N

1988



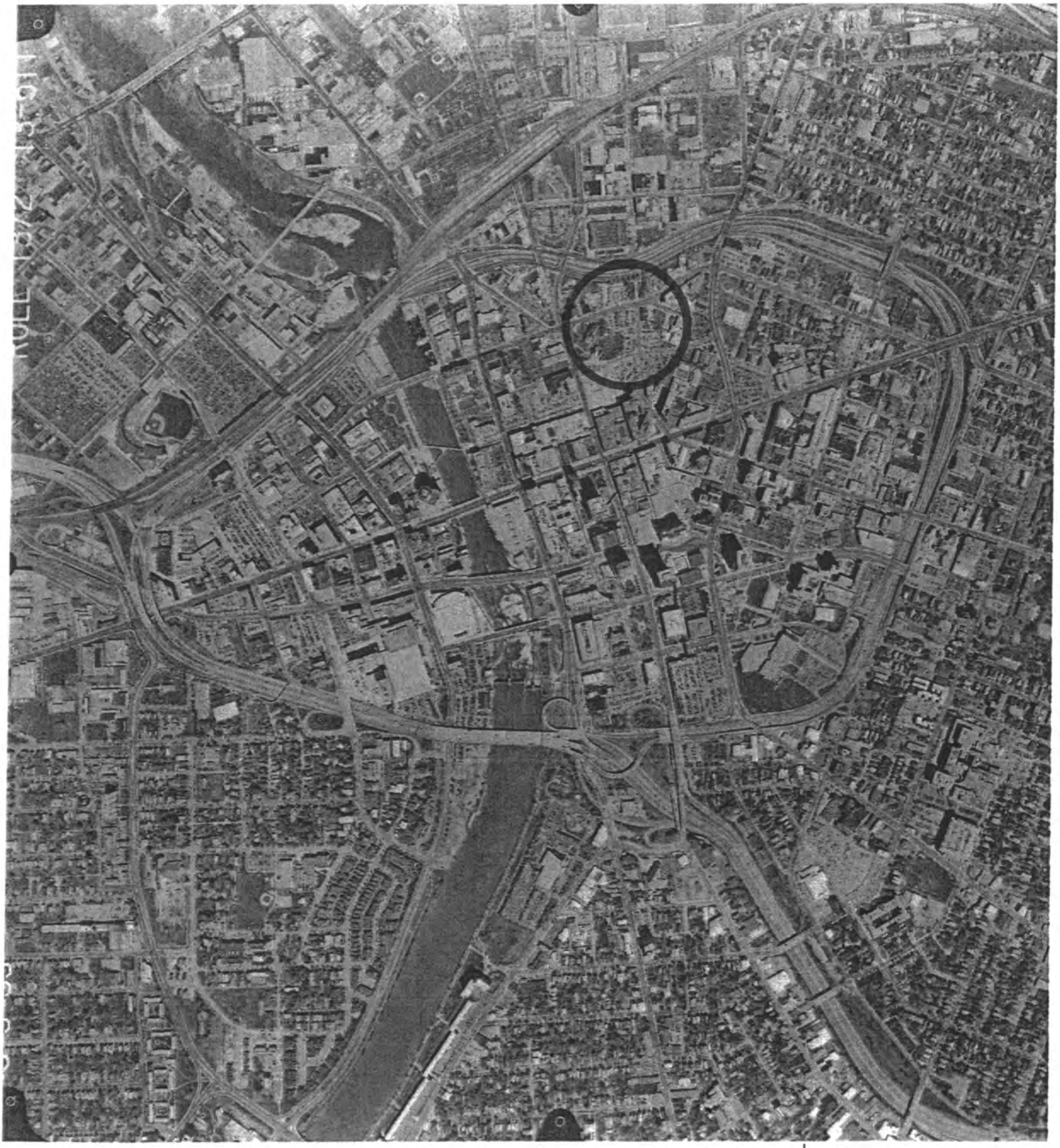
N

1993



N

1996



1999

NOTES:

Property boundary provided by City of Rochester dated 2018. This property boundary is to be considered approximate.

Aerial imagery provided by Monroe County and Pictometry, dated 2018.

Document Path: \\DAYGIS\GIS_Data\GIS Mapping\Phase_I\5530E-18Rocky\5530E-02-Aerial.mxd

Last Date Saved: 28 Aug 2018

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Certification # 2E58-4FA4-9AA1

ROCHESTER, N.Y.

ANDREWS

ST. JOSEPH'S ORPHAN ASYLUM

ST. JOSEPH'S HALL

FRANKLIN

S. CHATHAM

AMITY

GROVE ST.

NORTH

ACHILLES

N. CLINTON

E. MAIN

S. CLINTON ST.

ELM ST.

EAST AVE.

PALACE LAUNDRY

PALACE STABLES

SIBLEY BLOCK

Scale of Feet.

Site Name:	101-113 Franklin Street
Address:	101-113 Franklin Street
City, ST, ZIP:	Rochester NY 14604
Client:	Day Environmental, Inc.
EDR Inquiry:	2017215.1s
Order Date:	8/30/2007 12:44:02 PM
Certification #	2E58-4FA4-9AA1
Research Associate:	HNS
Copyright:	1892

VOLUME TWO

Approx. boundaries

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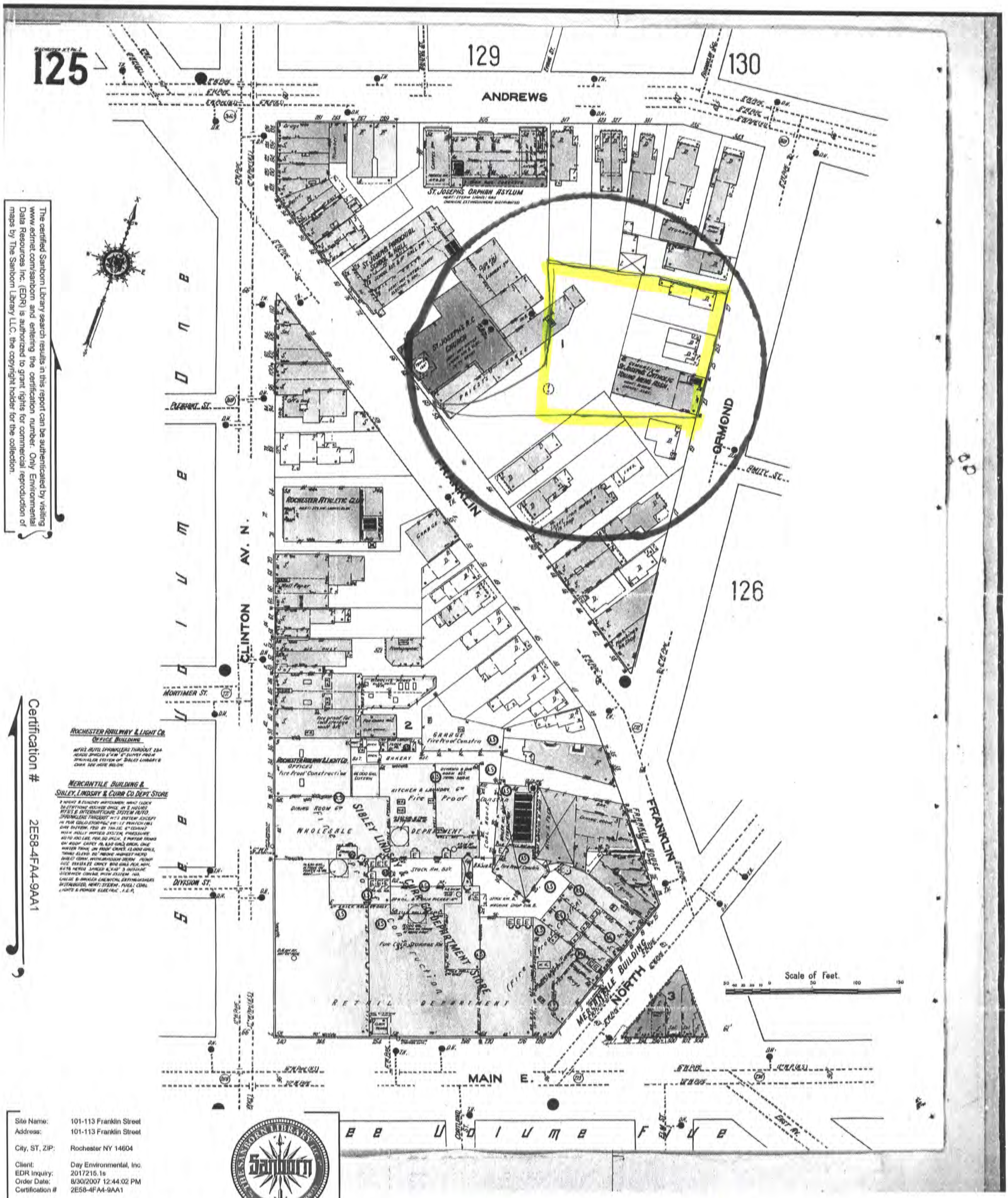

Certification # 2E58-4FA4-9AA1

Site Name:	101-113 Franklin Street
Address:	101-113 Franklin Street
City, ST, ZIP:	Rochester NY 14604
Client:	Day Environmental, Inc.
EDR Inquiry:	2017215.1s
Order Date:	8/30/2007 12:44:02 PM
Certification #	2E58-4FA4-9AA1

Research Associate: HNS Copyright: 1911

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(1934-A)
ROCHESTER, N.Y. Vol. 2

125
"R"
APR. 1944
NY . . . 123

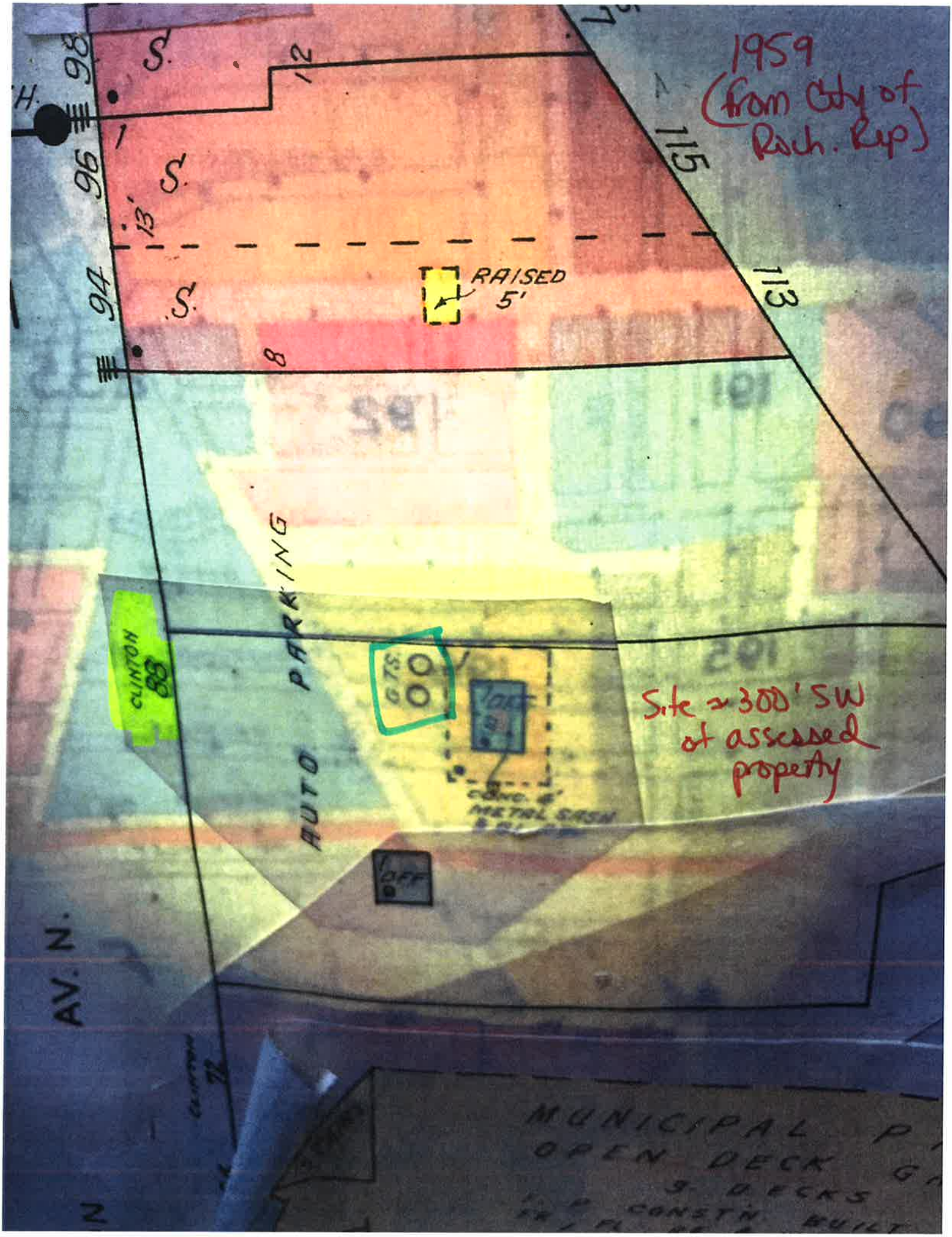
129
130
ANDREWS
SISTERS OF NOTRE DAME CONVENT
P.S.C. ABOVE
AUTO PARKING
ST. JOSEPH'S PAROCHIAL SCHOOL
ST. JOSEPH'S R.C. CHURCH
REDEMPTORIST FATHERS
ST. JOSEPH'S CATHOLIC YOUNG MEN'S ASSN.
14-01-2
(11)
FRANKLIN SQ.
FRANKLIN ST.
126
14-01-1
(12)
CLINTON AV. N.
MORTIMER
PLEASANT
DIVISION
MAINTENANCE SHOP
UNDERGRD STRUCTURE
LINDSEY & CURR CO. INC.
Fire Proof Const'n.
SIBLEY, LINDSEY & CURR STORE
MERCANTILE BLDG.
KITCHEN & LAUNDRY
RECREATION ROOM
NORTH FRANKLIN ST.
MAIN E.
EAST AV.
SCALE 50 FT. TO ONE INCH
N E U M O R E S E V O L U M E O N E - S

Site Name: 101-113 Franklin Street
Address: 101-113 Franklin Street
City, ST, ZIP: Rochester NY 14604
Client: Day Environmental, Inc.
EDR Inquiry: 2017215.1s
Order Date: 8/30/2007 12:44:02 PM
Certification # 2E58-4FA4-9AA1

Research Associate: HNS
Copyright: 1950

Certification # 2E58-4FA4-9AA1

Approx. boundaries


1959
(from City of Rich. Rep)
RAISED
5'
AUTO PARKING
Site ≈ 300' SW of assessed property
AV. N.

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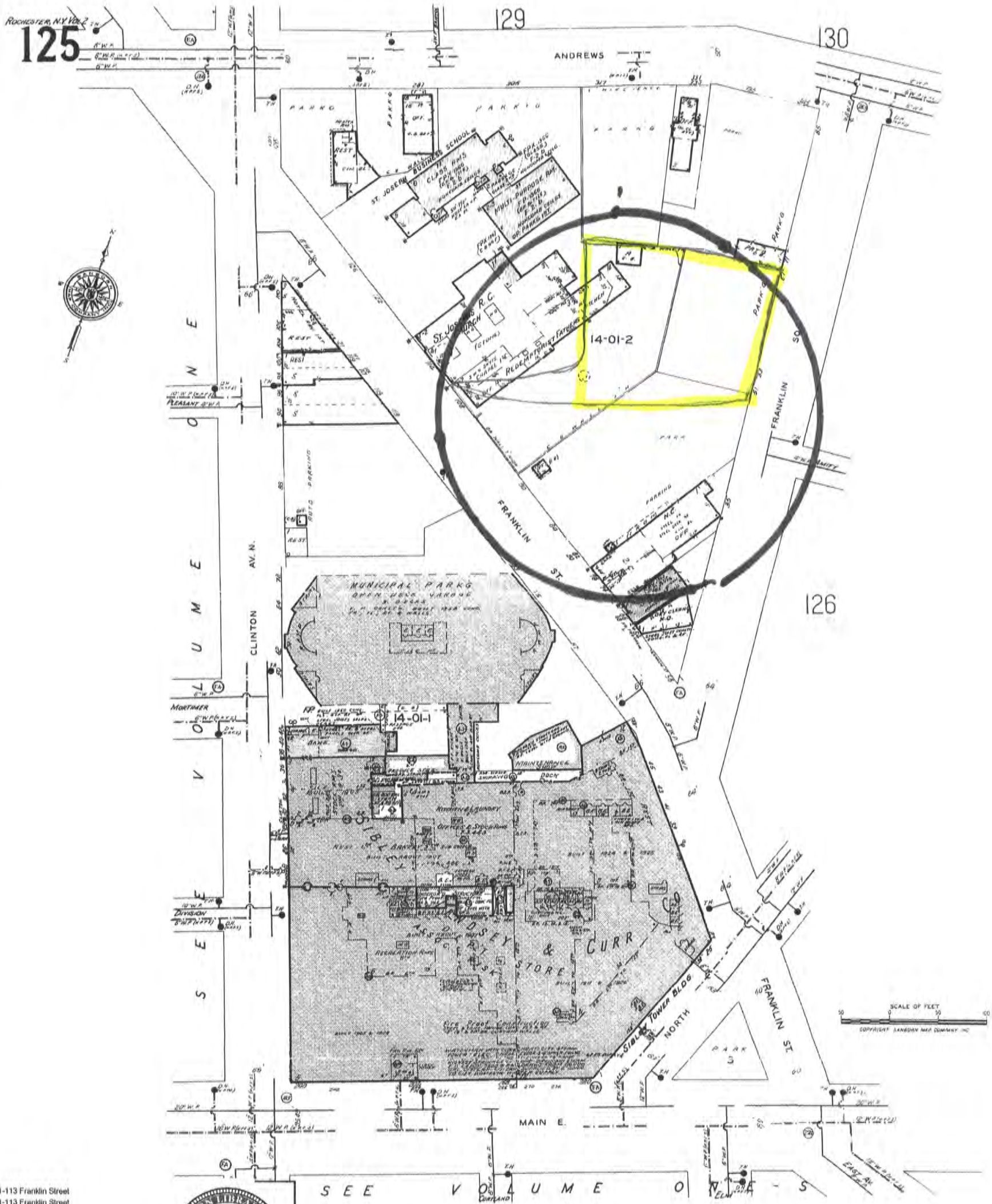
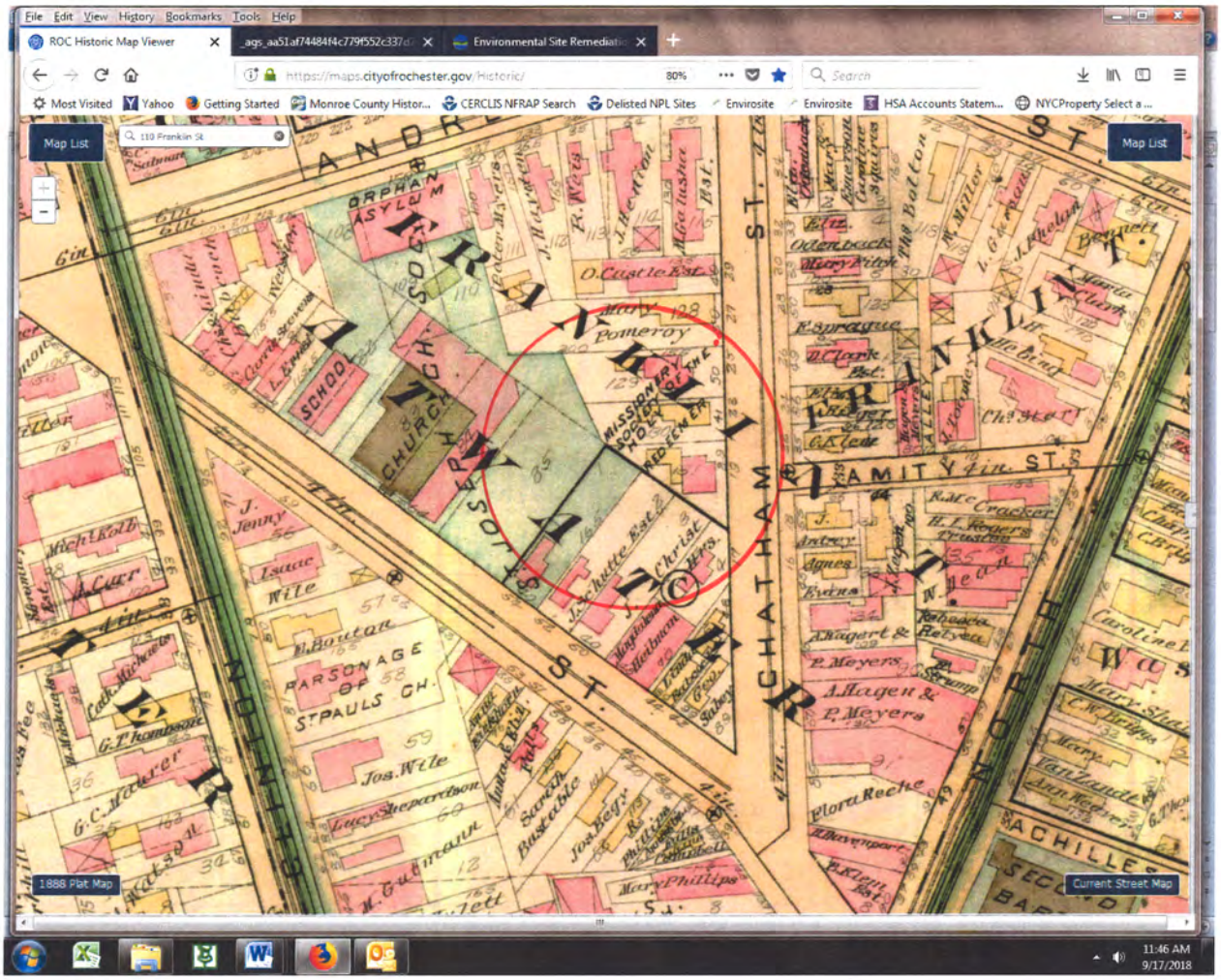


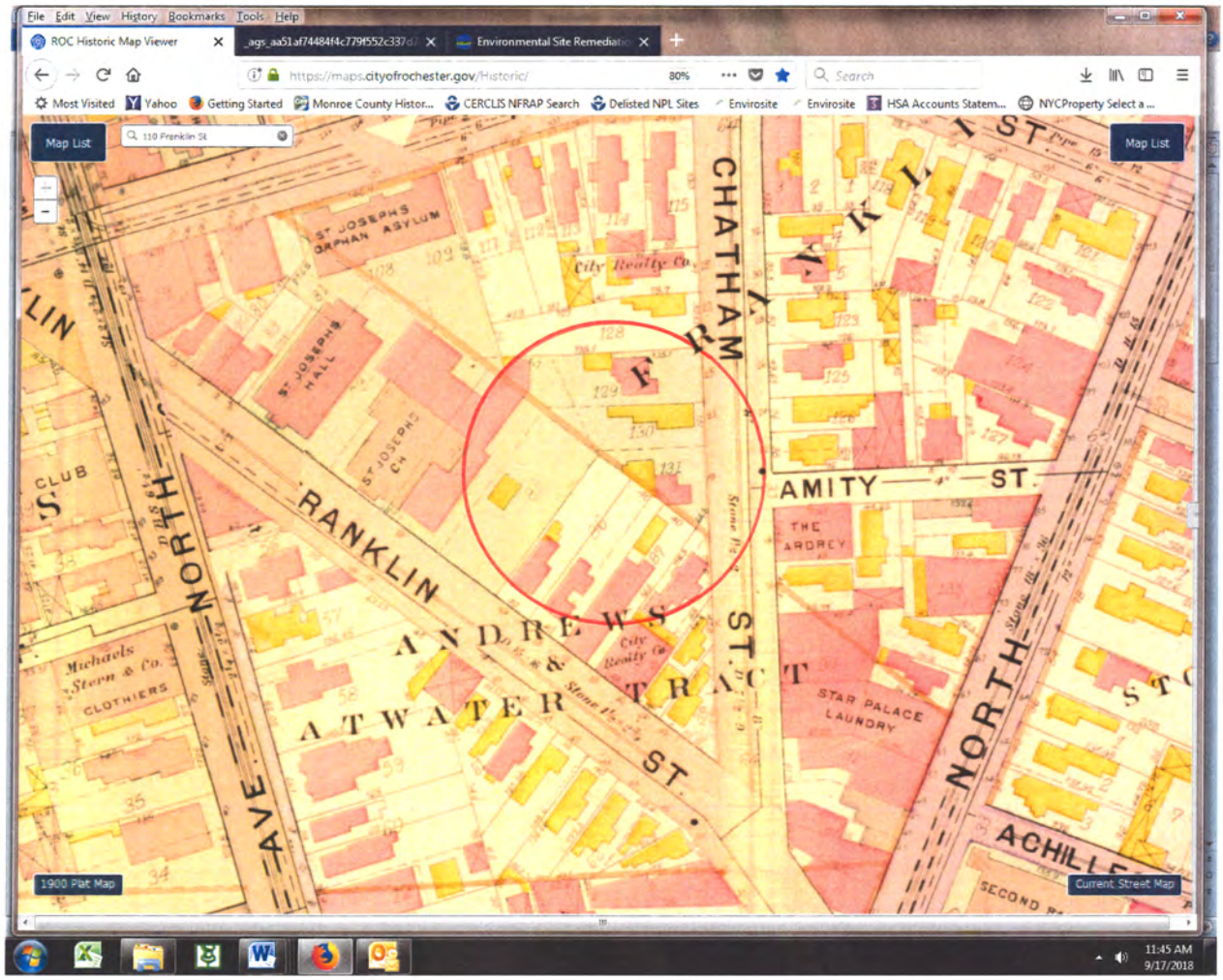
Certification # 2E58-4FA4-9AA1

Site Name:	101-113 Franklin Street
Address:	101-113 Franklin Street
City, ST, ZIP:	Rochester NY 14604
Client:	Day Environmental, Inc.
EDR Inquiry:	2017215.1s
Order Date:	8/30/2007 12:44:02 PM
Certification #	2E58-4FA4-9AA1

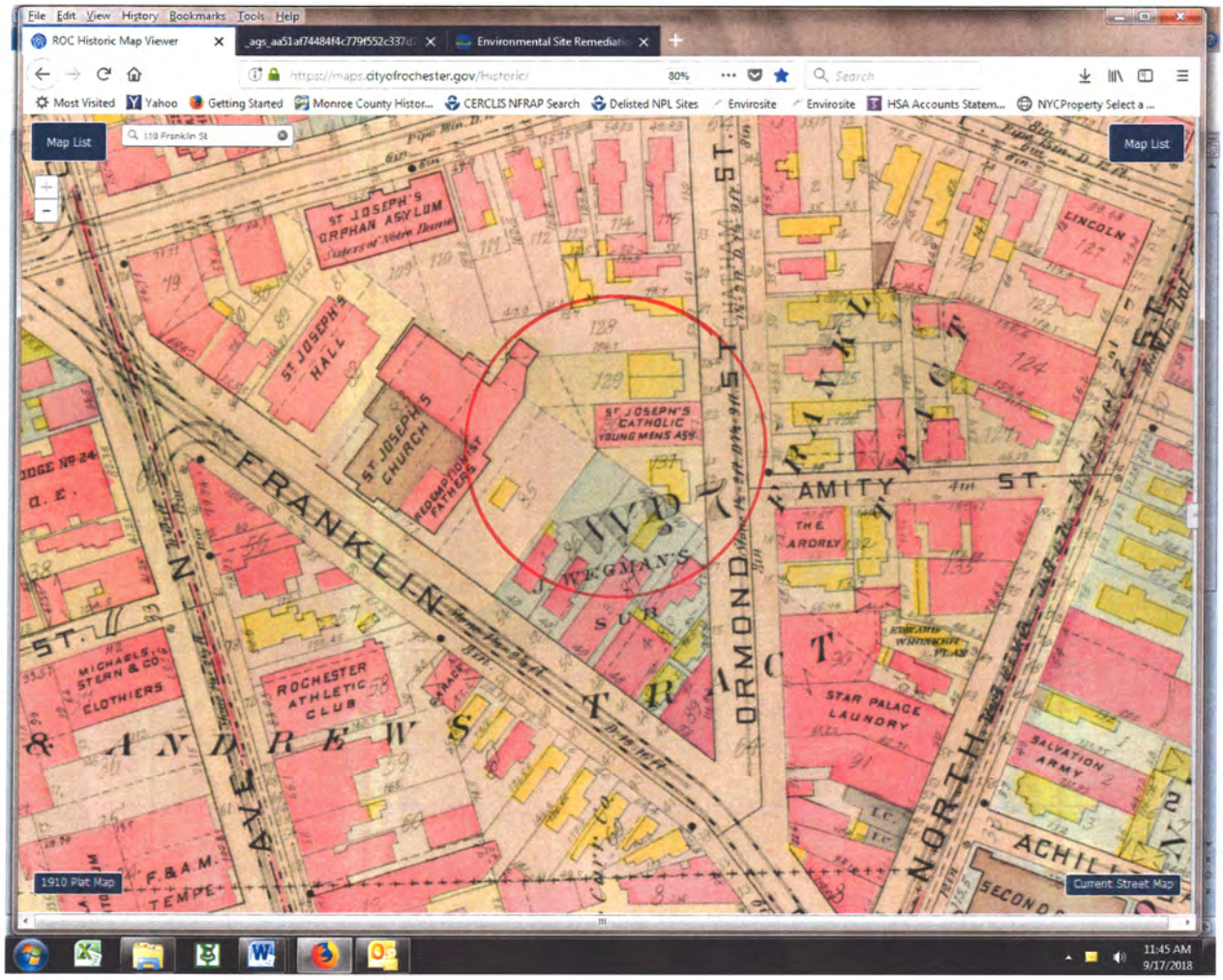
Research Associate: HNS Copyright: 1971



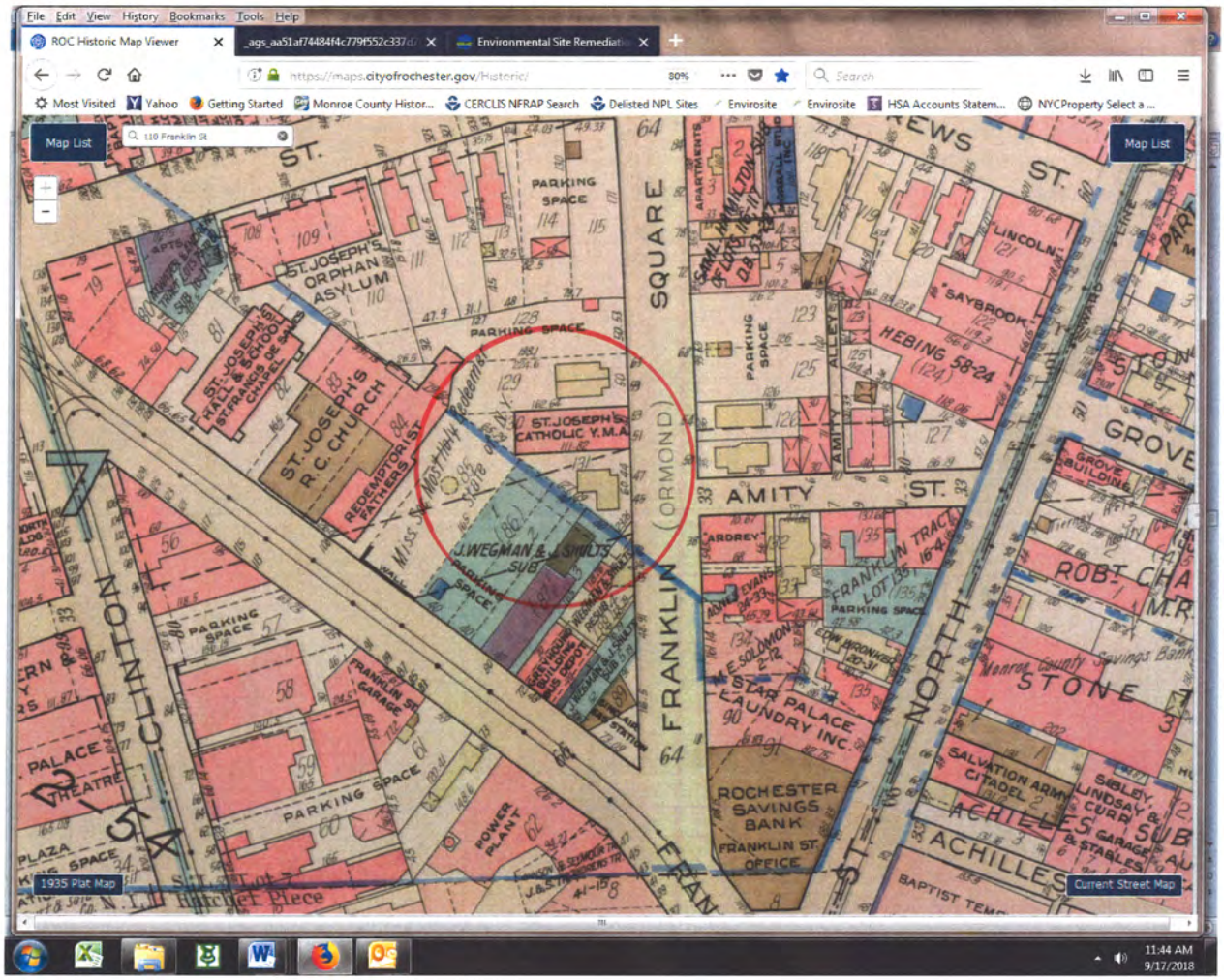
1888 Plat Map



1900 Plat Map



1910 Plat Map



1935 Plat Map

Polk City Directory Review
(9/8/07)

2006

Franklin Street

+Franklin Ct
40 Charter one securities Inc bank
+Pleasant Street
120 Residential
132 Residential
140 Residential
+Andrews Street

Pleasant Street

20 Residential
25 Passero and Meserve attorneys
+Liberty Pole Way
+Franklin Street
156 Residential
210 Our Lady of Victory church
214 Residential
+St. Paul Street

2000

Franklin Street

+Franklin Ct
40 Rochester Community Savings Bank
+Pleasant Street
140 Residential
+Andrews Street

Pleasant Street

5 Residential
25 Residential
+Liberty Pole Way
+Franklin Street
210 Our Lady of Victory church
+St. Paul Street

* Assessed Property

1994

Franklin Street

+Franklin Ct
40 Rochester Community Savings Bank
+Pleasant Street
78 Public Parking Co
82 Parking Lot
84 Public Parking Co
115 Public Parking
119 Greathead General Printing
120 Burke Grossman Valenti and Rzepka Law Firm
+Andrews Street

Pleasant Street

+St. Paul Street
21 Vacant
210 Our Lady of Victory church
+N. Clinton

1990

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Pleasant Street
78 Public Parking
82 Vacant
84 Apartments
Public Parking Co
115 Public Parking
119 Greathead General Printing
120 Burke and Rzepka Law Firm
+Andrews Street

Pleasant Street

+St. Paul Street
21 Vacant
210 Our Lady of Victory church
+N. Clinton

* Assessed Property

1985

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
+Pleasant Street
110 Public Parking
78 Public Parking
82 Vacant
84 Apartments
85 Public Parking Co
115 Public Parking
119 Schneider Brothers Printing
120 St. George Dental Studio
+Andrews Street

Pleasant Street

+St. Paul Street
21 Wood World Furniture
210 Our Lady of Victory church
+N. Clinton

1979

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 Rochester Truck Rental
66 Main Cameral Center Inc. photography equip
68 vacant
72 vacant
76 vacant
82 Public Parking
108 vacant
115 Trant's Inc.
* 113 Kiplings
119 C&F Family Restaurant
120 Rochester Opportunity Center (SUNY Brockport)
+Andrews Street

* Assessed Property

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
+N. Clinton

1974/75

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 vacant
66 Main Cameral Center Inc. photography equip
68 vacant
72 Apartments
76 Golden Mug Tavern
82 Public Parking
120 Rochester Opportunity Center (SUNY Brockport)
+Andrews Street
159 Epstein's Edco Process Dry Cleaner

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
+N. Clinton

1969

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 Barnet Ben Cleaners
66 Esse-Moore Insurance Agency
68 Spirits from '76
72 Apartments
76 Spirits from '76
82 Public Parking
* 90 public parking
* 108 St. Josephs Church Rectory
110 St. Josephs Church
* Assessed Property

120 St. Josephs Covenant
+Andrews Street
159 Epstein's Edco Process Dry Cleaner

Franklin Square

38 Ardrey Apartments
50 Parkrite Inc Parking Station
*67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Porter Melbourne Optom
78 Public Parking
82 Franklin Apartments
84 Apartments
85 Parking Lot

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
+N. Clinton

1965

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 Barnet Ben Cleaners
66 Esse-Moore Insurance Agency
68 vacant
72 Apartments
74 vacant
82 Public Parking
*90 public parking
*108 St. Josephs Church Rectory
110 St. Josephs Church
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
+Andrews Street
159 Epstein's Edco Process Dry Cleaner

* Assessed Property

Franklin Square

38 Ardrey Apartments
50 Parkrite Inc Parking Station
* 67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Porter Melbourne Optom
82 Franklin Apartments
84 Franklin Apartments
85 Parking Lot

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
20 Jackson's Garage Auto Repair
+N. Clinton

1960

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 Jim Chevron Service Sta
66 Feldman-Simon Agency
72 Franklin House Restaurant
Apartments
74 vacant
82 Public Parking
* 90 public parking
* 108 St. Josephs Church Rectory
110 St. Josephs Church
113 Phillips Beauty Salon
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
+Andrews Street
149 Private Parking
159 Epstein's Edco Process Dry Cleaner

* Assessed Property

Franklin Square

38 Ardrey Apartments
50 Parkrite Inc Parking Station
67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Porter Baird Optom
78 vacant
82 Franklin Apartments
84 Franklin Apartments
85 Parking Lot

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
20 Jackson's Garage Auto Repair
+N. Clinton

1955

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
45 Porter Baird Optom
47 vacant
58 Franklin Service Sta
66 Feldman-Simon Agency
72 Larry's Lounge Restaurant
Apartments
75 Parking
82 Public Parking
90 public parking
108 St. Josephs Church Rectory
110 St. Josephs Church
113 Julian Bridal Shop
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
+Andrews Street
149 Private Parking

* Assessed Property

Franklin Square

38 Ardrey Apartments
51 YMCA
67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Apartments
85 Parking Lot
124 Residential
130 Retail Gasoline Dealers Assn

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
20 Jackson's Garage Auto Repair
21 Parking
+N. Clinton

1950

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
43 Porter Baird Optom
45 Hearing Aide Center
47 Maico Rochester Co hearing
58 McCarthy Service Sta
72 Dalton Restaurant
Apartments
75 Parking
82 Public Parking
83 Colgate Palmolive Peet Co
85 Rochester Wayne Distributors corp oil burners
87 Empire Photo Engravers
90 public parking
91 Eddy's Garage auto repair
108 St. Josephs Church Rectory
113 Heller-Rochester Corp mfrs agts
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
123 Apartments
+Andrews Street
149 Private Parking

* Assessed Property

Franklin Square

38 Ardrey Apartments
* 51 YMCA
* 67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Apartments
82 Franklin Apartments
84 Franklin Apartments
85 Parking Lot
124 Residential
130 Retail Gasoline Dealers Assn

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
20 Jackson's Garage Auto Repair
21 Parking
+N. Clinton

1945

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
43 Town Talk Dry Cleaner
45 Russian War Relief
58 McCarthy Service Sta
72-76 Grey Hound Bldg
75 Public Parking
83 Colgate Palmolive Peet Co
85 Rochester Wayne Distributors corp oil burners
87 Empire Photo Engravers
* 90 public parking
91 Franklin Street Garage auto repair
* 108 St. Josephs Church Rectory
113 Heller-Rochester Corp mfrs agts
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
123 Apartments
+Andrews Street
149 vacant

* Assessed Property

Franklin Square

38 Ardrey Apartments
51 YMCA
67 Public Parking
68 Public Parking
117 vacant
123 United Service Organization
124 Residential

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
21 Parking
22 Pleasant St. Parking and Washing Service Sta
+N. Clinton

1939/40

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
43 Abco Realty Corp
45 vacant
47 vacant
58 Palace Service Sta
72-76 Grey Hound Bldg
75 Public Parking
80 parking
85 Melchior, Armstrong Dessau Co of Delaware refrigerator and oil burner supplies whol
87 Empire Photo Engravers
90 public parking
91 Franklin Street Garage auto repair
108 St. Josephs Church Rectory
120 St. Josephs Covenant
123 Apartments
+Andrews Street
149 vacant

* Assessed Property

Franklin Square

38 Ardrey Apartments
51 YMCA
67 Public Parking
68 Public Parking
117 vacant
123 United Service Organization
124 Residential
129 Residential
130 Residential

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 Parking
21 Parking
22 Pleasant St. Parking and Washing Service Sta
+N. Clinton

1935

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
43 Abco Realty Corp
45 vacant
47 vacant
58 Palace Service Sta
72-76 Grey Hound Bldg
75 Public Parking
80 parking
85 Melchior, Armstrong Dessau Co of Delaware refrigerator and oil burner supplies whol
87 Empire Photo Engravers
90 public parking
91 Franklin Street Garage auto repair
108 St. Josephs Church Rectory
120 St. Josephs Covenant
123 Apartments
+Andrews Street
149 vacant

* Assessed Property

Franklin Square

38 Ardrey Apartments
* 51 YMCA
* 67 Public Parking
68 Public Parking
117 vacant
123 United Service Organization
124 Residential
129 Residential
130 Residential

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 Parking
21 Parking
22 Pleasant St. Parking and Washing Service Sta
+N. Clinton

* Assessed Property

APPENDIX D

REGULATORY RECORDS DOCUMENTATION

DAY ENVIRONMENTAL, INC.
IN-HOUSE SPILL/LST RECORDS CHECKLIST

DAY reviewed data obtained from the NYSDEC Spills/Leaking Storage Tank (LST) database in order to identify spills/LST incidents located within a 0.5-mile radius of the assessed property. A summary of the information obtained as part of this review is presented below.

Job # Rocity-5530E-18 Assessor Tom Roszak

Completed by RJM Date 8/27/2018

Property Name/Address: 101-113 Franklin Street & 106 Pleasant Street

Rochester, New York 14604

NYSDEC Region 8 County: Monroe

Names and Addresses of Adjoining Properties:

North: 317, 325 & 343 Andrews Street (parking lots), 331-333 Andrews Street (Lakeside Engineering) 119 Franklin Street (Eritrean Community Building)
South: 22 & 30 Franklin Court (parking lots)
East: 102 & 110 Franklin Street (parking lots) 120 Franklin Street (residential)
Southeast: 84 Franklin Street (parking lot)
West: 305 Andrews Street (Rochester Educational Opportunity Center), St. Josephs Park, 118 Pleasant Street

Summary of Spills/LSTs: (refer to attached table for detail)

Total Number of Spills/LSTs within a 0.5-mile Radius: 226

Active Mappable Spills/LSTs: 4

Active Unmappable Spills/LSTs: 0

Closed/Inactive Mappable Spills/LSTs: 178

Closed/Inactive Unmappable Spills/LSTs: 44

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
1	9714156	25 Franklin Street	3/20/98	CI	~.1 S	Y
2	9010284	167 Liberty Pole Way	12/21/90	C	~.1 NE	Y
3	0070376	Stillson St./Achilles St.	9/8/00	A	~.2 SE	Y
4	0470265	Andrews Street Bridge	9/2/04	CI	~.3 W	Y
5	0650574	305 Andrews Street	7/11/06	CI	~.1 NW	Y
6	8400017	414 Andrews Street	4/2/84	C	~.1 NE	Y
7	8601285	304-308 Andrews Street	5/22/86	C	~.1 NW	Y
8	8603560	304-308 Andrews Street	8/29/86	C	~.1 NW	Y
9	8603686	430 Andrews Street	8/29/86	C	~.1 NE	Y
10	9870059	414 Andrews Street	8/6/98	CI	~.1 NE	Y
11	0070107	55 Bittner Street	5/13/00	CI	~.1 NW	Y
12	0550322	37 Bittner Street	5/20/05	CI	~.1 NW	Y
13	8803121	Carthage Alley	7/11/88	C	~.3 NW	Y
14	8805093	Carthage Alley	9/12/88	C	~.3 NW	Y
15	9804461	Carthage Alley	7/9/98	CI	~.3 NW	Y
16	8501549	178 N. Water Street	7/3/85	C	~.3 W	Y
17	8502445	N. Water & State Streets	10/7/85	C		N
18	8701348	Water Street	5/18/87	C		N
19	0207133	Near Central Avenue Dam	10/10/02	CI		N
20	0301787	439 Central Avenue	5/20/03	C	~.2 N	Y
21	8300253	Central Ave. & Clinton Ave.	5/3/83	CI	~.25 NW	Y
22	8802353	Central Ave. & N. Clinton Ave.	6/14/88	C	~.25 NW	Y
23	9213046	444 Central Avenue	2/18/93	C	~.2 N	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
24	9308953	320 Central Avenue	10/24/93	C	~.25 NW	Y
25	9970116	439 Central Avenue	5/31/99	CI	~.2 N	Y
26	9970147	439 Central Avenue	6/9/99	CI	~.2 N	Y
27	7980213	Ward & N. Clinton Avenue	2/13/79	C	~.4 NW	Y
28	8500090	65 Ward Street	4/7/85	C	~.4 NW	Y
29	9001772	St. Paul St. & Ward St.	5/15/90	C	~.5 NW	Y
30	9205414	Harrison St. & Ormond St.	8/10/92	C	~.3 N	Y
31	0070547	23 Emmett Street	12/27/00	CI	~.5 NW	Y
32	0370234	285 Ormond/Lundys Lane	7/21/03	CI	~.25 N	Y
33	9608754	Lundy Lane	6/1/96	C	~.3 N	Y
34	0206854	425 Ormond Street	5/2/02	CI	~.4 N	Y
35	8600110	425 Ormond Street	4/3/86	C	~.4 N	Y
36	9402995	285 Ormond Street	5/26/94	C	~.25 N	Y
37	9870499	425 Ormond Street	9/15/98	CI	~.4 N	Y
38	8300740	77 Nassau Street	7/7/83	CI	~.5 N	Y
39	8402902	75 Nassau Street	1/29/85	C	~.5 N	Y
40	8503273	66 Nassau Street	12/13/85	C	~.5 N	Y
41	8706607	75 Nassau Street	11/4/87	C	~.5 N	Y
42	8709364	75 Nassau Street	2/3/88	C	~.5 N	Y
43	8801590	62 Nassau Street	5/21/88	C	~.5 N	Y
44	8806390	75 Nassau Street	10/27/88	C	~.5 N	Y
45	8908394	75 Nassau Street	11/17/89	C	~.5 N	Y
46	9103030	75 Nassau Street	6/10/91	C	~.5 N	Y
47	9204806	68 Nassau Street	7/20/92	C	~.5 N	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
48	9302890	68 Nassau Street	6/2/93	C	~.5 N	Y
49	9303829	68 Nassau Street	6/24/93	CI	~.5 N	Y
50	9410204	75 Nassau Street	10/29/94	CI	~.5 N	Y
51	9505099	41 Woodward Street	7/14/95	C	~.5 NE	Y
52	9007141	54 Weld Street	9/28/90	C	~.4 NE	Y
53	0270131	39 Delevan Street	5/30/02	CI	~.25 NE	Y
54	9101785	39 Delevan Street	5/7/91	C	~.25 NE	Y
55	9307652	39 Delevan Street	9/23/93	C	~.25 NE	Y
56	8800329	26 Gibbs Street	4/9/88	C	~.25 SE	Y
57	9609472	26 Gibbs Street	6/12/96	CI	~.25 SE	Y
58	9516382	98 Grove Street	3/20/96	CI	~.2 E	Y
59	7681103	24 Windsor Street	9/21/76	C	~.3 E	Y
60	0070043	26-60 Charlotte Street	4/19/00	CI	~.4 SE	Y
61	0070044	14-16 Charlotte Street	4/19/00	CI	~.3 E	Y
62	0170101	37 Charlotte Street	5/18/01	CI	~.4 E	Y
63	0270474	80-100 Charlotte Street	11/25/02	CI	~.4 SE	Y
64	9406768	24 Winthrop Street	8/18/94	CI	~.4 SE	Y
65	9702324	East Avenue & Pitkin ST.	5/22/97	CI	~.5 SE	Y
66	8504348	Elm Street & Chestnut Street	3/6/86	C	~.3 SE	Y
67	8602340	Atlas Street & Elm Street	7/9/86	C	~.2 SE	Y
68	0070490	110 Savannah Street	9/29/00	CI	~.5 SE	Y
69	8607332	110 Savannah Street	3/3/87	C	~.5 SE	Y
70	0470290	1 Manhattan Square	9/17/04	CI	~.5 S	Y
71	9303799	10 Manhattan Street	6/23/93	C	~.5 SE	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
72	9610065	111 Woodbury Boulevard	11/8/96	C	~.5 S	Y
73	9213188	Stone Street & Chestnut	2/20/93	C		N
74	0103635	Court St. (fireworks display)	7/4/01	CI		N
75	7981109	Court Street Dam	11/9/79	C	~.5 SW	Y
76	8603193	Near 10 Court Street	8/13/86	C	~.5 SW	Y
77	9405262	160 Court Street	4/8/94	C	~.4 S	Y
78	9509788	Court Street Dam	11/7/95	C	~.5 SW	Y
79	9609390	Court Street (Xerox Corp.)	10/26/96	C		N
80	9614670	South Avenue & Court Street	3/4/97	C	~.4 S	Y
81	8706594	Broad & South Clinton	11/3/87	C	~.3 S	Y
82	8804512	Broad & Clinton	8/22/88	C	~.3 S	Y
83	9111916	East Broad Street	2/19/92	C		N
84	9310795	Clinton & Broad Street	12/3/93	C	~.3 S	Y
85	0070067	28 East Main Street	5/2/00	CI	~.4 SW	Y
86	0070422	444 East Main Street	9/9/00	CI	~.25 SE	Y
87	0160410	Main Street (Old Agway Site)	9/18/01	C		N
88	0270149	488 East Main Street	6/6/02	CI	~.3 E	Y
89	0270193	325 East Main Street	6/24/02	CI	~.1 SE	Y
90	0302206	Main Street Bridge	6/2/03	CI	~.3 SW	Y
91	7980904	Main Street East (RG&E)	9/4/79	C		N
92	8080505	375 East Main Street	5/6/80	C	~.2 SE	Y
93	8080918	Main Street (Tamby Oil Co.)	9/18/80	C		N
94	8080932	Main Street Bridge	9/18/80	C	~.3 SW	Y
95	8383328	550 East Main Street	3/28/83	CI	~.4 E	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
96	8499946	Main Street Bridge	4/30/84	C	~.3 SW	Y
97	8803163	Main Street Bridge	7/12/88	C	~.3 SW	Y
98	8902893	581-583 East Main Street	6/20/89	C	~.5 E	Y
99	9111798	East Main Street (Pal Oil)	2/15/92	C		N
100	9212469	550 East Main Street	2/2/93	C	~.4 E	Y
101	9311748	202 East Main Street	12/31/93	C	~.2 SW	Y
102	9405270	40 East Main & Stillson St.	7/17/94	C	~.2 SE	Y
103	9408654	200 East Main Street	9/28/94	C	~.2 SW	Y
104	9415772	550 East Main Street	1/1/93	CI	~.4 E	Y
105	9502907	252 Main Street	6/7/95	C		N
106	9504502	Main Street & South Avenue	7/13/95	C	~.25 SW	Y
107	9600070	550 East Main Street	5/6/93	CI	~.4 E	Y
108	9870153	East Main St./Chestnut St.	9/8/98	CI	~.2 SE	Y
109	0106753	360 St. Paul Street	9/28/01	CI	~.4 NW	Y
110	7881018	195 St. Paul Blvd.	10/18/78	C	~.25 NW	Y
111	8200806	St. Paul St. (Fort Howard)	8/2/82	C		N
112	8380923	St. Paul (Holiday Inn)	9/23/83	C		N
113	8521560	St. Paul Tunnel Project	6/24/85	C		N
114	8602019	St. Paul (Inner Loop)	6/23/86	C	~.3 NW	Y
115	8602300	St. Paul Tunnel Project	7/8/86	C		N
116	8605260	360 St. Paul Blvd.	11/18/86	C	~.4 NW	Y
117	9102930	360 St. Paul Street	6/13/91	C	~.4 NW	Y
118	9306416	48 St. Paul Blvd.	8/22/93	C	~.2 SE	Y
119	9405363	St. Paul Blvd.	7/17/94	C		N

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
120	9509877	St. Paul Sewer Discharge	11/8/95	CI		N
121	9607906	125 St. Paul Street	9/24/96	C	~.2 W	Y
122	9704410	245 St. Paul Blvd.	7/14/97	CI	~.25 NW	Y
123	9706341	St. Paul Blvd.	8/21/97	CI		N
124	9970160	408 St. Paul Street	6/16/99	C	~.5 NW	Y
125	0270169	228 South Avenue	6/13/02	CI	~.5 S	Y
126	0405719	South Ave. (Lachasse)	8/25/04	C		N
127	9511809	15 South Avenue	12/15/95	CI	~.25 SW	Y
128	9611925	188 South Avenue	1/2/87	CI	~.5 S	Y
129	0070455	128 North Clinton Avenue	10/26/00	CI	~.1 NW	Y
130	0270252	100 North Clinton Avenue	7/26/02	CI	~.1 W	Y
131	0650372	72 North Clinton Avenue	6/8/06	CI	~.1 W	Y
132	8180903	37 Clinton Avenue	9/2/81	C		N
133	8700130	South Clinton Street	4/3/87	C		N
134	8805740	South Clinton Avenue	10/6/88	C		N
135	9002320	Clinton Avenue (VGC Corp.)	5/29/90	C		N
136	9402368	280 North Clinton Avenue	5/15/94	C	~.25 NW	Y
137	9406181	209 North Clinton Avenue	8/1/94	C	~.1 NW	Y
138	9710060	100 Clinton Avenue	11/19/97	CI		N
139	8805959	72 Joseph Avenue	10/14/88	C	~.3 N	Y
140	8912370	Joseph Ave. (LeCesse Bros.)	3/28/90	C		N
141	8603358	185 N. Chestnut Street	8/20/86	C	~.2 NE	Y
142	9401797	130 Chestnut Street	5/5/94	C	~.5 S	Y
143	0652075	112 Hudson Avenue	3/20/07	C	~.5 NE	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
144	9870403	180 Hudson Avenue	12/21/98	CI	~.5 NE	Y
145	0550003	397 North Street	4/1/05	C	~.5 NE	Y
146	0070143	89 East Avenue	6/1/00	CI	~.25 SE	Y
147	0070559	89 East Avenue	1/10/01	CI	~.25 SE	Y
148	0300228	89 East Avenue	4/7/03	CI	~.25 SE	Y
149	0307239	89 East Avenue	10/9/03	CI	~.25 SE	Y
150	0470079	89 East Avenue	5/20/04	CI	~.25 SE	Y
151	0650465	50 East Avenue	6/29/06	CI	~.2 SE	Y
152	8181221	246 East Avenue	12/21/81	C	~.5 SE	Y
153	8200963	East Avenue (RG&E)	8/31/82	C		N
154	8282831	East Avenue & Main Street	8/31/82	C	~.1 S	Y
155	8382113	East Avenue (RG&E)	1/13/83	CI		N
156	8402767	191 East Avenue	1/16/85	C	~.4 SE	Y
157	8605335	200 East Avenue	11/21/86	C	~.4 SE	Y
158	9601206	200 East Avenue	4/19/96	CI	~.4 SE	Y
159	9801260	120 East Avenue	4/21/98	CI	~.3 SE	Y
160	9802157	89 East Avenue	5/49/98	CI	~.25 SE	Y
161	9808189	89 East Avenue	10/2/98	CI	~.25 SE	Y
162	9970676	89 East Avenue	3/15/00	CI	~.25 SE	Y
163	0270542	64 Scio Street	1/29/03	CI	~.3 SE	Y
164	0650898	62-64 Scio Street	8/31/06	CI	~.3 SE	Y
165	9105502	86 Scio Street	8/20/61	CI	~.3 E	Y
166	0170192	123-125 University Avenue	5/1/01	CI	~.3 E	Y
167	0270553	109 University Avenue	2/4/03	C	~.3 E	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
168	0370555	58 University Avenue	1/4/04	CI	~.25 NE	Y
169	7580312	University Ave. (Eldre Corp.)	3/12/75	C		N
170	8382328	Main & University Avenue	3/28/83	CI	~.5 E	Y
171	8710065	University Avenue	2/26/88	C		N
172	9009284	200 University Avenue	7/4/90	CI	~.4 E	Y
173	9010223	177 University Avenue	12/20/90	C	~.4 E	Y
174	9104145	20 University Avenue	7/12/91	C	~.2 NE	Y
175	9104369	University Avenue	7/23/91	C		N
176	9113243	University Ave. (Nat.Ambu.)	3/23/92	CI		N
177	9208884	158 University Avenue	10/30/92	C	~.3 E	Y
178	9214364	University Avenue	3/29/93	C		N
179	0485549	Genesee River	2/14/05	C		N
180	7480903	Genesee River	9/3/74	C		N
181	7880321	Genesee River	3/21/78	C		N
182	8301042	Genesee River	8/12/83	CI		N
183	8402077	Genesee River	11/5/84	C		N
184	8702843	Genesee River	7/8/87	C		N
185	8705178	Genesee River	9/18/87	C		N
186	8803331	Genesee River	7/17/88	C		N
187	8902424	Genesee River	6/8/89	C		N
188	9415326	Genesee River	2/18/95	C		N
189	7980903	Franklin Street & East Main	9/4/79	CI	~.2 S	Y
190	1406889	40 Franklin Street	9/24/14	CI	<.1 SE	Y
191	0750630	430 Andrews Street	7/29/07	A	~.1 NE	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
192	1213777	245 Andrews Street	12/20/12	A	~.2 W	Y
193	9580121	263 Central Avenue	1/21/95	CI	~.25 NW	Y
194	1002524	320 Central Avenue	6/4/10	C	~.25 NW	Y
195	1506587	Clinton Ave North & Central	9/21/15	CI	~.25 NW	Y
196	1707681	295 Central Avenue	11/10/17	CI	~.25 NW	Y
197	1707693	295 Central Avenue	11/10/17	CI	~.25 NW	Y
198	0580161	186 Ward Street	5/6/08	CI	~.4 N	Y
199	0813480	425 Ormond Street	3/12/09	CI	~.3 N	Y
200	1505024	285 Ormond Street	8/10/15	A	~.25 N	Y
201	1700741	285 Ormond Street	4/10/17	C	~.25 N	Y
202	1310855	110 Savannah Street	2/17/14	CI	~.5 SE	Y
203	1203050	1 Manhattan Square Drive	6/27/12	CI	~.5 SE	Y
204	0706818	63 Stone Street	9/19/07	CI	~.3 S	Y
205	1403523	East Broad and Stone Road	7/1/14	CI	~.3 S	Y
206	0890494	420 East Main Street	6/16/08	CI	~.2 SE	Y
207	0803384	120 East Main Street	6/21/08	C	~.3 SW	Y
208	0890589	335 East Main Street	7/9/08	C	~.2 S	Y
209	0890654	400-420 East Main Street	7/22/08	C	~.2 SE	Y
210	1302299	228-280 East Main Street	5/25/12	CI	~.1 S	Y
211	1501464	290 Main Street	5/10/15	CI		N
212	1610501	581-583 East Main Street	2/22/17	CI	~.5 E	Y
213	0907641	195 Saint Paul Street	5/18/09	C	~.3 W	Y
214	9902234	376 St. Paul Street	4/23/99	CI	~.5 NW	Y
215	1104464	100 South Clinton Avenue	4/7/11	C	~.4 S	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
216	1104465	100 South Clinton Avenue	7/21/11	C	~.4 S	Y
217	0751222	191 East Avenue	12/13/07	CI	~.4 SE	Y
218	0803168	255 East Avenue	6/17/08	C	~.5 SE	Y
219	0903438	89 East Avenue	6/23/09	C	~.25 SE	Y
220	0811628	185 Scio Street	1/22/09	CI	~.4 E	Y
221	0906903	185-205 Scio Street	9/18/09	CI	~.4 E	Y
222	1301718	200 University Avenue	5/20/13	CI	~.4 E	Y
223	1305280	124 University Avenue	8/15/13	CI	~.3 E	Y
224	8911396	Ontario St North – Finney	3/2/90	C	~.5 NE	Y
225	1701105	Haags Alley (East End)	5/4/17	CI	~.5 E	Y
226	1303796	23 Richmond Street	7/9/13	C	~.4 E	Y

Adj to SE (Inactive)

NYSDEC SPILL REPORT FORM

DEC REGION:	8	**SPILL NUMBER:**	1406889
SPILL NAME:	RIT FORMER ROCHESTER SAVINGS BANK PROPERTY	**DEC LEAD:**	PRMILLER

SPILL LOCATION

SPILL DATE:	9/24/2014	**SPILL TIME:**	09:30:00
ALL RECEIVED DATE:	9/24/2014	**RECEIVED TIME:**	09:30:00
PLACE:	RIT FORMER ROCHESTER SAVINGS BANK PROPERTY	**COUNTY:**	Monroe
STREET:	40 FRANKLIN STREET	**TOWN/CITY:**	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:	CALLER	**CONTACT PHONE:**	
SPILL CAUSE:	Other	**SPILL REPORTED BY:**	Responsible Party
SPILL SOURCE:	Institutional, Educational, Gov., Other	**WATERBODY:**	

CALLER REMARKS:

"PHASE II WORK WAS CONDUCTED AT FORMER ROCHESTER SAVINGS BANK PROPERTY THAT WAS GIFTED TO RIT. PROPERTY WAS GIFTED TO RIT WHO HAS DONE EXTENSIVE RENOVATION WORK INCLUDING ASBESTOS ABATEMENT. A DRAFT WORK PLAN SUBMITTED TO DEC BY LABELLA ADDRESSES CONTAMINATION NOTED DURING PREVIOUS PHASE II WORK CONDUCTED BY DAY ENVIRONMENTAL AND SUPPLEMENTED BY LABELLA. PHASE II'S IDENTIFIED AREAS OF CONTAMINATION UNDER PARKING LOT NEXT TO BUILDING THAT WAS THE LOCATION OF FORMER STAR LAUNDRY THAT OCCUPIED THE SITE. SITE WIDE LOW LEVEL SOLVENT CONTAMINATION WAS IDENTIFIED AS WELL AS CONCENTRATED AREAS OF PETROLEUM CONTAMINATION."

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
unknown petroleum	Petroleum	0.00000	0.00000	GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS		CONTACT
ROCHESTER INSTITUTE OF TECHNOLOGY	61 LOMB MEMORIAL DRIVE	ROCHESTER	NY DAVE ARMENINI

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

"DEC TO EVALUATE REPORT. 11/25/2014: RECEIVED FROM HENRY WILKIE - REMEDIAL SECTION B, LETTER OF CONTAINED IN DETERMINATION SENT TO DAVE ENGERT OF LABELLA. CONCENTRATIONS OF HAZARDOUS COMPONENTS WERE BELOW CONTAINED IN ACTON LEVELS AND SOIL CAN BE DISPOSED OF AT MILL SEAT LANDFILL. 02/23/2015: LABELLA SUBMITTED A REMEDIAL ACTION REPORT IN DECEMBER 2014 OUTLINING THE ACTIVITIES WITH REGARDS TO SOIL EXCAVTION OF CONTAMINATED SOILS CONTAINING PETROLEUM AND LOW LEVELS SOLVENTS. BASED UPON THE SOIL REMOVAL AND THE CONFIRMATORY SAMPLES, NO FURTHER ACTION IS REQUIRED."

PIN		**T&A**		**COST CENTER**	
CLASS:	B4	**CLOSE DATE**	12/11/2015 12:00:00 AM	**MEETS STANDARDS**	False

Adj W (Inactive)

NYSDEC SPILL REPORT FORM

DEC REGION:	8	**SPILL NUMBER:**	0650574
SPILL NAME:	EDUCATIONAL OPPORTUNITIES CENTER	**DEC LEAD:**	DLTILTON

SPILL LOCATION

SPILL DATE:	7/11/2006	**SPILL TIME:**	13:23:00
ALL RECEIVED DATE:	7/11/2006	**RECEIVED TIME:**	13:53:00
PLACE:	EDUCATIONAL OPPORTUNITIES CENTER	**COUNTY:**	Monroe
STREET:	305 ANDREWS STREET	**TOWN/CITY:**	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		**CONTACT PHONE:**	
SPILL CAUSE:	Deliberate	**SPILL REPORTED BY:**	Health Department
SPILL SOURCE:	Commercial/Industrial	**WATERBODY:**	

CALLER REMARKS:

"CALLER STATES THAT A 20 YARD ROLLOFF HAD A 5 GALLON CONTAINER OF SODIUM HYDROXIDE PLACED IN IT. WHEN ROLLOFF WAS BEING PICKED UP, WATER AND SODIUM MIXED CAUSING A REACTION. SOME OF THE MATERIAL MADE IT TO THE STORM SEWER. F.D. ON SCENE WITH MCHD, TO BE FLUSHED WITH WATER. COPY TO LAW ENFORCEMENT."

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
sodium hydroxide	Hazardous Material	5.00000G	0.00000G	GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

""

PIN		**T&A**		**COST CENTER**	
CLASS	C3	**CLOST DATE**	7/11/2006 12:00:00 AM	**MEETS STANDARDS**	False

≈.2 SE (Active)

NYSDEC SPILL REPORT FORM

DEC REGION:	8	**SPILL NUMBER:**	0070376
SPILL NAME:	STILLSON STREET GARAGE	**DEC LEAD:**	MFZAMIAR

SPILL LOCATION

SPILL DATE:	9/8/2000	**SPILL TIME:**	08:30:00
ALL RECEIVED DATE:	9/8/2000	**RECEIVED TIME:**	10:30:00
PLACE:	STILLSON STREET GARAGE	**COUNTY:**	Monroe
STREET:	STILLSON ST/ACHILLES ST	**TOWN/CITY:**	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:	DAVE DELMONTE	**CONTACT PHONE:**	
SPILL CAUSE:	Unknown	**SPILL REPORTED BY:**	Responsible Party
SPILL SOURCE:	Commercial/Industrial	**WATERBODY:**	

CALLER REMARKS:

"3-500 TO 1,000 GALLON UNDERGROUND #2 FUEL TANKS WERE ENCOUNTERED, FILLED WITH K-CRETE. CONTAMINATED SOILS WERE ALSO ENCOUNTERED AND ARE BEING REMOVED. BF ADVISED COMPANY TO NOTIFY THE FIRE MARSHALL. SITE NEEDS INSPECTION. FAXED TO MCHD ON 09/08/2000 AT 1135 HRS."

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
#2 fuel oil	Petroleum	0.00000G	0.00000G	GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS			CONTACT
TRIANGLE BLDG ASSOCIATION	39 STATE STREET	ROCHESTER	NY	DAVE DELMONTE

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MZ 09/11/2000 SAW ENVIRONMENTAL HAS BEEN HIRED AND REMOVED THE TANKS AND 100 TONS OF CONTAMINATED SOILS. SAMPLES HAVE BEEN TAKEN OF THE EXCAVATION AND CONTAMINATED SOILS TO BE HAULED TO LANDFILL. CONCERNED ABOUT SOME RESIDUAL CONTAMINATION IN THE EXCAVATION ON THE WALL FACING ACHILLES STREET WHERE A SAMPLE WAS TAKEN SEPARATELY OF THAT WALL. MCHD ALSO ON SCENE."

PIN		**T&A**		**COST CENTER**	
CLASS:	B3	**CLOSE DATE**		**MEETS STANDARDS**	False

DAY ENVIRONMENTAL, INC.

ENVIRONMENTAL CONSULTANTS
AN AFFILIATE OF DAY ENGINEERING, P.C.

September 14, 2018

Ms. Jill Bishop
NYS DEC
6274 East Avon-Lima Road
Avon, New York 14414

RE: FOIL REQUEST
JOB NUMBER 5530E-18

Dear Ms. Bishop:

This letter is a Freedom of Information Law request for the following location:

OWNER	**PROPERTY**
City of Rochester	101-113 Franklin Street and 106 Pleasant Street Rochester, New York
Kiplings	"
Redemptionist Fathers of New York	"

We would appreciate being informed of any environmental records on the above sites.

If there are any questions or additional information is required, do not hesitate to call. Thank you for your cooperation.

Very truly yours,

Sandi M. Miller

SMM/s

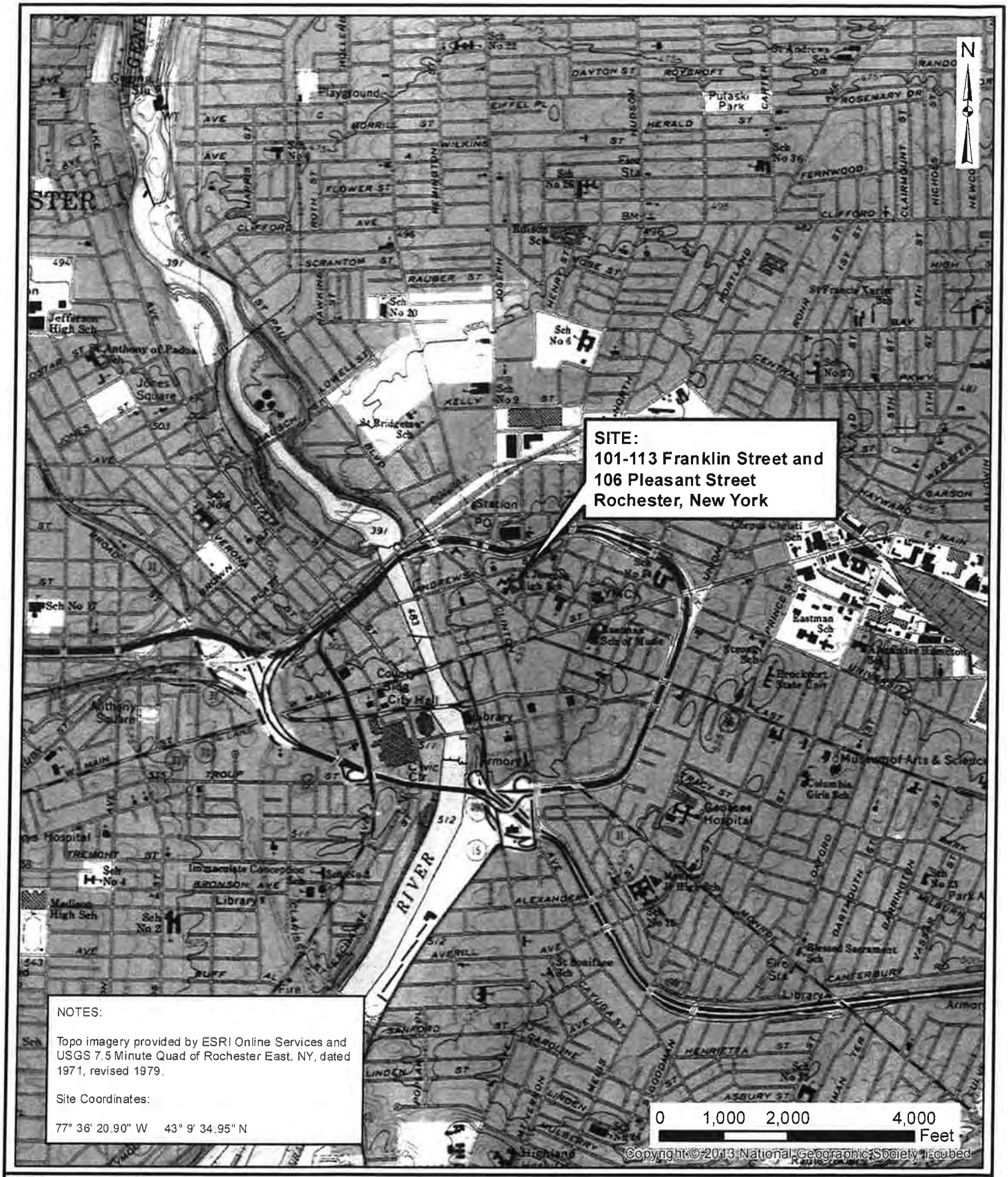
*Map Attached

FR5891

1563 LYELL AVENUE
ROCHESTER, NEW YORK 14606
(585) 454-0210
FAX (585) 454-0825

www.dayenvironmental.com

420 LEXINGTON AVENUE, ROOM 300
NEW YORK, NEW YORK 10170
(212) 986-8645
FAX (212) 986-8657



Document Path: \\DAY\GIS\GIS_Data\GIS Mapping\Phase_I\5530E-18\Rocky\5530E-01-Locus.mxd

Last Date Saved: 28 Aug 2018

Date: 08-28-2018 Drawn By: CPS Scale: AS NOTED	**day** **DAY ENVIRONMENTAL, INC.** **Environmental Consultants** **Rochester, New York 14606** **New York, New York 10170**	Project Title: 101-113 FRANKLIN STREET AND 106 PLEASANT STREET ROCHESTER, NEW YORK PHASE I ENVIRONMENTAL SITE ASSESSMENT Drawing Title: Project Locus Map	Project No.: 5530E-18 FIGURE 1

2007 DEC FOIL Response

NYS Department of Environmental Conservation
Region 8 Freedom Of Information Law
6274 East Avon-Lima Road
Avon, New York 14414-9519
Website: www.dec.state.ny.gov

Alexander B. Grannis
Commissioner

10/31/2007

NOV - 2 2007

3982E07

Kelly Crandall
Day Environmental, Inc.
40 Commercial Street
Rochester, NY 146141008

FOIL ID: 07-1071

Subject: 101-113 Franklin Street, 98 and 106 Pleasant Street, Rochester, NY

Dear Ms. Crandall:

Your request has been reviewed for the above referenced records under the New York State's Freedom of Information Law (FOIL). Please note that most of our records are filed by names of individuals or corporations. We have no way of locating or retrieving records if they are filed under names or addresses other than those you have provided. If no records have been located, this does not necessarily mean, and should not be interpreted to mean that there have never been any violations, complaints, claims, investigations, or inquiries involving those names or addresses. We cannot make any representations as to whether there are or have been any such violations, complaints, claims, investigations, or inquiries.

Please Note: Unless you gave us a spill number, we did not do a search of the spills files. We did not inquire whether the Albany office or other regional offices of our Department have records of the type you requested. We did not check for the existance or proximity to a State regulated wetland.

[X] ***After a diligent search, no records could be located for the names and/or addressses you provided.***

[ ] ***Records have been found by the following units and are available for review and/or copying. The size of the file(s) are listed to the right of the unit(s).***

There is no charge to review records or for copies of seven or fewer pages. By law, copy charges will not exceed 25 cents per page or the actual cost of copying. Photographs, maps, oversized documents, videotapes, or audio tapes generally cost more than 25 cents per page to copy. You may be required to pay a deposit prior to copies being made and/or to pay all copy charges prior to copies being sent.

Depending on the volume of copies requested, they may be sent to an outside copy service. If you desire to review the records, please be aware that due to limited office space, only two people can be accomodated in the document review area.

Please inform us within 14 days from the date of this letter how you wish to proceed. After that time you will need to resubmit your request.

Application for Access to Records
Freedom of Information Law (FOIL)
Monroe County, New York

I hereby apply to ◯ inspect (X) obtain a copy of the following records:*

Please be specific:

1) MCDOH Records
2) Local Waste Sites Within ½ mile

for the following property:

101-113 Franklin St + 106 Pleasant St
Rochester, NY 14604

Name: Sandi Miller

Signature: Sandi Miller

Representing: (if applicable) Day Environmental, Inc.

Date: 8-24-18

Mailing Address: 1563 Lyell Ave.

Telephone: (include area code) 585-454-0210 x122

City, state, zip code: Rochester, NY 14606

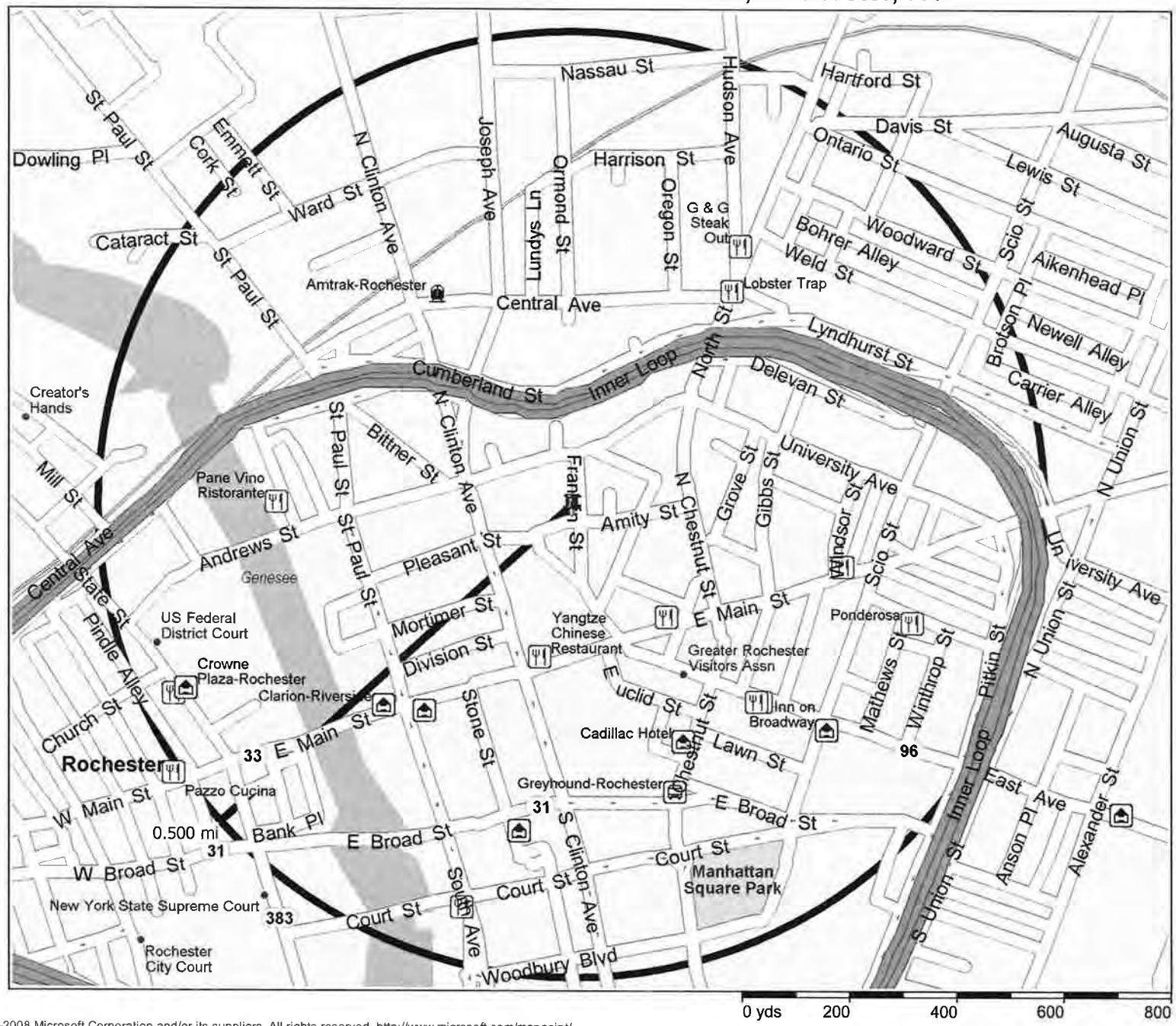
Job # 5530E-18

**There is no charge for the inspection of documents; however, if duplication is requested by you, a charge of $.25 per page is payable to Monroe County.*

Notice: You have a right to appeal denial of this application.

Send Request to:
Monroe County Access Officer
204 County Office Building • 39 West Main Street • Rochester, New York 14614
Phone: (585) 753-1080 • *fax:* (585) 753-1068 • *www.monroecounty.gov*

101-113 Franklin St. & 106 Pleasant St., Rochester, NY



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Certain mapping and direction data © 2008 NAVTEQ All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2008 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2008 by Applied Geographic Systems. All rights reserved.

City of Rochester

RECORDS ACCESS APPLICATION

(Please print or type)

8-24-18
Date

Sandi Miller
Print Name

Day Environmental, Inc.
Representing

(585) 454-0210 (ext. 122)
Telephone #

1563 Lyell Avenue
Mailing Address

Rochester, New York 14606

Sandi Miller
Signature

DAY # 553018

I hereby apply to inspect ☐ and / or copy ☒ the following record(s):

Claim #

E-mail address:

Bldg. Dept.:
1. Complaints/Violations
2. Permits
3. Spills, Leaks, Environmental Issues

Fire Dept.:
1. Storage Tanks
2. Fire Incident Reports
3. Spills, Leaks, Environmental Issues
4. Hazardous Materials

Assessor's Office:
1. Property Card for Property
2. Tax Map of Area of Property

Property Address:
101-113 Franklin St + 106 Pleasant St
SBL#s: 106.80-1-25.001 + 106.80-1-44.003

Return completed application to:
Records Access Officer
Bureau of Communications
City Hall, 30 Church Street, Room 202A
Rochester, New York 14614-1287
or FAX to: (585) 428-7069

There is a 25¢ per page charge for copying most records.
For more information on public access to records,
call (585) 428-6066.

FOR AGENCY USE ONLY

☐ **Approved**

☐ **Partially Approved**

☐ **Denied**

☐ **Record not maintained by the City**

Records Access Officer

Date

FOR APPEAL ONLY

If you wish to appeal the Record Access Officer's decision on your application for public access to records, sign below and send this form within 30 days to:

Corporation Counsel
City Hall, 30 Church Street, Room 400A
Rochester, New York 14614-1295

I hereby appeal:

Signature

Date

Sandi Miller

From: Fratta, Joseph C. <Joe.Fratta@CityofRochester.Gov>
Sent: Monday, August 27, 2018 12:50 PM
To: Sandi Miller
Subject: City FOIL Response, Franklin St & Pleasant St. (RR18-03740) (5530E-18)
Attachments: Attachments.html

City of Rochester ShareFile Attachments — Expires September 26, 2018

101-113 Franklin St.pdf	221.6 KB
106 Pleasant.pdf	74.3 KB
106800.pdf	368.6 KB
BIS Permits Franklin & Pleasant.pdf	54.4 KB
DEQ 101-113 Franklin & 98 & 106 Pleasant ...007.pdf	7.4 MB
GIS Map.pdf	624.9 KB
Property Cards 101-113 Franklin.pdf	6.1 MB
Property Cards 106 Pleasant.pdf	1.9 MB

Download Attachments

Files are sent and received securely. Files will be available for up to 30 days from the time they are sent. Learn More.

- Dear Sandi Miller,

Your Freedom of Information Law (FOIL) request #RR18-03740 has been processed. You requested information regarding: tanks, permits, spills, HAZMAT, fires, incidents, environmental, property cards, tax map"

For the following location(s):
101 - 113 Franklin St. (all odd numbers inclusive)
106 Pleasant St.
115 Franklin St.

Your request included additional reference numbers:
5530E-18

Attached are responses from DEQ, BIS-Permits, Maps and Assessment-Property Cards.

Fire Safety, HAZMAT and Fire Service Calls found nothing.

There is no charge for records for projects conducted on behalf of the City.

Records Access Response Team

101-113 FRANKLIN ST - 14605

SBL: 106.80-1-25.001 **SBL20:** 10680000010250010000

City of Rochester, NY
Lovely A. Warren, Mayor

Owner Name:	CITY OF ROCHESTER
Owner Address:	30 CHURCH ST RM 125B ROCHESTER NY 14614
Frontage:	132.82000000
Depth:	206.70000000
Acreage:	0.58
Use Code:	438 - PARKING LOT
Zoning:	CCD-B
Land Value:	$247,000.00
Assessed Value:	$270,000.00
Tentative Land Value:	$247,000.00
Tentative Total Value:	$270,000.00
Sale Date:	
Sale Price:	$0.00

Tax Exemptions

ExemptionCode	13350
ExemptionAmount	$ 270,000.00
ExemptionPercent	0
InitialYear	85
TermYear	

Special Districts

Special District Code	Special District Desc	Units
SC400	STREET MAINT. FULL	0
RP600	ROADWAY SNOW PLOW	0
SP700	SIDEWALK SNOW PLOW	0
HSR00	HAZARD SDWLK REPLACE	0
DG100	DTOWN SPEC SERVICES	0

101-113 FRANKLIN ST

August 24, 2018

This map is intended for general reference only.

The City of Rochester makes no representation as to the accuracy or fitness of the data presented.

City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor

106 PLEASANT ST - 14604

SBL: 106.80-1-44.003 **SBL20:** 10680000010440030000

City of Rochester, NY
Lovely A. Warren, Mayor

No photo available.

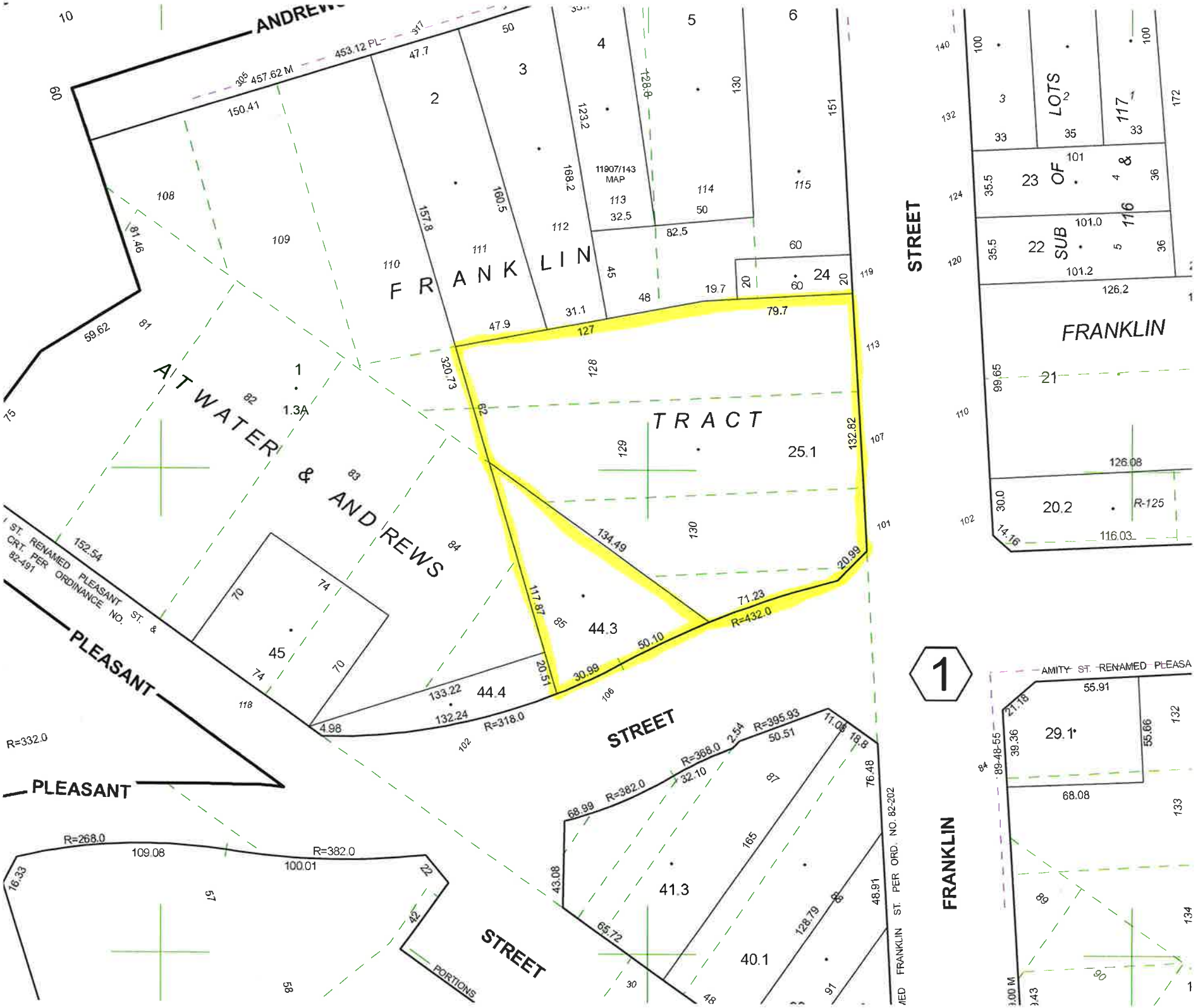
Owner Name:	CITY OF ROCHESTER
Owner Address:	30 CHURCH ST RM 125B ROCHESTER NY 14614
Frontage:	81.09000000
Depth:	134.49000000
Acreage:	0.12
Use Code:	330 - VACANT COMMERCIAL LAND
Zoning:	
Land Value:	$16,500.00
Assessed Value:	$16,500.00
Tentative Land Value:	$16,500.00
Tentative Total Value:	$16,500.00
Sale Date:	
Sale Price:	$0.00

Tax Exemptions

ExemptionCode
ExemptionAmount
ExemptionPercent
InitialYear
TermYear

Special Districts

Special District Code	Special District Desc	Units
RP600	ROADWAY SNOW PLOW	0
SC400	STREET MAINT. FULL	0
SP700	SIDEWALK SNOW PLOW	0
HSR00	HAZARD SDWLK REPLACE	0
DG100	DTOWN SPEC SERVICES	0


ANDREW
453.12 PL
457.62 M
150.41
47.7
50
3
4
5
6
2
123.2
168.2
128.8
130
151
11907/143
MAP
113
32.5
114
50
82.5
115
108
109
110
111
112
157.8
160.5
81.46
FRANKLIN
60
24
20
119
19.7
48
45
31.1
47.9
127
79.7
STREET
59.62
81
1
1.3A
ATWATER & ANDREWS
128
320.73
82
TRACT
129
25.1
132.82
107
83
84
130
134.49
20.99
101
152.54
ST. RENAMED PLEASANT ST. & CRT. PER ORDINANCE NO. 82-491
PLEASANT
70
74
45
74
70
118
117.87
85
44.3
71.23
R=432.0
50.10
30.99
20.51
133.22
44.4
132.24
R=318.0
4.98
102
106
R=332.0
PLEASANT
STREET
R=395.93
50.51
11.08
19.8
R=368.0
2.54
32.10
76.48
68.99
R=382.0
87
165
43.08
41.3
48.91
65.72
128.79
88
40.1
30
48
91
MED FRANKLIN ST. PER ORD. NO. 82-202
R=268.0
109.08
R=382.0
100.01
16.33
57
22
42
PORTIONS
STREET
58
LOTS
117
OF
SUB
116
23
22
101
&
101.0
101.2
126.2
FRANKLIN
21
99.65
126.08
20.2
R-125
30.0
14.16
116.03
1
AMITY ST. RENAMED PLEASA
55.91
29.1
21.18
39.36
89-48-55
55.66
68.08
FRANKLIN
88
90

8:38:12 Monday, August 27, 2018

ARMSUM **ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE:** 08/27/2018 DISPLAY

106 800 0001 025 001 0000 00 1 OI P 00 **CT/B-AD** 0090.00 124 07 **DISC** 000000000
0101-113 FRANKLIN ST 14605 **USE** 438 30 **SF** **YR** N/A

- OWNER & MAILING INFORMATION - MISC.-

CITY OF ROCHESTER
% SARAH NOWACK
30 CHURCH ST RM 125B
ROCHESTER, NY 14614

RS - SS 8 - 5
ACT HSC A - N
NGBHD 00009

- - - - - - ASSESSMENT DATA - - - - - -

CURRENT		**TAXABLES**	
LAND	247,000	**COUNTY**	0
TOTAL	270,000	**CITY**	0
PRIOR		**SCHOOL**	0
LAND	247,000	**BANK CODE**	0000129
TOTAL	270,000	**MORTGAGE**	
		INVESTOR	00129

- - - - - SALES INFORMATION - - - - -

PRICE 0 **DEED** **DATE** 000000
BOOK 00000 **PAGE** 00000 **CTL#** 0000000
PR OWNER

- - DIMENSIONS - - **- COORDINATES - -**

F 132.82 **D** 206.70 **E** 409131 **N** 152800
ACRES 0.59 **SP/MRG** 00000000 **IR** **LT** I

- - - - - - EXEMPTIONS - - - **RES%** 00

CODE	**AMOUNT**	**PCT**	**IY**	**TY**	**HC**
13350	000270000	0.00	85		
00000	000000000	0.00	00		
00000	000000000	0.00	00		

- - - - - SPECIAL DISTRICTS - - - -

SPC	**UNITS**	**PCT**	**TYPE**	**VALUE**
SC400	0.00	.0000	U	136.00
RP600	0.00	.0000	U	136.00
SP700	0.00	.0000	U	136.00
HSR00	0.00	.0000	U	136.00
DG100	0.00	.0000		0.00
	0.00	.0000		0.00

PF10-APPRAISER TASK LOG
PF12-RETURN TO ARMXLOC

WARD 7 PAGE 4 LINE 19 STREET and No. ~~51-53 Franklin Sq~~ 101 Franklin St CITY MAP No. 14 0.1 2 [redacted] 17

LOT DIMENSIONS ~~41 x 88 x 155~~ 32x66x165x106 F. M. PERMIT SBL# 106.800-0001-027.001 DEPUTY

AUG 14 1954

~~0070~~ 06090-01.1

Lot 130

OWNER	ADDRESS	DATE OF DEED
City of Rochester	covers 4 parcels	3/28/80
Redemptorist Fathers of New York		1-21-57
Missionary Soc of the Most Holy Redeemer of the State of N Y		

BT.	M.R.
D.P.	P.P.

DEPARTMENT OF ASSESSMENT AND TAXATION ROCHESTER, N. Y.

FRAME	
SHINGLE, SIDING	
SIDING 8-10 IN.	
PLASTER, STUCCO	
BRICK VENEER	
TILE OR BLOCK	
PLASTER, STUCCO	
BRICK VENEER	
SOLID BRICK	
CONCRETE BLOCK	
GARAGE SEPARATE	
CLASS	
NO. OF CARS	
MATERIAL	
HEATED	
ROOMS OVERHEAD	
SIZE	

ROOFING	
CLASS	
MATERIAL	
PORCH (Size each)	
OPEN	
1 STORY	
2 STORY	
GLASSED	
1 STORY	
2 STORY	
COMBINATION	
2 STORY	
GARAGE ATTACHED	
ROUGH INTERIOR	
SEALED INTERIOR	
ROOMS OVERHEAD	
PORCH OVERHEAD	
SIZE	

CHIMNEY (No.)	
INSIDE OF WALLS	
OUTSIDE OF WALLS	
FIREPLACE (No.)	
WOOD OR COAL	
GAS	
PLUMBING (No.)	
CLASS	
WASHROOM	
BATHROOM	
SINK KITCHEN	
LAVATORY	
CLOSET	
TUB LAUNDRY	
SHOWER SEPARATE	
TILED FLOOR	
TILED WALL	

ATTIC	
NONE FULL	
BATHROOM	
TOILET LAVATORY	
FINISHED ROOMS	
SIZE	
FLOORING	
PINE	
OAK	
PARQUET	
INTERIOR TRIM	
PINE WHITEWOOD	
CHESTNUT	
GUM	
OAK BIRCH MAHOGANY	

CELLAR	
NONE FULL	
PART	
DIRT FLOOR	
FINISHED ROOMS	
SIZE	
HEATING	
STOVE	
HOT AIR	
HOT WATER, VAPOR	
STEAM	
IMPROVEMENTS	
SEWER WATER	
GAS	
ELECTRICITY	
CONDITION	
GOOD FAIR POOR	

YEAR	UNIT VALUE	D.F.	LAND UNITS	LAND VALUE	VALUE OF IMPROVEMENTS	TOTAL	EXEMPTION	REASON	TAX VALUE	ASSESSOR	DATE
		11726	47.19	96-0							
1982	2.10/ft			12 000					12,000	KW	1981-82
1983	2.10/ft			11980					11,980/11,980 EX	J.H.	83-84
						Free					
				11520			28800				

DESCRIPTION	DATE	ROOM	HEIGHT	CLASS	FACTOR	AREA	NOMINAL VALUE	DEVIATIONS	VALUE
DIV. $3000/11	3-3-83								

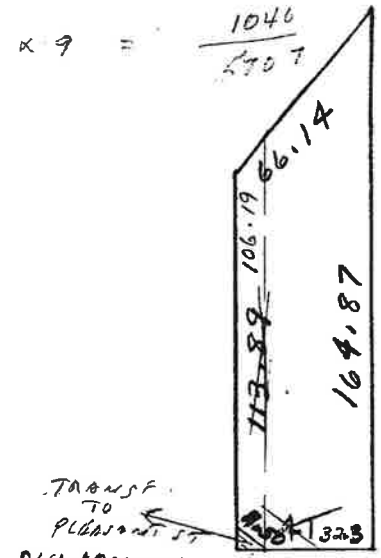
20M 11-27 J. P. S. CO., INC.

330-030-163

SCALE 1" = 50'

$\frac{164+125}{2} \times 32.3 = 4667$

$\frac{125+106}{2} \times 9 = \frac{1046}{5713}$



TRANSF. TO PLEASANT ST DIV. #3000111

5714.5 sq ft
2.10
5680#

FRANKLIN ~~SQ~~ ST.

5707 Sq FT @ 2.10 = $11,985

19__	
GR. APPR.	
BUILT	
% R. V.	
NET	
LAND	
TOTAL	

~~5069~~ 03945-0212

WARD 7 PAGE ____ LINE ____ STREET and No. ~~45-47~~ ~~FRANKLIN~~ ~~90~~ 90 Pleasant St CITY MAP No. 14-01-218 106.800-0001-028.1

LOT DIMENSIONS ~~50 x 59 x 112~~ 81X106X~~0~~ 139 F. M. PERMIT ____ DEPUTY ____

MICROFILMED AUG 14 1984

OWNER	ADDRESS	DATE OF DEED
City of Rochester	covers 4 parcels	3/28/80
Redemptorist Fathers of New York		1-21-57
MISSIONARY SOCY HOLY REDEEMER	108 FRANKLIN ST	

BT.		M.R.	
D.P.		P.P.	

DEPARTMENT OF ASSESSMENT AND TAXATION
ROCHESTER, N.Y.

FRAME	
SHINGLE, SIDING	
SIDING 8-10 IN.	
PLASTER, STUCCO	
BRICK VENEER	
TILE OR BLOCK	
PLASTER, STUCCO	
BRICK VENEER	
SOLID BRICK	
CONCRETE BLOCK	
GARAGE SEPARATE	
CLASS	
NO. OF CARS	
MATERIAL	
HEATED	
ROOMS OVERHEAD	
SIZE	

ROOFING	
CLASS	
MATERIAL	
PORCH (Size each)	
OPEN	
1 STORY	
2 STORY	
GLASSED	
1 STORY	
2 STORY	
COMBINATION	
2 STORY	
GARAGE ATTACHED	
ROUGH INTERIOR	
SEALED INTERIOR	
ROOMS OVERHEAD	
PORCH OVERHEAD	
SIZE	

CHIMNEY (No.)	
INSIDE OF WALLS	
OUTSIDE OF WALLS	
FIREPLACE (No.)	
WOOD OR COAL	
GAS	
PLUMBING (No.)	
CLASS	
WASHROOM	
BATHROOM	
SINK KITCHEN	
LAVATORY	
CLOSET	
TUB LAUNDRY	
SHOWER SEPARATE	
TILED FLOOR	
TILED WALL	

ATTIC	
NONE FULL	
BATHROOM	
TOILET LAVATORY	
FINISHED ROOMS	
SIZE	
FLOORING	
PINE	
OAK	
PARQUET	
INTERIOR TRIM	
PINE WHITEWOOD	
CHESTNUT	
GUM	
OAK BIRCH MAHOGANY	

CELLAR	
NONE FULL	
PART	
DIRT FLOOR	
FINISHED ROOMS	
SIZE	
HEATING	
STOVE	
HOT AIR	
HOT WATER, VAPOR	
STEAM	
IMPROVEMENTS	
SEWER WATER	
GAS	
ELECTRICITY	
CONDITION	
GOOD FAIR POOR	

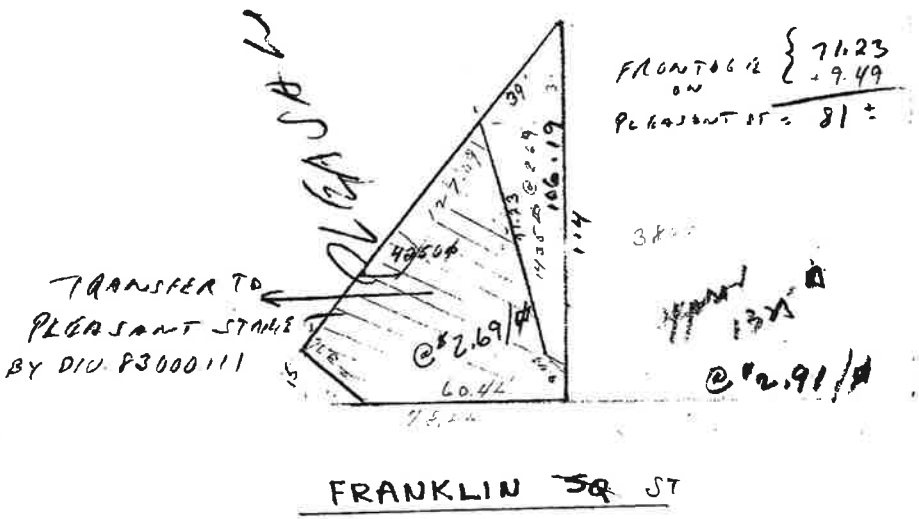
YEAR	UNIT VALUE	D.F.	LAND UNITS	LAND VALUE	VALUE OF IMPROVEMENTS	TOTAL	EXEMPTION	REASON	TAX VALUE	ASSESSOR	DATE
	3.00		5717	11450						N.C.	1982
		1					11430	RELIGIOUS	11,430 EX	E.R.S	1981-82
1983	2.692			3860			3860	CITY	3860	JH	83-84

DESCRIPTION	DATE	ROOM	HEIGHT	CLASS	FACTOR	AREA	NOMINAL VALUE	DEVIATIONS	VALUE
D.V. 830.0111	3-3-83								

5M 12-84 LH&S

~~630-070-140~~ 330-030-163

BUILDING DEMOLISHED MARCH 30TH-1937



WARD 7 PAGE ____ LINE ____ STREET and No. ~~67~~ 115 FRANKLIN ~~SQ~~ ST 106.800-0001-025

CITY MAP No. 14-01215

LOT DIMENSIONS 50 x 32 x 198 F. M. PERMIT ____ DEPUTY ____

MICROFILMED AUG 14 1964

LOT 128

6072

OWNER	ADDRESS	DATE OF DEED
City of Rochester covers 4 parcels		3/28/80
Redemptorist Fathers of New York		1-21-57
MISSIONARY SOC OF THE MOST HOLY REDEEMER OF THE STATE OF N.Y.	108 FRANKLIN ST	

BT.		M.R.	
D.P.		P.P.	

DEPARTMENT OF ASSESSMENT AND TAXATION ROCHESTER, N.Y.

FRAME	
SHINGLE, SIDING	
SIDING 8-10 IN.	
PLASTER, STUCCO	
BRICK VENEER	
TILE OR BLOCK	
PLASTER, STUCCO	
BRICK VENEER	
SOLID BRICK	
CONCRETE BLOCK	
GARAGE SEPARATE	
CLASS	
NO. OF CARS	
MATERIAL	
HEATED	
ROOMS OVERHEAD	
SIZE	

ROOFING	
CLASS	
MATERIAL	
PORCH (Size each)	
OPEN	
1 STORY	
2 STORY	
GLASSED	
1 STORY	
2 STORY	
COMBINATION	
2 STORY	
GARAGE ATTACHED	
ROUGH INTERIOR	
SEALED INTERIOR	
ROOMS OVERHEAD	
PORCH OVERHEAD	
SIZE	

CHIMNEY (No.)		
INSIDE OF WALLS		
OUTSIDE OF WALLS		
FIREPLACE (No.)		
WOOD OR COAL		
GAS		
PLUMBING (No.)		
CLASS		
WASHROOM		
BATHROOM		
SINK KITCHEN		
LAVATORY		
CLOSET		
TUB LAUNDRY		
SHOWER SEPARATE		
TILED FLOOR		
TILED WALL		

ATTIC	
NONE FULL	
BATHROOM	
TOILET LAVATORY	
FINISHED ROOMS	
SIZE	
FLOORING	
PINE	
OAK	
PARQUET	
INTERIOR TRIM	
PINE WHITEWOOD	
CHESTNUT	
GUM	
OAK BIRCH MAHOGANY	

CELLAR	
NONE FULL	
PART	
DIRT FLOOR	
FINISHED ROOMS	
SIZE	
HEATING	
STOVE	
HOT AIR	
HOT WATER, VAPOR	
STEAM	
IMPROVEMENTS	
SEWER WATER	
GAS	
ELECTRICITY	
CONDITION	
GOOD FAIR POOR	

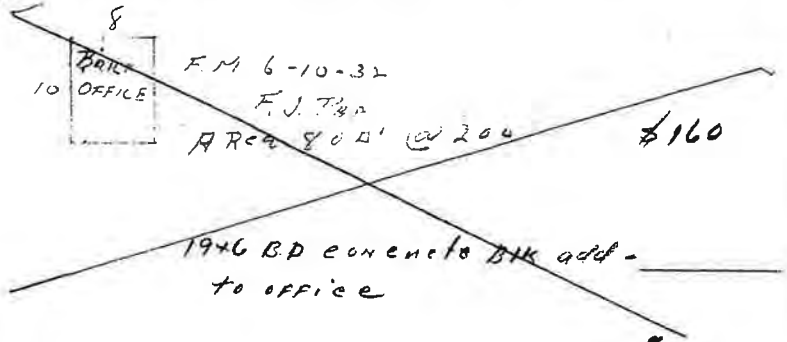
YEAR	UNIT VALUE	D. F.	LAND UNITS	LAND VALUE	VALUE OF IMPROVEMENTS	TOTAL	EXEMPTION	REASON	TAX VALUE	ASSESSOR	DATE
Com 1939	SEE	OTHER	SIDE	ASSESS 10,080 EXEMPT 3,340 TOTAL 3,420					10,080 - 10,080	N.C.	1943
Com 1980	SEE OTHER SIDE			13,420					13,420 - 14,180		1981-82

DESCRIPTION	DATE	ROOM	HEIGHT	CLASS	FACTOR	AREA	NOMINAL VALUE	DEVIATIONS	VALUE

5M 12-34 LH&S

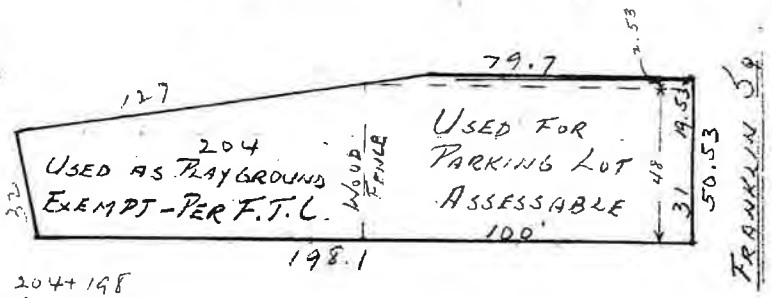
438-030-605

7/23/80 INSPECTED NO BLDG-



BLACKTOP APPROX 5053 SQ FT @ .15 = $758

SCALE 1:50 LAND CLUBS' COM. SEPT 6-1935



DF $\frac{204+198}{2}$ = 201 = 1.4142 x 31 = 43.84

DF $\frac{204+30}{2}$ = 142 = 1.1916 x 14.53 = 23.27 @

FRANKLIN SQUARE F.F.: 67.11 @ 200 = $13,420

~~ASSESSABLE SECTION~~

~~DF 100 = 1.00 x 48 = 48.00~~

~~DF 204+198/2 = 201 = .9407 x 2.53 = 2.45 @~~

~~50.40 @ 200 = 10,080~~

$16830.

~~EXEMPT 3,340~~

194.7	10,080
QR. AP. ~~146~~	758
BLT. ~~1932~~ ~~1949~~	~~440~~
% R. V. ~~60~~ ~~40~~	~~1758~~
3/4ET	
LAND	13,420
TOTAL	14,178

CITY OF ROCHESTER, NEW YORK
BUREAU OF ASSESSMENT
COMMERCIAL/INDUSTRIAL/EXEMPT
LAND PROPERTY RECORD CARD

AUDIT CONTROL CODES

ACTIVITY
N = NONE
M = MEASURED ONLY
L = LISTED

ENTRY (ENTRY)
1 = INTERIOR INSPECTION
2 = INTERIOR REFUSAL
3 = TOTAL REFUSAL
4 = ESTIMATE
5 = NO ENTRY

SOURCE (INFSCE)
1 = OWNER
2 = RELATIVE
3 = TENANT
4 = OTHER

SWIS/SBL/CD/RS: 261400 106.800-0001-025.001 NM
CARD NO 1 OF _

ROUTE NUMBER (ROUTE)
NEIGHBORHOOD CODE (NBHD)
ZONING & OVERLAY DISTRICT CODES (ZONING)
GENERAL ZONES (ZONING)
1000 - RESIDENTIAL
2000 - COMMERCIAL
3000 - INDUSTRIAL
4000 - PLANNED UNIT DEV
5000 - RIVER HARBOR
6000 - HISTORICAL
7000 - OPEN SPACE
8000 - TRANSITIONAL PARKING

PARCEL IDENTIFICATION SECTION

SWIS: 261400
TAX MAP NUMBER: 106.800-0001-025.001
CD: NM
R-SEC: 8
OWNER: THE CITY OF ROCHESTER
PROP CLASS: 438
HC
LOCATION NO: 6067
LOCATION: FRANKLIN SQ ST
SCH-DIST: 261400
SALE PRICE: 101-113
SALE DATE: 03/80
VALID
LOT SIZE: 50.53X 198.10

PARCEL IDENTIFICATION CORRECTION AREA	SWIS	TAX MAP NO	OWNER	PROP CLASS	LOC NO	LOC	SCHOOL DIST	LOT SIZE
	1	2	3	4	5	6	7	8

SALES INFORMATION CODES

SALES TYPE (SALTYP)
1 = LAND ONLY
2 = BLDG ONLY
3 = LAND & BLDG

SOURCE (VERIFY)
1 = UNCONFIRMED
2 = BUYER
3 = SELLER
4 = STAMPS
5 = AGENT

VALID (VALID)
1 = VALID SALE
2 = INVALID SALE

SITE INFORMATION SECTION

SITE NUMBER: 01
PROPERTY CLASS (PRCLAS): 43

NEIGHBORHOOD TYPE (NBHTYP) 1 = CENT BUS DIST 2 = MAJOR STRIP 3 = SECONDARY STRIP 4 = MIXED 5 = INDUSTRIAL PARK 6 = MAJOR INDUSTRIAL (7)
ROAD (ROAD) 0 = NONE 1 = MAJ THOROUGH (2) = SECONDARY ARTER 3 = PRIV 4 = ONE WA
TRAFFIC (VEHTRF) 1 = HEAVY 2 = MEDIUM (3) = LIGHT 4 = LANDLOCKED
ACCESS (ACCESS) 1 = LIMITED (2) = ADEQUATE 3 = GOOD
SEWER (SEWER) 1 = NONE 2 = PRIVATE (3) = COMM/PUBLIC
WATER (WATER) 1 = NONE 2 = PRIVATE (3) = COMM/PUBLIC
OTHER UTILITIES (UTIL) 1 = NONE 2 = GAS 3 = ELECTRIC (4) = GAS AND ELECTRIC
NEIGHBORHOOD TREND (NBHTRN) 1 = DECLINING (2) STATIC 3 = IMPROVING
SITE DESIRABILITY (SITDSR) 1 = INFERIOR (2) = TYPICAL 3 = SUPERIOR
PARKING (PARKNG) 0 = NONE 1 = INADEQUATE 2 = 1 ON A OFF 3 = A ON 1 OFF (4) ADEQUAT
PHYSICAL CHANGE (PHYCHG) 1 = BLDG CONST 2 = IMP CONST 3 = BLDG DEMO 4 = IMP DEMO
SIDEWALK FOOTAGE (SDWKFT) 005

AUDIT CONTROL SECTION

NUMBER OF SITES (NUMSIT): 01

VISIT NO (VISITS)	LISTER INFORMATION (LSTINF) COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY (ENTRY)	SOURCE (INFSCE)
1	167	02,28,83	3:40 AM (PM)	N	5	4
2	128	04,04,83	2:35 AM (PM)	L	5	4
3			: AM PM			
			: AM PM			

QUALITY CONTROL (QCBY) | QUALITY CONTROL REVIEWER | DATE
CERTIFIED LETTER (CTFLET) | DATE (MMDDYY)

SALES INFORMATION SECTION

DATE (SALDTE) YYMM	PRICE (SALPRC)	TYPE (SALTYP)	SOURCE (VERIFY)	VALID (VALID)	OFFICE USE ONLY CHECK	SOURC2

REASONS FOR INVALID SALE

- ☐ - SALE INVOLVED ADDN'L PARCELS
- ☐ - PARTIES UNDER COMPULSION TO ACT
- ☐ - PROP CHANGED AFTER SALE (SEE SALES HISTORY)
- ☐ - RELATED INDIVIDUALS OR CORP
- ☐ - LIQUIDATION/FORECLOSURE
- ☐ - FINANCING/LAND CONTRACT
- ☐ - INCLUDED EXCESSIVE PERSONAL PROPERTY OR OTHER (SEE MEMO)

I CERTIFY THAT THE INFORMATION RECORDED ON THIS CARD WAS COLLECTED WITH MY KNOWLEDGE MY SIGNATURE DOES NOT NECESSARILY INDICATE AGREEMENT WITH THE DATA RECORDED

SIGNATURE _____ DATE _____

SALES NOTES & MEMORANDUM

LAND TYPE CODES (LNDTYP)

01 = PRIMARY
02 = SECONDARY
03 = UNDEVELOPED
04 = RESIDUAL
07 = WOODLAND
08 = WASTELAND
10 = WATERFRONT
12 = REAR
14 = WETLAND
15 = LEASED LAND

EFFECTIVE CODE (EFFCD)

1 = FRNTFT ONLY
2 = DEPTH ONLY
3 = FRNTFT AND DEPTH

LAND BREAKDOWN SECTION

LAND TYPE (LNDTYP)	EFF CODE (EFFCD)	FRONT FEET (FRNTFT)	DEPTH (DEPTH)	ACRES (ACRES)	SQUARE FEET (SQFT)	WATERFRONT (WTRFTG)	WATER FRONT TYPE (WTRFNT)	INFLU ENCE CODE (INFLCD)	INFLUENCE PERCENT (INFLPC)
01					10994				
				.59	25670				

WATERFRONT TYPE (WTRFNT)

1 = POND
2 = RIVER
3 = LAKE
4 = CANAL
5 = OCEAN/BA

INFLUENCE CODES (INFLCD)

1 = TOPOGRAPHY
2 = LOCATION
3 = SHAPE
4 = RESTRICTED USE
5 = VIEW
6 = WETNESS
7 = OTHER
8 = CORNER/ALLEY

© COLE LAYER TRUMBLE CO

PRC 118

BUILDING	SECTION	YEAR BUILT	BUILT AS
EXT. COND.	ROOF TYPE	MATERIAL	FRAME TYPE
GRADE	NO. UNITS	BASEMENT PERIMETER	
		BUILDING PERIMETER	

EXTERIOR CODES

EXTERIOR WALL MATERIAL
00 - None
01 - Store Front
02 - Conc Block
03 - Brick/Stone
04 - Frame
05 - Glass
06 - Conc Walls
07 - Prefab
08 - Mtl Sandwich

EXTERIOR FACING MATERIAL
00 - None
01 - Brick/CB Veneer
02 - Wood/Mtl Frame
03 - Ceramic Tile
04 - Stone Terrazzo
05 - Glass Viuro
06 - Marble
07 - Granite
08 - Stucco
09 - Asphalt

FRAME TYPE
00 - None
01 - Fireproof Steel
02 - Concrete Reinf
03 - Non-Fireproof Stl
04 - Masonry
05 - Wood Frame
06 - Light Mtl Frame

ROOF TYPE (SLOPE)
00 - None
01 - Flat
02 - Irregular
03 - Gable
04 - Industrial
05 - Shed
06 - Arch
07 - A-Frame

ROOF MATERIAL
00 - None
01 - Built Up
02 - Shingles
03 - Comp Rolled
04 - Metal
05 - Fiberglas/Plas
06 - Slate/Tile

EXTERNAL WALLS			FACING (ON WALLS)			LOCATION STORY																					
MATL	LINEAR FEET	HEIGHT	MATL	LINEAR FEET	HEIGHT	FROM	TO	USED AS	STORY HGT	SHAPE	WIDTH	LENGTH	SQUARE FEET	INTERIOR FINISH %	PARTITIONS	FLOOR CONSTR.	LIGHTING %	PLUMBING WATER	HEATING SYSTEM %	HEATING SYSTEM TYPE	AIR CONDITION %	AIR CONDITION TYPE	SPRINKLER %	SPRINKLER TYPE	INTERNAL CONDITION	FUNCTNAL

BUILDING	SECTION	YEAR BUILT	BUILT AS
EXT. COND.	ROOF TYPE	MATERIAL	FRAME TYPE
GRADE	NO. UNITS	BASEMENT PERIMETER	
		BUILDING PERIMETER	

INTERIOR CODES

FROM – TO
A - Attic
B - Basement
C - Crawl Space
M - Mezzanine
P - Penthouse

SHAPE
1 - Rectangular
2 - Irregular

PARTITIONS
0 - None
1 - Below Normal
2 - Normal
3 - Above Normal

FLOOR CONSTRUCTION
00 - None
01 - Conc Reinforced
02 - Wood on Wood or Steel Joists
03 - Masonry
04 - Metal Deck
05 - Heavy Wood Plank
06 - Metal Grating

PLUMBING – PIPING
0 - None
1 - Minimum
2 - Adequate
3 - Good

HEATING TYPE
0 - None
1 - Hot Air
2 - Hot Water/Steam
3 - Unit Heaters
4 - Electric

AIR CON TYPE
0 - None
1 - Central
2 - Unit Real Property
3 - Ventilation Only

SPRINKLER TYPE
0 - None
1 - Wet
2 - Dry
3 - Other

MISC CODES
0 - External
1 - Internal

CONDITION
1 - Poor
2 - Fair
3 - Normal
4 - Good
5 - Excell

FUNCT/UTILITY
0 - None
1 - Poor
2 - Fair
3 - Normal
4 - Good

APARTMENT INFORMATION

TYPE 1 - Garden 2 - Townhouse 3 - High Rise 4 - Oth

NUMBER EFFICIENCY ____ NUMBER 3 BEDROOM ____

NUMBER 1 BEDROOM ____ NUMBER 4 BEDROOM ____

NUMBER 2 BEDROOM ____ NUMBER 5 BEDROOM ____

MATL	LINEAR FEET	HEIGHT	MATL	LINEAR FEET	HEIGHT	FROM	TO	USED AS	STORY HGT	SHAPE	WIDTH	LENGTH	SQUARE FEET	INTERIOR FINISH %	PARTITIONS	FLOOR CONSTR.	LIGHTING %	PLUMBING WATER	HEATING SYSTEM %	HEATING SYSTEM TYPE	AIR CONDITION %	AIR CONDITION TYPE	SPRINKLER %	SPRINKLER TYPE	INTERNAL CONDITION	FUNCTNAL

MISCELLANEOUS IMPROVEMENTS

STRUCT. CODE	MS CD	MEASUREMENT 1	MEASUREMENT 2	BUILDING NUMBER	SECTION	NUMBER IDENTICAL UNITS	CONDITION	FUNCT. UTILITY	YEAR BUILT OR INSTALLED	GRADE	INTERNAL EXTERNAL
LP4	2	4050	4			01	3	3	1970	C	0

BUILT AS CODES

11 - Apartments
12 - Condominium Apts
14 - Hotel
15 - Motel
18 - Room & Tourist Homes
21 - Restaurants
22 - Diners
23 - Snack Bars & Drive Ins
25 - Bars
31 - Auto Dealers
32 - Service Stations
33 - Auto Body & Tire Shops
34 - Automatic Car Wash
37 - Parking Garage
38 - Parking Lot
41 - Gas Fuel Storage
44 - Lumber Yards
447 - Truck Terminals
449 - Warehouse/Distribution
452 - Neighborhood Shop Ctr
453 - Large Retail Outlet
454 - Supermarket
461 - Standard Bank
462 - Drive-In Branch Bank
463 - Bank Complex/Office Bldg
464 - Office Bldg
465 - Professional Bldg
471 - Funeral Homes
474 - Billboards
481 - Multi-Use Row Type
482 - Multi-Use Detached
483 - Multi-Use Converted Res
484 - Multi-Use Single Occupant
485 - Multi-Use Multi-Occupant
710 - Manufacturing

USED AS CODES

11 - Apartment
12 - Hotel,Dormitory
21 - Motel
22 - Multiple Dwelling
23 - Row House
24 - Residential
31 - Restaurant
32 - Department Store
33 - Discount Store / Market
34 - Retail Store
35 - Tavern/Bar
41 - Garage/Storage
42 - Hangar
43 - Industrial Building
44 - Loft or Light Mfg. Plant
45 - Warehouse
46 - Auto Showroom
51 - Bank
52 - Medical Building
53 - Office Building
54 - Nursing Home
55 - School
56 - Hospital
57 - Library
61 - Auditorium, Theater
62 - Cinema/Movie House
63 - Church/Synagogue
64 - Open Area
81 - Multi-Use Dwelling
82 - Multi-Use Office
83 - Multi-Use Sales
84 - Multi-Use Storage

BE1 - Bank Vault (money, no door)
BE2 - Bank Vault (Rec Stor, no door)
BE3 - Bank Vault Door (Circ money)
BE4 - Bank Vault Door (Rect money)
BE5 - Bank Vault Door (Rec Stor)
BE6 - Bank Night Deposit Chute
BE7 - Bank Drive-In Window
BE8 - Bank Service Window
BE9 - Bank Drive-In Teller's Booth

CP8 - Canopy over Conc or Stl Loading Dock
CP9 - Canopy, Roof only

EL1 - Elevator, Electric Freight
EL2 - Elevator, Electric Passenger
ES3 - Escalator

GH3 - Greenhouse (wood sash, steel frame)
GH4 - Greenhouse (wood sash, wood frame)
GH5 - Greenhouse (aluminum)

LD1 - Conc or Stl Loading Dock
LD2 - Wood Loading Dock

LS9 - Swimming Pool (Comm type)

Cold Storage
RN2 - Walk In Cold Room
RN6 - Wine Cold Storage

TK1 - Steel Tank with Tower
TK2 - Wood Tank with Tower
TK3 - Petroleum Storage Tank
TK4 - Underground Fuel Tank
TK5 - Vertical Bulk Storage Tank
TK6 - Horizontal Bulk Storage Tank
TK7 - Propane Storage Tank
TK8 - Concrete Surface Reservoir
TK9 - Welded Steel Surface Reservoir

LP1 - Paving, Concrete
LP4 - Paving, Asphalt

OH1 - Overhead Door

AP1 - Fence, Chain Link

RR1 - Railroad Siding, Trackage

TC5 - Tennis Court - Clay
TC6 - Tennis Court - Asphalt
TC7 - Tennis Court - Rubber Cork
TC8 - Tennis Court - Concrete
TC9 - Tennis Court - Synthetic

SHED CODES
FC1 - Machinery Shed
FC2 - Aluminum Shed
FC3 - Galvanized Steel
FC4 - Finished Metal Shed
FQ5 - Quonset Shed

RESIDENTIAL CODES
RG1 - Garage, 1S Att
RG2 - Garage, 1½S Att
RG3 - Garage, 2S Att
RG4 - Garage, 1S Det
RG5 - Garage, 1½S Det
RG6 - Garage, 2S Det

RC1 - Carport

RP1 - Open Porch
RP2 - Covered Porch
RP3 - Screened Porch
RP4 - Enclosed Porch
RP5 - Upper Deck
RP6 - Upper Covered Porch
RP7 - Upper Screened Porch
RP8 - Upper Enclosed Porch

CITY OF ROCHESTER, NEW YORK
BUREAU OF ASSESSMENT
COMMERCIAL/INDUSTRIAL/EXEMPT
LAND PROPERTY RECORD CARD

PARCEL IDENTIFICATION SECTION

SWIS: 261400 | TAX MAP NUMBER: ~~106.800-0001-002~~ 025.001 | CD: ~~QN~~ | R-SEC: 8

OWNER: REDEMPTORIST FATHERS OF N Y | PROP CLASS: ~~330~~ 620 | HC:

LOCATION NO: 0041 | LOCATION: FRANKLIN SQ | SCH-DIST: 261400

SALE PRICE: | SALE DATE: | VALID: | LOT SIZE: ~~60.00X~~ .00

0101 - 113 FRANKLIN ST.

PARCEL IDENTIFICATION CORRECTION AREA	SWIS	TAX MAP NO	OWNER	PROP CLASS	LOC NO	LOC	SCHOOL DIST	LOT SIZE
	1	2	3	4	5	6	7	8

AUDIT CONTROL SECTION — NUMBER OF SITES (NUMSIT): 01

VISIT NO (VISITS)	LISTER INFORMATION (LSTINF) COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY (ENTRY)	SOURCE (INFSCE)
1	JDD	07/16/83	02:41 AM/PM	L	5	4
2			: AM/PM			
3			: AM/PM			
			: AM/PM			

QUALITY CONTROL (QCBY) | QUALITY CONTROL REVIEWER | DATE | CERTIFIED LETTER (CTFLET) | DATE (MMDDYY)

SALES INFORMATION SECTION

DATE (SALDTE) YYMM	PRICE (SALPRC)	TYPE (SALTYP)	SOURCE (VERIFY)	VALID (VALID)	OFFICE USE ONLY CHECK	SOURC2

AUDIT CONTROL CODES

ACTIVITY
N = NONE
M = MEASURED ONLY
L = LISTED

ENTRY (ENTRY)
1 = INTERIOR INSPECTION
2 = INTERIOR REFUSAL
3 = TOTAL REFUSAL
4 = ESTIMATE
5 = NO ENTRY

SOURCE (INFSCE)
1 = OWNER
2 = RELATIVE
3 = TENANT
4 = OTHER

SALES INFORMATION CODES

SALES TYPE (SALTYP)
1 = LAND ONLY
2 = BLDG ONLY
3 = LAND & BLDG

SOURCE (VERIFY)
1 = UNCONFIRMED
2 = BUYER
3 = SELLER
4 = STAMPS
5 = AGENT

VALID (VALID)
1 = VALID SALE
2 = INVALID SALE

SWIS/SBL/CD/RS: 261400 ~~906.069-0001-002~~ 106-800-0001-002.01 QN ~~PR~~ | CARD NO ___ OF ___

ROUTE NUMBER (ROUTE)

NEIGHBORHOOD CODE (NBHD)

ZONING & OVERLAY DISTRICT CODES (ZONING)

GENERAL ZONES (ZONING)
1000 - RESIDENTIAL
2000 - COMMERCIAL
3000 - INDUSTRIAL
4000 - PLANNED UNIT DEV
5000 - RIVER HARBOR
6000 - HISTORICAL
7000 - OPEN SPACE
8000 - TRANSITIONAL PARKING

SITE INFORMATION SECTION — SITE NUMBER: 01 | PROPERTY CLASS (PRCLAS):

NEIGHBORHOOD TYPE	(NBHTYP)	1 = CENT BUS DIST	2 = MAJOR STRIP	3 = SECONDARY STRIP	4 = MIXED
		5 = INDUSTRIAL PARK	6 = MAJOR INDUSTRIAL		
ROAD	(ROAD)	0 = NONE	1 = MAJ THOROUGH	2 = SECONDARY ARTER	3 = PRIV 4 = ONE WA
TRAFFIC	(VEHTRF)	1 = HEAVY	2 = MEDIUM	3 = LIGHT	4 = LANDLOCKED
ACCESS	(ACCESS)	1 = LIMITED	2 = ADEQUATE	3 = GOOD	
SEWER	(SEWER)	1 = NONE	2 = PRIVATE	3 = COMM/PUBLIC	
WATER	(WATER)	1 = NONE	2 = PRIVATE	3 = COMM/PUBLIC	
OTHER UTILITIES	(UTIL)	1 = NONE	2 = GAS	3 = ELECTRIC	4 = GAS AND ELECTRIC
NEIGHBORHOOD TREND	(NBHTRN)	1 = DECLINING	2 = STATIC	3 = IMPROVING	
SITE DESIRABILITY	(SITDSR)	1 = INFERIOR	2 = TYPICAL	3 = SUPERIOR	
PARKING	(PARKNG)	0 = NONE	1 = INADEQUATE	2 = I ON A, OFF	3 = A ON I OFF 4 = ADEQUAT
PHYSICAL CHANGE	(PHYCHG)	1 = BLDG CONST	2 = IMP CONST	3 = BLDG DEMO	4 = IMP DEMO
SIDEWALK FOOTAGE	(SDWKFT)				

REASONS FOR INVALID SALE

☐ - SALE INVOLVED ADDN'L PARCELS
☐ - PARTIES UNDER COMPULSION TO ACT
☐ - PROP CHANGED AFTER SALE (SEE SALES HISTORY)
☐ - RELATED INDIVIDUALS OR CORP
☐ - LIQUIDATION/FORECLOSURE
☐ - FINANCING/LAND CONTRACT
☐ - INCLUDED EXCESSIVE PERSONAL PROPERTY OR OTHER (SEE MEMO)

I CERTIFY THAT THE INFORMATION RECORDED ON THIS CARD WAS COLLECTED WITH MY KNOWLEDGE. MY SIGNATURE DOES NOT NECESSARILY INDICATE AGREEMENT WITH THE DATA RECORDED

SIGNATURE _____ DATE _____

SALES NOTES & MEMORANDUM

LAND TYPE CODES (LNDTYP)
01 = PRIMARY
02 = SECONDARY
03 = UNDEVELOPED
04 = RESIDUAL
07 = WOODLAND
08 = WASTELAND
10 = WATERFRONT
12 = REAR
14 = WETLAND
15 = LEASED LAND

EFFECTIVE CODE (EFFCD)
1 = FRNTFT ONLY
2 = DEPTH ONLY
3 = FRNTFT AND DEPTH

LAND BREAKDOWN SECTION

LAND TYPE (LNDTYP)	EFF CODE (EFFCD)	FRONT FEET (FRNTFT)	DEPTH (DEPTH)	ACRES (ACRES)	SQUARE FEET (SQFT)	WATERFRONT (WTRFTG)	WATER FRONT TYPE (WTRFNT)	INFLU ENCE CODE (INFLCD)	INFLUENCE PERCENT (INFLPC)
01					2208				

WATERFRONT TYPE (WTRFNT)
1 = POND
2 = RIVER
3 = LAKE
4 = CANAL
5 = OCEAN/BA

INFLUENCE CODES (INFLCD)
1 = TOPOGRAPHY
2 = LOCATION
3 = SHAPE
4 = RESTRICTED USE
5 = VIEW
6 = WETNESS
7 = OTHER
8 = CORNER/ALLEY

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PBC 116

CITY OF ROCHESTER, NEW YORK
BUREAU OF ASSESSMENT
COMMERCIAL/INDUSTRIAL/EXEMPT
LAND PROPERTY RECORD CARD

AUDIT CONTROL CODES

ACTIVITY
N = NONE
M = MEASURED ONLY
L = LISTED

ENTRY (ENTRY)
1 = INTERIOR INSPECTION
2 = INTERIOR REFUSAL
3 = TOTAL REFUSAL
4 = ESTIMATE
5 = NO ENTRY

SOURCE (INFSCE)
1 = OWNER
2 = RELATIVE
3 = TENANT
4 = OTHER

SWIS/SBL/CD/RS
261400 106.800-0001-025.001 CARD NO 1 OF 1

ROUTE NUMBER (ROUTE)
NEIGHBORHOOD CODE (NBHD) 0121
ZONING & OVERLAY DISTRICT CODES (ZONING) C-1

GENERAL ZONES: (ZONING)
1000 - RESIDENTIAL
2000 - COMMERCIAL
3000 - INDUSTRIAL
4000 - PLANNED UNIT DEV
5000 - RIVER HARBOR
6000 - HISTORICAL
7000 - OPEN SPACE
8000 - TRANSITIONAL PARKING

PARCEL IDENTIFICATION SECTION

SWIS: 261400
TAX MAP NUMBER: 106.800-0001-~~027.001~~ 025
CD: PA
R-SEC: 8
OWNER: THE CITY OF ROCHESTER
PROP CLASS: 438 HC: 330
LOCATION NO: 0051
LOCATION: FRANKLIN SQ
SCH-DIST: 261400
SALE PRICE
SALE DATE: 03/80
VALID
LOT SIZE: 41.00 X 164.87

PARCEL IDENTIFICATION CORRECTION AREA	SWIS	TAX MAP NO	OWNER	PROP CLASS	LOC NO	LOC	SCHOOL DIST	LOT SIZE
	1	2	3	4	5	6	7	8

SITE INFORMATION SECTION

SITE NUMBER: 01
PROPERTY CLASS (PRCLAS): 438

NEIGHBORHOOD TYPE (NBHTYP): 1 = CENT BUS DIST 2 = MAJOR STRIP 3 = SECONDARY STRIP 4 = MIXED 5 = INDUSTRIAL PARK 6 = MAJOR INDUSTRIAL (7)
ROAD (ROAD): 0 = NONE 1 = MAJ THOROUGH (2) SECONDARY ARTER 3 = PRIV 4 = ONE WA
TRAFFIC (VEHTRF): 1 = HEAVY (2) = MEDIUM 3 = LIGHT 4 = LANDLOCKED
ACCESS (ACCESS): 1 = LIMITED (2) ADEQUATE 3 = GOOD
SEWER (SEWER): 1 = NONE 2 = PRIVATE (3) = COMM/PUBLIC
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SITE DESIRABILITY (SITDSR): 1 = INFERIOR (2) TYPICAL 3 = SUPERIOR
PARKING (PARKNG): 0 = NONE 1 = INADEQUATE 2 = ON - A/OFF 3 = A/ON - I/OFF (4) = ADEQUAT
PHYSICAL CHANGE (PHYCHG): 1 = BLDG CONST 2 = IMP CONST 3 = BLDG DEMO 4 = IMP DEMO
SIDEWALK FOOTAGE (SDWKFT): 01A

AUDIT CONTROL SECTION

NUMBER OF SITES (NUMSIT): 01

VISIT NO (VISITS)	LISTER INFORMATION (LSTINF) COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY (ENTRY)	SOURCE (INFSCE)
1	1617	CA121883	3:10 AM (PM)	N	5	4
2	128	0A0483	2:35 AM (PM)	L	5	4
3			: AM PM			
			: AM PM			

QUALITY CONTROL (QCBY)
QUALITY CONTROL REVIEWER
DATE

CERTIFIED LETTER (CTFLET)
DATE (MMDDYY)

SALES INFORMATION CODES

SALES TYPE (SALTYP)
1 = LAND ONLY
2 = BLDG ONLY
3 = LAND & BLDG

SOURCE (VERIFY)
1 = UNCONFIRMED
2 = BUYER
3 = SELLER
4 = STAMPS
5 = AGENT

VALID (VALID)
1 = VALID SALE
2 = INVALID SALE

SALES INFORMATION SECTION

OFFICE USE ONLY

DATE (SALDTE) YYMM	PRICE (SALPRC)	TYPE (SALTYP)	SOURCE (VERIFY)	VALID (VALID)	CHECK	SOURC2

REASONS FOR INVALID SALE

- ☐ - SALE INVOLVED ADDN'L PARCELS
- ☐ - PARTIES UNDER COMPULSION TO ACT
- ☐ - PROP CHANGED AFTER SALE (SEE SALES HISTORY)
- ☐ - RELATED INDIVIDUALS OR CORP
- ☐ - LIQUIDATION/FORECLOSURE
- ☐ - FINANCING/LAND CONTRACT
- ☐ - INCLUDED EXCESSIVE PERSONAL PROPERTY OR OTHER (SEE MEMO)

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SIGNATURE _____ DATE _____

SALES NOTES & MEMORANDUM

- GRAVEL LOT -

LAND TYPE CODES (LNDTYP)

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EFFECTIVE CODE (EFFCD)

1 = FRNTFT ONLY
2 = DEPTH ONLY
3 = FRNTFT AND DEPTH

LAND BREAKDOWN SECTION

LAND TYPE (LNDTYP)	EFF CODE (EFFCD)	FRONT FEET (FRNTFT)	DEPTH (DEPTH)	ACRES (ACRES)	SQUARE FEET (SQFT)	WATERFRONT (WTRFTG)	WATER FRONT TYPE (WTRFNT)	INFLUENCE CODE (INFLCD)	INFLUENCE PERCENT (INFLPC)
01					4208				

WATERFRONT TYPE (WTRFNT)

1 = POND
2 = RIVER
3 = LAKE
4 = CANAL
5 = OCEAN/BA

INFLUENCE CODES (INFLCD)

1 = TOPOGRAPHY
2 = LOCATION
3 = SHAPE
4 = RESTRICTED USE
5 = VIEW
6 = WETNESS
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8 = CORNER/ALLEY

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PRC 110

CITY OF ROCHESTER, NEW YORK
BUREAU OF ASSESSMENT
COMMERCIAL/INDUSTRIAL/EXEMPT
LAND PROPERTY RECORD CARD

PARCEL IDENTIFICATION SECTION

SWIS (County) | TAX MAP NUMBER 025 | R-SEC

OWNER | PROP CLASS HC

LOCATION NO | LOCATION | SCH-DIST 261400

SALE PRICE | SALE DATE | VALID | LOT SIZE

PARCEL IDENTIFICATION CORRECTION AREA	SWIS	TAX MAP NO.	OWNER	PROP CLASS	LOC NO	LOC	SCHOOL DIST.	LOT SIZE
	1	2	3	4	5	6	7	8

AUDIT CONTROL SECTION

NUMBER OF SITES (NUMSIT) 01

VISIT NO (VISITS)	LISTER INFORMATION (LSTINF) COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY (ENTRY)	SOURCE (INFSCE)
1	[illegible]	040983	02:00 AM/PM	L	5	4
2			: AM/PM			
3			: AM/PM			
			: AM/PM			

QUALITY CONTROL (QCBY) | QUALITY CONTROL REVIEWER | DATE

CERTIFIED LETTER (CTFLET) | DATE (MMDDYY)

SALES INFORMATION SECTION

DATE (SALDTE) YYMM	PRICE (SALPRC)	TYPE (SALTYP)	SOURCE (VERIFY)	VALID (VALID)	OFFICE USE ONLY CHECK	SOURCE

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SWIS/SBL/CD/RS 261400 025

CARD NO ___ OF ___

ROUTE NUMBER (ROUTE)

NEIGHBORHOOD CODE (NBHD)

ZONING & OVERLAY DISTRICT CODES (ZONING)

GENERAL ZONES (ZONING)
1000 - RESIDENTIAL
2000 - COMMERCIAL
3000 - INDUSTRIAL
4000 - PLANNED UNIT DEV
5000 - RIVER HARBOR
6000 - HISTORICAL
7000 - OPEN SPACE
8000 - TRANSITIONAL PARKING

SITE INFORMATION SECTION

SITE NUMBER 01 | PROPERTY CLASS (PRCLAS) 42

NEIGHBORHOOD TYPE (NBHTYP) 1 = CENT BUS DIST 2 = MAJOR STRIP 3 = SECONDARY STRIP 4 = MIXED 5 = INDUSTRIAL PARK 6 = MAJOR INDUSTRIAL (2)

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SIDEWALK FOOTAGE (SDWKFT)

REASONS FOR INVALID SALE

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SALES NOTES & MEMORANDUM

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LAND TYPE (LNDTYP)	EFF CODE (EFFCD)	FRONT FEET (FRNTFT)	DEPTH (DEPTH)	ACRES (ACRES)	SQUARE FEET (SQFT)	WATERFRONT (WTRFTG)	WATER FRONT TYPE (WTRFNT)	INFLUENCE CODE (INFLCD)	INFLUENCE PERCENT (INFLPC)
01					9025				

WATERFRONT TYPE (WTRFNT)

1 = POND
2 = RIVER
3 = LAKE
4 = CANAL
5 = OCEAN/BA

INFLUENCE CODES (INFLCD)

1 = TOPOGRAPHY
2 = LOCATION
3 = SHAPE
4 = RESTRICTED USE
5 = VIEW
6 = WETNESS
7 = OTHER
8 = CORNER/ALLEY

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BUILDING	SECTION	YEAR BUILT	BUILT AS
EXT. COND.	ROOF TYPE	MATERIAL	FRAME TYPE
GRADE	NO. UNITS	BASEMENT PERIMETER	
		BUILDING PERIMETER	

EXTERNAL WALLS			FACING (ON WALLS)		
MATL	LINEAR FEET	HEIGHT	MATL	LINEAR FEET	HEIGHT

EXTERIOR CODES

EXTERIOR WALL MATERIAL
00 - None
01 - Store Front
02 - Conc Block
03 - Brick/Stone
04 - Frame
05 - Glass
06 - Conc Walls
07 - Prefab
08 - Mtl Sandwich

EXTERIOR FACING MATERIAL
00 - None
01 - Brick/CB Veneer
02 - Wood/Mtl Frame
03 - Ceramic Tile
04 - Stone Terrazzo
05 - Glass Vitro
06 - Marble
07 - Granite
08 - Stucco
09 - Asphalt

FRAME TYPE
00 - None
01 - Fireproof Steel
02 - Concrete Reinf
03 - Non-Fireproof Stl
04 - Masonry
05 - Wood Frame
06 - Light Mtl Frame

ROOF TYPE (SLOPE)
00 - None
01 - Flat
02 - Irregular
03 - Gable
04 - Industrial
05 - Shed
06 - Arch
07 - A-Frame

ROOF MATERIAL
00 - None
01 - Built-Up
02 - Shingles
03 - Comp Rolled
04 - Metal
05 - Fiberglas/Plastic
06 - Slate/Tile

LOCATION STORY		USED AS	STORY HGT	SHAPE	WIDTH	LENGTH	SQUARE FEET	INTERIOR FINISH %	PARTITIONS	FLOOR CONSTR	LIGHTING %	PLUMBING WATER	HEATING SYSTEM		AIR CONDITION		SPRINKLER		INTERNAL CONDITION	FUNC'NAL
FROM	TO												%	TYPE	%	TYPE	%	TYPE		

BUILDING	SECTION	YEAR BUILT	BUILT AS
EXT. COND.	ROOF TYPE	MATERIAL	FRAME TYPE
GRADE	NO. UNITS	BASEMENT PERIMETER	
		BUILDING PERIMETER	

MATL	LINEAR FEET	HEIGHT	MATL	LINEAR FEET	HEIGHT

INTERIOR CODES

FROM – TO
A - Attic
B - Basement
C - Crawl Space
M - Mezzanine
P - Penthouse

SHAPE
1 - Rectangular
2 - Irregular

PARTITIONS
0 - None
1 - Below Normal
2 - Normal
3 - Above Normal

FLOOR CONSTRUCTION
00 - None
01 - Conc Reinforced
02 - Wood on Wood or Steel Joists
03 - Masonry
04 - Metal Deck
05 - Heavy Wood Plank
06 - Metal Grating

PLUMBING – PIPING
0 - None
1 - Minimum
2 - Adequate
3 - Good

HEATING TYPE
0 - None
1 - Hot Air
2 - Hot Water/Steam
3 - Unit Heaters
4 - Electric

AIR CON TYPE
0 - None
1 - Central
2 - Unit Real Property
3 - Ventilation Only

SPRINKLER TYPE
0 - None
1 - Wet
2 - Dry
3 - Other

MISC CODES
0 - External
1 - Internal

CONDITION
1 - Poor
2 - Fair
3 - Normal
4 - Good
5 - Excell

FUNCT/UTILITY
0 - None
1 - Poor
2 - Fair
3 - Normal
4 - Good

APARTMENT INFORMATION

TYPE 1 - Garden 2 - Townhouse 3 - High Rise 4 - Oth

NUMBER EFFICIENCY _____ NUMBER 3 BEDROOM _____

NUMBER 1 BEDROOM _____ NUMBER 4 BEDROOM _____

NUMBER 2 BEDROOM _____ NUMBER 5 BEDROOM _____

MISCELLANEOUS IMPROVEMENTS

STRUCT CODE	MS CD	MEASUREMENT 1	MEASUREMENT 2	BUILDING NUMBER	SECTION	NUMBER IDENTICAL UNITS	CONDITION	FUNCT. UTILITY	YEAR BUILT OR INSTALLED	GRADE	INTERNAL EXTERNAL

BUILT AS CODES

11 - Apartments
12 - Condominium Apts
14 - Hotel
15 - Motel
18 - Room & Tourist Homes
21 - Restaurants
22 - Diners
23 - Snack Bars & Drive-Ins
25 - Bars
31 - Auto Dealers
32 - Service Stations
33 - Auto Body & Tire Shops
34 - Automatic Car Wash
37 - Parking Garage
38 - Parking Lot
41 - Gas Fuel Storage
44 - Lumber Yards
447 - Truck Terminals
449 - Warehouse/Distribution
452 - Neighborhood Shop. Ctr.
453 - Large Retail Outlet
454 - Supermarket
461 - Standard Bank
462 - Drive In Branch Bank
463 - Bank Complex/Office Bldg
464 - Office Bldg
465 - Professional Bldg
471 - Funeral Homes
474 - Billboards
481 - Multi-Use Row Type
482 - Multi-Use Detached
483 - Multi-Use Converted Res
484 - Multi-Use Single Occupant
485 - Multi-Use Multi-Occupant
710 - Manufacturing

BE1 - Bank Vault (money, no door)
BE2 - Bank Vault (Rec Stor, no door)
BE3 - Bank Vault Door (Circ money)
BE4 - Bank Vault Door (Rect money)
BE5 - Bank Vault Door (Rcd Stor)
BE6 - Bank Night Deposit Chute
BE7 - Bank Drive-In Window
BE8 - Bank Service Window
BE9 - Bank Drive-In Teller's Booth

CP8 - Canopy over Conc or Stl Loading Dock
CP9 - Canopy, Roof only

EL1 - Elevator, Electric Freight
EL2 - Elevator, Electric Passenger
ES3 - Escalator

GH3 - Greenhouse (wood sash, steel frame)
GH4 - Greenhouse (wood sash, wood frame)
GH5 - Greenhouse (aluminum)

LD1 - Conc or Stl Loading Dock
LD2 - Wood Loading Dock

LS9 - Swimming Pool (Comm type)

Cold Storage
RN2 - Walk-In Cold Room
RN6 - Whse Cold Storage

TK1 - Steel Tank with Tower
TK2 - Wood Tank with Tower
TK3 - Petroleum Storage Tank
TK4 - Underground Fuel Tank
TK5 - Vertical Bulk Storage Tank
TK6 - Horizontal Bulk Storage Tank
TK7 - Propane Storage Tank
TK8 - Concrete Surface Reservoir
TK9 - Welded Steel Surface Reservoir

LP1 - Paving, Concrete
LP4 - Paving, Asphalt

OH1 - Overhead Door

AP1 - Fence, Chain Link

RR1 - Railroad Siding, Trackage

TC5 - Tennis Court - Clay
TC6 - Tennis Court - Asphalt
TC7 - Tennis Court - Rubber Cork
TC8 - Tennis Court - Concrete
TC9 - Tennis Court - Synthetic

SHED CODES
FC1 - Machinery Shed
FC2 - Aluminum Shed
FC3 - Galvanized Steel
FC4 - Finished Metal Shed

FQ5 - Quonset Shed

RESIDENTIAL CODES
RG1 - Garage, 1S Att
RG2 - Garage, 1½S Att
RG3 - Garage, 2S Att
RG4 - Garage, 1S Det
RG5 - Garage, 1½S Det
RG6 - Garage, 2S Det

RC1 - Carport

RP1 - Open Porch
RP2 - Covered Porch
RP3 - Screened Porch
RP4 - Enclosed Porch
RP5 - Upper Deck
RP6 - Upper Covered Porch
RP7 - Upper Screened Porch
RP8 - Upper Enclosed Porch

USED AS CODES

11 - Apartment
12 - Hotel/Dormitory
21 - Motel
22 - Multiple Dwelling
23 - Row House
24 - Residential
31 - Restaurant
32 - Department Store
33 - Discount Store/ Market
34 - Retail Store
35 - Tavern/Bar
41 - Garage/Storage
42 - Hangar
43 - Industrial Building
44 - Loft or Light Mfg. Plant
45 - Warehouse
46 - Auto Showroom
51 - Bank
52 - Medical Building
53 - Office Building
54 - Nursing Home
55 - School
56 - Hospital
57 - Library
61 - Auditorium, Theatre
62 - Cinema/Movie House
63 - Church/Synagogue
64 - Open Area
81 - Multi-Use Dwelling
82 - Multi-Use Office
83 - Multi-Use Sales
84 - Multi-Use Storage

CITY OF ROCHESTER, NEW YORK
BUREAU OF ASSESSMENT
COMMERCIAL/INDUSTRIAL/EXEMPT
LAND PROPERTY RECORD CARD

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SWIS/SBL/CD/RS: 261400 106.800-0001-026 CARD NO 1 OF 1

ROUTE NUMBER (ROUTE)

NEIGHBORHOOD CODE (NBHD)

ZONING & OVERLAY DISTRICT CODES (ZONING)

GENERAL ZONES (ZONING)
1000 - RESIDENTIAL
2000 - COMMERCIAL
3000 - INDUSTRIAL
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5000 - RIVER HARBOR
6000 - HISTORICAL
7000 - OPEN SPACE
8000 - TRANSITIONAL PARKING

PARCEL IDENTIFICATION SECTION

SWIS: 261400
TAX MAP NUMBER: 106.800-0001-026
CD:
R-SEC: of
OWNER:
PROP CLASS: 438
HC:
LOCATION NO:
LOCATION: FRANKLIN ST.
SCH-DIST: 261400
SALE PRICE:
SALE DATE:
VALID:
LOT SIZE: 178.10 x 50.00

PARCEL IDENTIFICATION CORRECTION AREA	SWIS	TAX MAP NO.	OWNER	PROP CLASS	LOC NO	LOC.	SCHOOL DIST	LOT SIZE
	1	2	3	4	5	6	7	8

SITE INFORMATION SECTION

SITE NUMBER: 01
PROPERTY CLASS (PROCLAS): 42

NEIGHBORHOOD TYPE (NBHTYP): 1 = CENT BUS DIST 2 = MAJOR STRIP 3 = SECONDARY STRIP 4 = MIXED 5 = INDUSTRIAL PARK 6 = MAJOR INDUSTRIAL (7)
ROAD (ROAD): 0 = NONE 1 = MAJ THOROUGH (2) = SECONDARY ARTER 3 = PRIV 4 = ONE WA
TRAFFIC (VEHTRF): 1 = HEAVY 2 = MEDIUM (3) = LIGHT 4 = LANDLOCKED
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SEWER (SEWER): 1 = NONE 2 = PRIVATE (3) = COMM/PUBLIC
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PHYSICAL CHANGE (PHYCHG): 1 = BLDG CONST 2 = IMP CONST 3 = BLDG DEMO 4 = IMP DEMO
SIDEWALK FOOTAGE (SDWKFT): 095

AUDIT CONTROL SECTION

NUMBER OF SITES (NUMSIT): 01

VISIT NO (VISITS)	LISTER INFORMATION (LSTINE) COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY (ENTRY)	SOURCE (INFSCE)
1	128	040486	2:35 (PM)	L	5	4
2			: AM PM			
3			: AM PM			
			: AM PM			

QUALITY CONTROL (QCBY)
QUALITY CONTROL REVIEWER
DATE
CERTIFIED LETTER (CTFLET)
DATE (MMDDYY)

SALES INFORMATION CODES

SALES TYPE (SALTYP)
1 = LAND ONLY
2 = BLDG ONLY
3 = LAND & BLDG

SOURCE (VERIFY)
1 = UNCONFIRMED
2 = BUYER
3 = SELLER
4 = STAMPS
5 = AGENT

VALID (VALID)
1 = VALID SALE
2 = INVALID SALE

SALES INFORMATION SECTION

DATE (SALDTE) YYMM	PRICE (SALPRC)	TYPE (SALTYP)	SOURCE (VERIFY)	VALID (VALID)	OFFICE USE ONLY CHECK	SOURC2

REASONS FOR INVALID SALE

☐ - SALE INVOLVED ADDN'L PARCELS
☐ - PARTIES UNDER COMPULSION TO ACT
☐ - PROP CHANGED AFTER SALE (SEE SALES HISTORY)
☐ - RELATED INDIVIDUALS OR CORP
☐ - LIQUIDATION/FORECLOSURE
☐ - FINANCING/LAND CONTRACT
☐ - INCLUDED EXCESSIVE PERSONAL PROPERTY OR OTHER (SEE MEMO)

I CERTIFY THAT THE INFORMATION RECORDED ON THIS CARD WAS COLLECTED WITH MY KNOWLEDGE. MY SIGNATURE DOES NOT NECESSARILY INDICATE AGREEMENT WITH THE DATA RECORDED

SIGNATURE _____ DATE _____

SALES NOTES & MEMORANDUM

LAND BREAKDOWN SECTION

LAND TYPE (LNDTYP)	EFF CODE (EFFCD)	FRONT FEET (FRNTFT)	DEPTH (DEPTH)	ACRES (ACRES)	SQUARE FEET (SQFT)	WATERFRONT (WTRFTG)	WATER FRONT TYPE (WTRFNT)	INFLU ENCE CODE (INFLCD)	INFLUENCE PERCENT (INFLPC)
1									

LAND TYPE CODES (LNDTYP)
01 = PRIMARY
02 = SECONDARY
03 = UNDEVELOPED
04 = RESIDUAL
07 = WOODLAND
08 = WASTELAND
10 = WATERFRONT
12 = REAR
14 = WETLAND
15 = LEASED LAND

EFFECTIVE CODE (EFFCD)
1 = FRNTFT ONLY
2 = DEPTH ONLY
3 = FRNTFT AND DEPTH

WATERFRONT TYPE (WTRFNT)
1 = POND
2 = RIVER
3 = LAKE
4 = CANAL
5 = OCEAN/BAY

INFLUENCE CODES (INFLCD)
1 = TOPOGRAPHY
2 = LOCATION
3 = SHAPE
4 = RESTRICTED USE
5 = VIEW
6 = WETNESS
7 = OTHER
8 = CORNER/ALLEY

COLE LAYER TRUMBLE CO

PRC 416

BUILDING	SECTION	YEAR BUILT	BUILT AS
EXT COND	ROOF TYPE	MATERIAL	FRAME TYPE
GRADE	NO. UNITS	BASEMENT PERIMETER	
		BUILDING PERIMETER	

EXTERIOR CODES

EXTERIOR WALL MATERIAL
00 - None
01 - Store Front
02 - Conc Block
03 - Brick/Stone
04 - Frame
05 - Glass
06 - Conc Walls
07 - Prefab
08 - Mtl Sandwich

EXTERIOR FACING MATERIAL
00 - None
01 - Brick/CB Veneer
02 - Wood/Mtl Frame
03 - Ceramic Tile
04 - Stone Terrazzo
05 - Glass Vnyl
06 - Marble
07 - Granite
08 - Stucco
09 - Asphalt

FRAME TYPE
00 - None
01 - Fireproof Steel
02 - Concrete Reinf
03 - Non-Fireproof Stl
04 - Masonry
05 - Wood Frame
06 - Light Mtl Frame

ROOF TYPE (SLOPE)
00 - None
01 - Flat
02 - Irregular
03 - Gable
04 - Industrial
05 - Shed
06 - Arch
07 - A-Frame

ROOF MATERIAL
00 - None
01 - Built-Up
02 - Shingles
03 - Comp Rolled
04 - Metal
05 - Fiberglas/Plastic
06 - Slate/Tile

EXTERNAL WALLS			FACING (ON WALLS)			LOCATION STORY													HEATING SYSTEM		AIR CONDITION		SPRINKLER			
MATL	LINEAR FEET	HEIGHT	MATL	LINEAR FEET	HEIGHT	FROM	TO	USED AS	STORY HGT	SHAPE	WIDTH	LENGTH	SQUARE FEET	INTERIOR FINISH %	PARTITIONS	FLOOR CONSTR.	LIGHTING %	PLUMBING WATER	%	TYPE	%	TYPE	%	TYPE	INTERNAL CONDITION	FUNCTIONAL

BUILDING	SECTION	YEAR BUILT	BUILT AS
EXT COND	ROOF TYPE	MATERIAL	FRAME TYPE
GRADE	NO. UNITS	BASEMENT PERIMETER	
		BUILDING PERIMETER	

INTERIOR CODES

FROM – TO
A - Attic
B - Basement
C - Crawl Space
M - Mezzanine
P - Penthouse

SHAPE
1 - Rectangular
2 - Irregular

PARTITIONS
0 - None
1 - Below Normal
2 - Normal
3 - Above Normal

FLOOR CONSTRUCTION
00 - None
01 - Conc Reinforced
02 - Wood on Wood or Steel Joists
03 - Masonry
04 - Metal Deck
05 - Heavy Wood Plank
06 - Metal Grating

PLUMBING – PIPING
0 - None
1 - Minimum
2 - Adequate
3 - Good

HEATING TYPE
0 - None
1 - Hot Air
2 - Hot Water/Steam
3 - Unit Heaters
4 - Electric

AIR CON TYPE
0 - None
1 - Central
2 - Unit Real Property
3 - Ventilation Only

SPRINKLER TYPE
0 - None
1 - Wet
2 - Dry
3 - Other

MISC CODES
0 - External
1 - Internal

CONDITION
1 - Poor
2 - Fair
3 - Normal
4 - Good
5 - Excell

FUNCT/UTILITY
0 - None
1 - Poor
2 - Fair
3 - Normal
4 - Good

APARTMENT INFORMATION

TYPE 1 - Garden 2 - Townhouse 3 - High Rise 4 - Othr

NUMBER EFFICIENCY _____ NUMBER 3 BEDROOM _____

NUMBER 1 BEDROOM _____ NUMBER 4 BEDROOM _____

NUMBER 2 BEDROOM _____ NUMBER 5 BEDROOM _____

EXTERNAL WALLS			FACING (ON WALLS)																							
MATL	LINEAR FEET	HEIGHT	MATL	LINEAR FEET	HEIGHT	FROM	TO	USED AS	STORY HGT	SHAPE	WIDTH	LENGTH	SQUARE FEET	INTERIOR FINISH %	PARTITIONS	FLOOR CONSTR.	LIGHTING %	PLUMBING WATER	%	TYPE	%	TYPE	%	TYPE	INTERNAL CONDITION	FUNCTIONAL

MISCELLANEOUS IMPROVEMENTS

STRUCT. CODE	MS CD	MEASUREMENT 1	MEASUREMENT 2	BUILDING NUMBER	SECTION	NUMBER IDENTICAL UNITS	CONDITION	FUNCT. UTILITY	YEAR BUILT OR INSTALLED	GRADE	INTERNAL EXTERNAL
LP4	2	4500	4			01	3	3	1970	C	0

BUILT AS CODES

11 - Apartments
12 - Condominium Apts
14 - Hotel
15 - Motel
18 - Room & Tourist Homes
21 - Restaurants
22 - Diners
23 - Snack Bars & Drive-Ins
25 - Bars
31 - Auto Dealers
32 - Service Stations
133 - Auto Body & Tire Shops
134 - Automatic Car Wash
137 - Parking Garage
138 - Parking Lot
141 - Gas Fuel Storage
144 - Lumber Yards
447 - Truck Terminals
449 - Warehouse/Distribution
452 - Neighborhood Shop Ctr
453 - Large Retail Outlet
454 - Supermarket
461 - Standard Bank
462 - Drive-In Branch Bank
463 - Bank Complex/Office Bldg
464 - Office Bldg
465 - Professional Bldg
471 - Funeral Homes
474 - Billboards
481 - Multi-Use Row Type
482 - Multi-Use Detached
483 - Multi-Use Converted Res
484 - Multi-Use Single Occupant
485 - Multi-Use Multi-Occupant
710 - Manufacturing

USED AS CODES

11 - Apartment
12 - Hotel/Dormitory
21 - Motel
22 - Multiple Dwelling
23 - Row House
24 - Residential
31 - Restaurant
32 - Department Store
33 - Discount Store/ Market
34 - Retail Store
35 - Tavern/Bar
41 - Garage/Storage
42 - Hangar
43 - Industrial Building
44 - Loft or Light Mfg. Plant
45 - Warehouse
46 - Auto Showroom
51 - Bank
52 - Medical Building
53 - Office Building
54 - Nursing Home
55 - School
56 - Hospital
57 - Library
61 - Auditorium, Theater
62 - Cinema Movie House
63 - Church/Synagogue
64 - Open Area
81 - Multi-Use Dwelling
82 - Multi-Use Office
83 - Multi-Use Sales
84 - Multi-Use Storage

BE1 - Bank Vault (money, no door)
BE2 - Bank Vault (Rec Stor, no door)
BE3 - Bank Vault Door (Circ money)
BE4 - Bank Vault Door (Rect money)
BE5 - Bank Vault Door (Rcd Stor)
BE6 - Bank Night Deposit Chute
BE7 - Bank Drive-In Window
BE8 - Bank Service Window
BE9 - Bank Drive-In Teller's Booth

CP8 - Canopy over Conc or Stl Loading Dock
CP9 - Canopy, Roof only

EL1 - Elevator, Electric Freight
EL2 - Elevator, Electric Passenger
ES3 - Escalator

GH3 - Greenhouse (wood sash, steel frame)
GH4 - Greenhouse (wood sash, wood frame)
GH5 - Greenhouse (aluminum)

LD1 - Conc or Stl Loading Dock
LD2 - Wood Loading Dock

LS9 - Swimming Pool (Comm type)

Cold Storage
RN2 - Walk-In Cold Room
RN6 - Whse Cold Storage

TK1 - Steel Tank with Tower
TK2 - Wood Tank with Tower
TK3 - Petroleum Storage Tank
TK4 - Underground Fuel Tank
TK5 - Vertical Bulk Storage Tank
TK6 - Horizontal Bulk Storage Tank
TK7 - Propane Storage Tank
TK8 - Concrete Surface Reservoir
TK9 - Welded Steel Surface Reservoir

LP1 - Paving, Concrete
LP4 - Paving, Asphalt

OH1 - Overhead Door

AP1 - Fence, Chain Link

RR1 - Railroad Siding, Trackage

TC5 - Tennis Court - Clay
TC6 - Tennis Court - Asphalt
TC7 - Tennis Court - Rubber Cork
TC8 - Tennis Court - Concrete
TC9 - Tennis Court - Synthetic

SHED CODES
FC1 - Machinery Shed
FC2 - Aluminum Shed
FC3 - Galvanized Steel
FC4 - Finished Metal Shed
FC5 - Quonset Shed

RESIDENTIAL CODES
RG1 - Garage, 1S Att
RG2 - Garage, 1½S Att
RG3 - Garage, 2S Att
RG4 - Garage, 1S Det
RG5 - Garage, 1½S Det
RG6 - Garage, 2S Det

RC1 - Carport

RP1 - Open Porch
RP2 - Covered Porch
RP3 - Screened Porch
RP4 - Enclosed Porch
RP5 - Upper Deck
RP6 - Upper Covered Porch
RP7 - Upper Screened Porch
RP8 - Upper Enclosed Porch

8:39:56 Monday, August 27, 2018

ARMSUM **ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE:** 08/27/2018 DISPLAY

106 800 0001 044 003 0000 00 1 QR P 00 **CT/B-AD** 0090.00 124 07 **DISC** 000000000
0106 PLEASANT ST 14604 **USE** 330 30 **SF** **YR** N/A

- OWNER & MAILING INFORMATION - MISC.-
CITY OF ROCHESTER
RS - SS 8 - 5
ACT HSC A - N
30 CHURCH ST RM 125B
NGBHD 00009
ROCHESTER,NY 14614

- - - - - - ASSESSMENT DATA - - - - - -

CURRENT		TAXABLES	
LAND	16,500	COUNTY	0
TOTAL	16,500	CITY	0
PRIOR		SCHOOL	0
LAND	16,500	BANK CODE	0000129
TOTAL	16,500	MORTGAGE	
		INVESTOR	00129

- - - - - SALES INFORMATION - - - - -
PRICE 0 **DEED** **DATE** 000000
BOOK 00000 **PAGE** 00000 **CTL#** 0000000
PR OWNER

- - DIMENSIONS - - - COORDINATES - -
F 81.09 **D** 134.49 **E** 409071 **N** 152710
ACRES 0.12 **SP/MRG** 00000000 **IR LT** I

- - - - - - EXEMPTIONS - - - RES% 00

CODE	AMOUNT	PCT	IY	TY	HC
13350	000016500	0.00	85		
00000	000000000	0.00	00		
00000	000000000	0.00	00		

- - - - - SPECIAL DISTRICTS - - - -

SPC	UNITS	PCT	TYPE	VALUE
RP600	0.00	.0000	U	81.00
SC400	0.00	.0000	U	81.00
SP700	0.00	.0000	U	81.00
HSR00	0.00	.0000	U	81.00
DG100	0.00	.0000		0.00
	0.00	.0000		0.00

PF10-APPRAISER TASK LOG
PF12-RETURN TO ARMXLOC

EXEMPT PROPERTY RECORD CARD - ROCHESTER, NEW YORK

#03945-02.1

City of Rochester

~~98 Pleasant St.~~
PART OF 106 PLEASANT ST.
044.003
106.800-0001-~~043.002~~ 65x57&32

Ward 07	Property type code	Fieldman	Supervisor	Reviewer
Census Tract		S.M.		
Block				

Person interviewed			Date interview	Date final review
Owner		Left form		
Tenant		Tele.		
Other				

1. USE OR OCCUPANCY

Residential		Comm'l-Indus.	
1 fam. dwell		Apt. bldg.	
2 fam. dwell		Store&apt.	
Rowhouse		Store&off.	
2-4 fam.flat		Store only	
Walkup apt.		Off. bldg.	
Other		Hotel	
		Bank	
		Theater	
		Pub. gar.	
Church		Fill. sta.	
School		Warehouse	
Pub. hosp.		Indus.bldg.	
Govt. bldg.		Other	
Other			

2. EXTERIOR WALLS

- Frame siding
- Metal siding
- Wood shingle
- Asbestos shingle
- Stucco on frame
- Stucco on masonry
- Brick, 8"
- Brick, 12"
- Brick veneer
- Stone, rough
- Stone, cut
- Concrete block
- Composition siding
- Other

3. FOUNDATION

- Poured conc. 8" 12"
- Concrete block
- Stone
- Posts or piers
- Other

4. ROOF STRUCTURE

- Flat
- Gable
- Hip
- Gambrel
- Mansard
- Mixed
- Other
- Dormers

5. ROOF COVER

- Asphalt shingle
- Asbestos shingle
- Wood shingle
- Metal
- Slate
- Tile
- Tar & gravel (composition)
- Roll
- Other

6. GUTTERS & DOWNSPOUTS

- Galvanized
- Copper
- Aluminum
- None

7. WINDOWS

- Double hung
- Casement
- Awning type
- Picture
- Frame
- Metal

	Part	All	None
Weatherstrip			
Screen			
Storm sash			
Combination			

8. ELECTRICAL

- Knob & tube
- Cable☐Armored☐Nonmet'l.
- Rigid conduit

9. HEATING & AIR COND.

- Gravity warm air
- Forced warm air
- Steam
- Hot water
- Radiant
- Floor or wall furnace
- Stove
- ☐ Hand-fired ☐ Nat.gas
- ☐ Stoker ☐ Butane
- ☐ Oil
- 10. Air-cond. tons

11. PLUMBING

- Number bathrooms
- Number lav. (2 fix. ea.)
- Extra fixtures
- 12. Hot water heater
- 13. Garbage disposal
- 14. Electrical dishwasher

15. BASEMENT

Full		Conc. flr.	
Partial		Dirt flr.	
None		Other	

- Finished area sq. ft.
- Plaster
- Wood panel

16. ATTIC

yes		Open stairway	
no		Pulldn. stairs	

17. ROOM COUNT

Flr.	Rms.	Apts.	Flr.	Rms.	Apts.
B			3		
1			4		
2			Tot.		

18. INTERIOR FINISH

- Plaster
- Drywall
- Wood panel
- Acoustical ceilings
- Millwork
- Hardwood floors
- Pine floors
- Plywood floors
- Cement floors
- Tile flrs. (asphalt, etc.)
- Tile bath☐ Flr.☐ Wall
- Tile lav. ☐ Flr.☐ Wall
- Tile kit. ☐ Flr.☐ Wall

MISCELLANEOUS

- 19. Insulation
- 20. Fireplaces: No.
- 21. Built-in cabinets
- 22. Attic fan
- 23. Sprinkler system
- 24. Store front
- 25. Elevators
- 26. Fire escape
- 27. Tanks
- 28. Septic tank

29. AGE & CONDITION

- Year built
- Year remodeled %
- Effective age

	E	G	A	F	P
Interior					
Exterior					

- Net condition %
- Less func. obsoles. %
- Less econ. obsoles. %
- Total observed net cond. %

30. LAND INFORMATION

STREET IMPROVEMENTS		ZONING USE	
	Paved street		Single fam.
	Curb		Multiple fam.
	Gutter		Commercial
	Sidewalks		Industrial
	Sanitary sewer		
	Storm sewer		

UTILITIES & SERVICES		TOPOGRAPHY	
	Water		Level
	Gas		Above street
	Electricity		Below street

31. RENTAL DATA

No. Rms.	Apts.	Stores	Services by landlord			
				Heat		Elect.
Rentals				Hot water		Janitor
				Furniture		Garage
						Other

32. ASSESSMENT RECORD

Date	Land	Total	Assessor	Roll
3-1-83	2190	2190	S.M. L.H.	1983-84

33. SALES INFORMATION

Date	Mortgages	Rev. Stamps	Amount
3/12/80			

PICTURE

VACANT LAND

34. BUILDING PERMIT RECORDS

35. ADDITIONAL NOTES

DIV. #3000 1/1
THOMS. FARM PLAT SEC. ST.
(OLD = 6097 NAN=03945-01.2) S.M.

530-030-163

38. ACCESSORY BUILDINGS

Class	Story Ht.	Walls	Floor	Roof	Dimensions	Area	Net cond.

Account Number

Computed

Code	Post	Final Review

CLASSIFICATION

1.	2.	3.	4.	5.	6.
7.	8.	9.	10.	11.	12.

OTHER IMPROVEMENTS

39. Walls or fences

40. Paving

41. Other

Type	Class	Bldg Mat	Sty Ht	Dimensions	Hgt.	Area / Cube	Perim.	Wall Ratio	Unit Cost	Replacement Cost
				w x d w x d						
				x x						
				x x						
				x						
				x x						
				x						

Basement (Addition or Deduction) ±

Main Structure — Total Area or Cube — Base Cost $

Description	Addition	Deduction	Description	Addition	Deduction
Fireplaces ( )	$	$	No.	$	$
Plumbing ( )			No.		
No.			No.		
No.			No.		

Total Additions +

Total Deductions −

Canopy Other	Class	Height	Dimensions	Area		Unit Cost

Total Porches $

TOTAL

Replacement Cost = $

Age — Interior — Exterior — E. O. — F. O. = % of Net Condition

Access Bldg.	Bldg. Mat.	Dimensions	Area	Unit Cost	Rep. Cost	% Condition

Tot. Accessory Bldgs $

Misc. Improvements

TOTAL Improvement Value $

L	Odd Lot Size	Front	Depth	Base Price	Depth Factor	Other	Adj. Unit Price
a							
n							
d							

TOTAL Land Value $

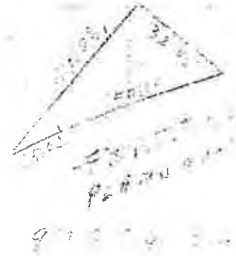
Summation Approach (Land + Improvements) $

Income Approach $ x Gross Multiplier $

Comparable Sales Approach (Value) $

Appraised Value Land $ Improvements $ Total $

BUILDING LAYOUT



ODD-SHAPED LOTS

EXEMPT PROPERTY RECORD CARD - ROCHESTER, NEW YORK

~~-06096-01.3~~ pts, 84,85
03945-02.0

The City of Rochester
~~100 Franklin St.~~ 106 Pleasant St 003
~~104 [illegible]-0001-044-004~~ 148X133
~~104x106x234x165~~
14-01-206.6

Ward 07 | Property type code
Census Tract
Block

Fieldmen	Supervisor	Reviewer
E.R.S	E.R.S	

Person interviewed

	Owner		Left form
	Tenant		Tele.
	Other		

Date interview	Date final review

1. USE OR OCCUPANCY

Residential		Comm'l-Indus.	
1 fam. dwell		Apt. bldg.	
2 fam. dwell		Store&apt.	
Rowhouse		Store&off.	
2-4 fam.flat		Store only	
Walkup apt.		Off. bldg.	
Other		Hotel	
		Bank	
		Theater	
		Pub. gar.	
Church		Fill. sta.	
School		Warehouse	
Pub. hosp.		Indus.bldg.	
Govt. bldg.		Other	
Other			

2. EXTERIOR WALLS

	Frame siding
	Metal siding
	Wood shingle
	Asbestos shingle
	Stucco on frame
	Stucco on masonry
	Brick, 8"
	Brick, 12"
	Brick veneer
	Stone, rough
	Stone, cut
	Concrete block
	Composition siding
	Other

3. FOUNDATION

	Poured conc. 8" 12"
	Concrete block
	Stone
	Posts or piers
	Other

4. ROOF STRUCTURE

	Flat
	Gable
	Hip
	Gambrel
	Mansard
	Mixed
	Other
	Dormers

5. ROOF COVER

	Asphalt shingle
	Asbestos shingle
	Wood shingle
	Metal
	Slate
	Tile
	Tar & gravel (composition)
	Roll
	Other

6. GUTTERS & DOWNSPOUTS

	Galvanized
	Copper
	Aluminum
	None

7. WINDOWS

	Double hung
	Casement
	Awning type
	Picture
	Frame
	Metal

	Part	All	None
Weatherstrip			
Screen			
Storm sash			
Combination			

8. ELECTRICAL

	Knob & tube
	Cable ☐ Armored ☐ Nonmet'l.
	Rigid conduit

9. HEATING & AIR COND.

	Gravity warm air
	Forced warm air
	Steam
	Hot water
	Radiant
	Floor or wall furnace
	Stove
☐	Hand-fired ☐ Nat.gas
☐	Stoker ☐ Butane
☐	Oil
	10. Air-cond. tons

11. PLUMBING

	Number bathrooms
	Number lav. (2 fix. ea.)
	Extra fixtures
	12. Hot water heater
	13. Garbage disposal
	14. Electrical dishwasher

15. BASEMENT

	Full		Conc. flr.
	Partial		Dirt flr.
	None		Other
	Finished area		sq. ft.
	Plaster		
	Wood panel		

16. ATTIC

	yes		Open stairway
	no		Puildn. stairs

17. ROOM COUNT

Flr.	Rms.	Apts.	Flr.	Rms.	Apts.
B			3		
1			4		
2			Tot.		

18. INTERIOR FINISH

	Plaster
	Drywall
	Wood panel
	Acoustical ceilings
	Millwork
	Hardwood floors
	Pine floors
	Plywood floors
	Cement floors
	Tile flrs. (asphalt, etc.)
	Tile bath ☐ Flr. ☐ Wall
	Tile lav. ☐ Flr. ☐ Wall
	Tile kit. ☐ Flr. ☐ Wall

MISCELLANEOUS

	19. Insulation
	20. Fireplaces: No.
	21. Built-in cabinets
	22. Attic fan
	23. Sprinkler system
	24. Store front
	25. Elevators
	26. Fire escape
	27. Tanks
	28. Septic tank

29. AGE & CONDITION

		E	G	A	F	P
	Year built					
	Year remodeled					
	Effective age					
	Interior					
	Exterior					
	Net condition	%				
	Less func. obsoles.	%				
	Less econ. obsoles.	%				
	Total observed net cond.	%				

PICTURE

VACANT LAND

30. LAND INFORMATION

STREET IMPROVEMENTS		ZONING USE	
	Paved street		Single fam.
	Curb		Multiple fam.
	Gutter		Commercial
	Sidewalks		Industrial
	Sanitary sewer		
	Storm sewer		

UTILITIES & SERVICES		TOPOGRAPHY	
	Water		Level
	Gas		Above street
	Electricity		Below street

31. RENTAL DATA

No. Rms.	Apts.	Stores	Services by landlord			
				Heat		Elect.
Rentals				Hot water		Janitor
				Furniture		Garage
						Other

32. ASSESSMENT RECORD

Date	Land	Total	Assessor	Roll
7/80	21,860	21,860	Exempt	1981/8
3/83	3020	3020	Exempt	1983-84

33. SALES INFORMATION

Date	Mortgages	Rev. Stamps	Amount
3/28/80			

34. BUILDING PERMIT RECORDS

35. ADDITIONAL NOTES

DV 7-15-80
DV $3000 III 3/83

330-030-103

38. ACCESSORY BUILDINGS

Class	Story Ht.	Walls	Floor	Roof	Dimensions	Area	Net cond.

Account Number

Computed

Code	Post	Final Review

CLASSIFICATION

1.	2.	3.	4.	5.	6.
7.	8.	9.	10.	11.	12.

OTHER IMPROVEMENTS

39. Walls or fences

40. Paving

41. Other

Type	Class	Bldg Mat	Sty Ht	Dimensions	Hgt.	Area / Cube	Perim.	Wall Ratio	Unit Cost	Replacement Cost
				W x d / W x d						
				x / x						
				x / x						
				x						
				x / x						
				x						

Basement (Addition or Deduction)

Main Structure — Total Area or Cube — Base Cost $

Description	Addition	Deduction	Description	Addition	Deduction
Fireplaces ( )	$	$	No.	$	$
Plumbing ( )			No.		
No.			No.		
No.			No.		

Total Additions +

Total Deductions -

Canopy Other	Class	Height	Dimensions	Area	Unit Cost	Total Porches
						$
TOTAL						

Replacement Cost = $

Access Bldg.	Age Bldg. Mat.	Interior / Exterior	Dimensions	Area	Unit Cost	Rep. Cost	% Condition	Tot. Accessory Bldgs
								$

E. O. F. O. = % of Net Condition

Misc. Improvements

TOTAL Improvement Value $

L	Odd Lot Size	Front	Depth	Base Price	Depth Factor	Other	Adj. Unit Price
a		10,796	39 ft	2.8	2.25	24,291	
n			LESS 10%	0.85		2429	
d					÷ 4	21,862	

TOTAL Land Value 5400 ÷ 1 = 3020 $

Summation Approach (Land + Improvements) $

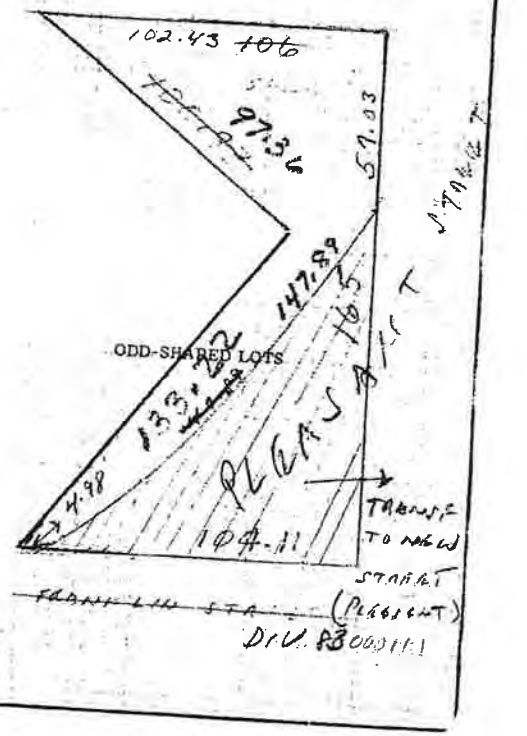
Income Approach $ x Gross Multiplier $

Comparable Sales Approach (Value) $

Appraised Value Land $ Improvements $ Total $ 21,860

3020

BUILDING LAYOUT



CITY OF ROCHESTER, NEW YORK
BUREAU OF ASSESSMENT
COMMERCIAL/INDUSTRIAL/EXEMPT
LAND PROPERTY RECORD CARD

AUDIT CONTROL CODES

ACTIVITY
N = NONE
M = MEASURED ONLY
L = LISTED

ENTRY (ENTRY)
1 = INTERIOR INSPECTION
2 = INTERIOR REFUSAL
3 = TOTAL REFUSAL
4 = ESTIMATE
5 = NO ENTRY

SOURCE (INFSCE)
1 = OWNER
2 = RELATIVE
3 = TENANT
4 = OTHER

SWIS/SBL/CD/RS 261400 106.500-0001-044.001 906.096-0001-003 OZ 8 CARD NO ___ OF ___

ROUTE NUMBER (ROUTE)

NEIGHBORHOOD CODE (NBHD)

ZONING & OVERLAY DISTRICT CODES (ZONING)

GENERAL ZONES (ZONING)
1000 - RESIDENTIAL
2000 - COMMERCIAL
3000 - INDUSTRIAL
4000 - PLANNED UNIT DEV
5000 - RIVER HARBOR
6000 - HISTORICAL
7000 - OPEN SPACE
8000 - TRANSITIONAL PARKING

PARCEL IDENTIFICATION SECTION

SWIS 261400
TAX MAP NUMBER 106.500-0001-044.001 906.096-0001-003
CD OZ
R-SEC 8
OWNER THE CITY OF ROCHESTER
PROP CLASS 330
HC
LOCATION NO 0106 PLEASANT LOCATION 0100 FRANKLIN ST
SCH-DIST 261400
SALE PRICE
SALE DATE
VALID
LOT SIZE 104.00 X 106.00

PARCEL IDENTIFICATION CORRECTION AREA	SWIS	TAX MAP NO	OWNER	PROP CLASS	LOC NO	LOC	SCHOOL DIST	LOT SIZE
	1	2	3	4	5	6	7	8

SITE INFORMATION SECTION

SITE NUMBER 01
PROPERTY CLASS (PRCLAS) 5.3

NEIGHBORHOOD TYPE (NBHTYP) 1 = CENT BUS DIST 2 = MAJOR STRIP 3 = SECONDARY STRIP 4 = MIXED 5 = INDUSTRIAL PARK 6 = MAJOR INDUSTRIAL (7)

ROAD (ROAD) 0 = NONE (1) = MAJ THOROUGH 2 = SECONDARY ARTER 3 = PRIV 4 = ONE WAY

TRAFFIC (VEHTRF) (1) = HEAVY 2 = MEDIUM 3 = LIGHT 4 = LANDLOCKED

ACCESS (ACCESS) 1 = LIMITED (2) = ADEQUATE 3 = GOOD

SEWER (SEWER) 1 = NONE 2 = PRIVATE (3) = COMM/PUBLIC

WATER (WATER) 1 = NONE 2 = PRIVATE (3) = COMM/PUBLIC

OTHER UTILITIES (UTIL) 1 = NONE 2 = GAS 3 = ELECTRIC (4) = GAS AND ELECTRIC

NEIGHBORHOOD TREND (NBHTRN) 1 = DECLINING (2) = STATIC 3 = IMPROVING

SITE DESIRABILITY (SITDSR) 1 = INFERIOR (2) = TYPICAL 3 = SUPERIOR

PARKING (PARKNG) (0) = NONE 1 = INADEQUATE 2 = I ON A OFF 3 = A/ON I/OFF 4 = ADEQUATE

PHYSICAL CHANGE (PHYCHG) 1 = BLDG CONST 2 = IMP CONST 3 = BLDG DEMO 4 = IMP DEMO

SIDEWALK FOOTAGE (SDWKFT)

AUDIT CONTROL SECTION

NUMBER OF SITES (NUMSIT) 01

VISIT NO (VISITS)	LISTER INFORMATION (LSTINF) COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY (ENTRY)	SOURCE (INFSCE)
1	102	07/06/83	09:50 AM PM	L	5	4
2			: AM PM			
3			: AM PM			
			: AM PM			

QUALITY CONTROL (QCBY)
QUALITY CONTROL REVIEWER
DATE

CERTIFIED LETTER (CTFLET)
DATE (MMDDYY)

SALES INFORMATION CODES

SALES TYPE (SALTYP)
1 = LAND ONLY
2 = BLDG ONLY
3 = LAND & BLDG

SOURCE (VERIFY)
1 = UNCONFIRMED
2 = BUYER
3 = SELLER
4 = STAMPS
5 = AGENT

VALID (VALID)
1 = VALID SALE
2 = INVALID SALE

SALES INFORMATION SECTION

DATE (SALDTE) YYMM	PRICE (SALPRC)	TYPE (SALTYP)	SOURCE (VERIFY)	VALID (VALID)	OFFICE USE ONLY CHECK	OFFICE USE ONLY SOURCE

REASONS FOR INVALID SALE

- ☐ - SALE INVOLVED ADDN'L PARCELS
- ☐ - PARTIES UNDER COMPULSION TO ACT
- ☐ - PROP CHANGED AFTER SALE (SEE SALES HISTORY)
- ☐ - RELATED INDIVIDUALS OR CORP
- ☐ - LIQUIDATION/FORECLOSURE
- ☐ - FINANCING/LAND CONTRACT
- ☐ - INCLUDED EXCESSIVE PERSONAL PROPERTY OR OTHER (SEE MEMO)

I CERTIFY THAT THE INFORMATION RECORDED ON THIS CARD WAS COLLECTED WITH MY KNOWLEDGE MY SIGNATURE DOES NOT NECESSARILY INDICATE AGREEMENT WITH THE DATA RECORDED

SIGNATURE _____ DATE _____

SALES NOTES & MEMORANDUM

LAND BREAKDOWN SECTION

LAND TYPE (LNDTYP)	EFF CODE (EFFCD)	FRONT FEET (FRNTFT)	DEPTH (DEPTH)	ACRES (ACRES)	SQUARE FEET (SQFT)	WATERFRONT (WTRFTG)	WATER FRONT TYPE (WTRFNT)	INFLU ENCE CODE (INFLCD)	INFLUENCE PERCENT (INFLPC)
01				.12	5415 5227				

LAND TYPE CODES (LNDTYP)
01 = PRIMARY
02 = SECONDARY
03 = UNDEVELOPED
04 = RESIDUAL
07 = WOODLAND
08 = WASTELAND
10 = WATERFRONT
12 = REAR
14 = WETLAND
15 = LEASED LAND

EFFECTIVE CODE (EFFCD)
1 = FRNTFT ONLY
2 = DEPTH ONLY
3 = FRNTFT AND DEPTH

WATERFRONT TYPE (WTRFNT)
1 = POND
2 = RIVER
3 = LAKE
4 = CANAL
5 = OCEAN/BA

INFLUENCE CODES (INFLCD)
1 = TOPOGRAPHY
2 = LOCATION
3 = SHAPE
4 = RESTRICTED USE
5 = VIEW
6 = WETNESS
7 = OTHER
8 = CORNER/ALLEY

© COLE-LAYER-TRUMBLE CO

PRC 116

12:22:40 Monday, August 27, 2018

BSSUMDS **BIS - PROPERTY SUMMARY** **DATE:** 08/27/2018 -1R

ENTRY ADDRESS: 0115 FRANKLIN ST **SPC ZONE:**
SBL NUMBER : 106 . 800 - 0001 - 025 . 001 / 0000 OI

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ	B/P
ENTER OPTION NUMBER: _	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(0)
	003	Y	.	01	.	01	001	.	.	.

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS **ARLM SPECIAL MAILING**

CITY OF ROCHESTER
% SARAH NOWACK
30 CHURCH ST RM 125B

0101-113 FRANKLIN ST 14605 ROCHESTER, NY 14614

GIS SBL NO: 1068012501 **ASSESSMENT:** 270,000
LOT SIZE: 132.82 **X** 206.70 **ACRES:** 0.59
OWNER CODE: 0030 - CITY OF ROCHESTER **MAP NO.:** 128
ASM CURR USE: 438 - PARKING LOT **CENSUS TRACT:** 0090.00
ASM PREV USE: - **INS AREA:** W02 **BLOCK:** 124
ZONING: CCD-B / SOUTHWEST **WARD:** 07
DCD AUTH USE: - **NBN AREA:** W13 **DISC#:** 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL
PF19-H/S VIOL PF20-ZPROP SUM PF23-QHI RESULTS

12:22:54 Monday, August 27, 2018

BPPMTQY **BIS - BUILDING - PERMITS ISSUED** **DATE:** 08/27/2018 >
END OF DATA

APPLIC. ADDRESS: 0115 FRANKLIN ST **PERMIT NO.:** _____
SBL NO.: 106 . 800 - 0001 - 025 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0115	FRANKLIN ST
1182792	05/16/18	05/17/18	1000	WAITING CONTRACTR CONTACT 18/05/17

TO ESTABLISH A TEMPORARY CONSTRUCTION STAGING AREA BETWEEN MAY 28 2018 AND JUNE 10 2018. THIS PROPERTY SHALL BE RESTORED AFTER THIS TERM HAS EXPIRED

0852463	00/00/00	07/09/85 PLMB	PMT CMPLT PRE CONVERSION	93/10/18

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

12:23:10 Monday, August 27, 2018

BSSUMDS **BIS - PROPERTY SUMMARY** **DATE:** 08/27/2018 *

ENTRY ADDRESS: 0106 PLEASANT ST **SPC ZONE:**
SBL NUMBER : 106 . 800 - 0001 - 044 . 003 / 0000 QR

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ	B/P
ENTER OPTION NUMBER: _	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(0)
	.	.	.	.	.	.	.	.	.	.

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS	**ARLM SPECIAL MAILING**
CITY OF ROCHESTER	CITY OF ROCHESTER
	30 CHURCH ST RM 125B
0106 PLEASANT ST 14604	ROCHESTER,NY 14614

GIS SBL NO: 1068014403 **ASSESSMENT:** 16,500
LOT SIZE: 81.09 **X** 134.49 **ACRES:** 0.12
OWNER CODE: 0030 - CITY OF ROCHESTER **MAP NO.:** 4017409559
ASM CURR USE: 330 - VACANT COMMERCIAL LAND **CENSUS TRACT:** 0090.00
ASM PREV USE: - **INS AREA:** C01 **BLOCK:** 124
ZONING: / CENTRAL-SWNSC **WARD:** 07
DCD AUTH USE: - **NBN AREA:** W13 **DISC#:** 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL
PF19-H/S VIOL PF20-ZPROP SUM PF23-QHI RESULTS

Cover page of report (entire report provided by City) (Refer to App. G for complete report.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

101-113 FRANKLIN STREET, 98 PLEASANT STREET, & 106 PLEASANT STREET ROCHESTER, NEW YORK

Prepared for: City of Rochester
30 Church Street
Rochester, New York 14614

Prepared by: Day Environmental, Inc.
40 Commercial Street
Rochester, New York 14614-1008

Date: November 2, 2007

Project No.: 3982E-07

APPENDIX E

INTERVIEW DOCUMENTATION

ASSESSMENT INTERVIEW
GENERAL INFORMATION

Ask the person interviewed to be as specific as reasonably feasible in answering questions, and to answer the questions in good faith and to the extent of their knowledge.

1) PERSON INTERVIEWED: Paul Scuderi

2) TITLE: Director of Real Estate, City of Rochester

3) YEARS IN POSITION: Two Years (Asst. Real Estate Director for 9 years)

YEARS AT SITE: City has owned since 1980

4) CURRENT DATE: 9/19/2018

5) JOB NUMBER: 5530E-18

6) PURPOSE OF ASSESSMENT: Potential sale or lease of property

7) PROPERTY OWNER: City of Rochester

7A) OWNED SINCE: March 1980

8) PREVIOUS OWNER: Unknown – may have been acquired via By City through foreclosure

8A) OWNED SINCE: Unknown

9) PROPERTY SIZE: 2 parcels ~ 0.7 acres total

10) NUMBER OF PARCELS: 2

11) DO ANY OF THE FOLLOWING EXIST FOR THE ASSESSED PROPERTY? (Building diagrams, plans, maps, photographs, spec. books, commercial appraisals, engineering/environmental reports from investigations)

He believes a previous Phase I ESA was performed, but has no specific knowledge. He is not aware of any follow-up (i.e., Phase II ESA) work being performed

12) PRESENT LAND/PROPERTY USE: Parking lot

13) PREVIOUS LAND/BUILDING USE: Based on a review of maps, he believes the site was improved with as residential, a YMCA, and perhaps a religious building associated with adjoining St. Joseph's Church. No other known commercial/industrial that he was aware of

14) Do any of the following exist for the assessed property?

a. Environmental site assessment/audit reports: NO (to knowledge)
b. Environmental permits (i.e., solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits): _____
c. Registrations for USTs or ASTs: _____
d. Material safety data sheets: _____
e. Community right-to-know plan: _____
f. Safety plan; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.: _____
g. Reports regarding hydrogeologic conditions on the property or surrounding area: _____
h. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property: _____
i. Hazardous waste generator notices or reports: _____
j. Geotechnical studies: _____

15) IS THE PROPERTY CURRENTLY USED, OR HAS IT PREVIOUSLY BEEN USED, AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GASOLINE STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNKYARD OR A LANDFILL, OR AS A WASTE TREATMENT, STORAGE, DISPOSAL, PROCESSING OR RECYCLING FACILITY? (YES, NO, UNKNOWN)

Not to knowledge

16) ADJACENT SITES (CURRENT & PAST):

ARE ANY ADJOINING PROPERTIES CURRENTLY USED, OR HAVE THEY PREVIOUSLY BEEN USED AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GAS STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNK YARD OR A LANDFILL, OR AS A WASTE TREATMENT STORAGE, DISPOSAL PROCESSING, OR RECYCLING FACILITY?

St. Joseph's Church; Star Place Laundry (SE of site – early 1900s) (not aware of operations performed)

17) DESCRIPTION OF TOPOGRAPHY & SURFACE DRAINAGE (ANY CREEKS, DITCHES):

Unknown

****

BUILDING(S) INFORMATION

18) BUILDING(S) AGE/SIZE/LOCATIONS: Assumes demolition of buildings has occurred based on review of old maps; however, he has no specific knowledge

19) ANY ADDITIONS (AGE/SIZE/LOCATIONS): _____

20) NUMBER OF FLOORS: _____

21)BASEMENT,CRAWLSPACE,ATTIC: _____

22) TYPE OF HEAT: _____

22A) Has the facility ever been heated with oil in the past? _____

22B) IF OIL, ANY TANKS: _____

23) BLDG(S) TIED TO SANITARY SEWER: _____

23A) IF SO, DATE OF CONNECTION: _____

24) WAS FACILITY EVER ON SEPTIC/DRYWELL: _____

24A) IF SO, LOCATION OF LEACHFIELD: _____

24B) HOW OFTEN IS SEPTIC TANK PUMPED OUT: _____

25) ANY FLOOR DRAINS: _____

25A) IF SO, LOCATION(S): _____

25B) CONNECTED TO OIL/WATER SEPARATOR: _____

25C) DISCHARGE POINT(S): _____

26) ANY SUMPS: _____

26A) IF SO, LOCATION/DISCHARGE POINT(S): _____

****

BUILDING(S) INFORMATION (Cont.)

27) HAVE THERE EVER BEEN ANY FOUL ODORS OBSERVED EMANATING FROM DRAINS, SUMPS, OR OTHER LOCATIONS IN THE BUILDING OR ON THE PROPERTY?

_____

_____

28) IS THERE ANY WASTEWATER (OTHER THAN SANITARY) DISCHARGE ON-SITE OR ONTO ADJOINING PROPERTIES?

_____

_____

29) IS FACILITY SERVICED BY PUBLIC WATER: _____

30) ANY WELLS ON SITE (CURRENTLY/PAST): _____
Potable water wells, monitoring wells, etc.

30A) IF SO, STILL USED/ACCESSIBLE: _____

30B) IF SO, LOCATION: _____

31) INSULATION:

W = Between walls	S = Spray On	I = Blown-in
C = Ceiling	B = Batting	R = Rigid
F = Floors	P = Poured	

_____

32) ROOFING MATERIAL (e.g. asphalt shingle, rolled rubber, rolled asphalt paper):

_____

32A) ORIGINAL ROOFING MATERIAL: _____

****

BUILDING DEMOLITION

33) ANY BUILDINGS DEMOLISHED? ***Yes*** No

33A) IF SO, WHEN: Assumes yes, but no specific knowledge

BUILDING SIZE/LOCATION: _____

OPERATIONS IN BLDG: _____

MAT. STORED IN BLDG: _____

****

BUILDING DEMOLITION (Cont.)

BASEMENT FILLED IN: _____

FLOOR DRAINS/SUMPS: _____

IF SO, DISCHARGE LOCATION: _____

SEPTIC/LEACH FIELD: _____

DEMO. CONTRACTOR: _____

DISPOSAL LOCATION: _____

COMMENTS: _____

_____

****

SITE HISTORY

34) HAS ANY TYPE OF MATERIAL EVER BEEN FILLED, BURIED OR DUMPED ON OR ADJACENT TO THE PROPERTY: (e.g. clean fill, ash, c/d debris, waste oil for dust suppression, etc.)

_____

Not to knowledge

_____

35) HAS THERE EVER BEEN ANY SIGNIFICANT SOIL STAINING ON THE PROPERTY?

Not to knowledge

36) HAVE ANY SOIL SAMPLING, GROUNDWATER SAMPLING, GEOTECHNICAL, ENGINEERING OR ENVIRONMENTAL INVESTIGATIONS EVER BEEN CONDUCTED ON THE PROPERTY: (If so, when and by whom; is copy of report available)_____

Not to knowledge

_____

37A) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST LITIGATION RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY: No

****

SITE HISTORY (Cont.)

37B) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST ADMINISTRATIVE PROCEEDINGS RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY: No

37C) DO YOU KNOW OF ANY NOTICES FROM ANY GOVERNMENTAL ENTITY REGARDING ANY POSSIBLE VIOLATION OF ENVIRONMENTAL LAWS OR POSSIBLE LIABILITY RELATING TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE ASSESSED PROPERTY:

No

37D) HAVE THERE BEEN ANY ENVIRONMENTAL LIENS ON THE SITE, OR IN THE VICINITY OF THE SITE? No

38) DOES THE FACILITY CURRENTLY HAVE, OR HAS IT HAD IN THE PAST, ANY PERMITS (E.G. STATE/FEDERAL AIR, WASTEWATER (SPDES), SURFACE WATER, CONSTRUCTION/DEMOLITION):

No

39) HAS THE FACILITY EVER BEEN THE SUBJECT OF ANY COMPLAINTS OR VIOLATIONS. IF SO, DESCRIBE: NO

40) HAS ANY TYPE OF MATERIAL (GREATER THAN 5 GALLONS IN QUANTITY) EVER BEEN SPILLED ON THE PROPERTY OR IN THE BUILDING(S):

No

41) HAVE THERE EVER BEEN ANY ACTIONS RELATING TO THE RELEASE OF A HAZARDOUS SUBSTANCE ON SITE OR ON ADJOINING SITES? No

42) HAVE THERE EVER BEEN ANY FIRES AT THE FACILITY. IF SO, DESCRIBE:

No

43) HAVE THERE EVER BEEN ANY PITS, PONDS OR LAGOONS ON THE PROPERTY? IF YES, ARE THESE PITS, PONDS, OR LAGOONS ASSOCIATED WITH WASTE TREATMENT ACTIVITIES, HAZARDOUS SUBSTANCES, OR PETROLEUM PRODUCTS?

No

****

AGRICULTURAL ACTIVITY

44) HAS THE PROPERTY EVER BEEN FARMED IN LAST TEN YEARS: NO

44A) IF SO, CROPS/YEARS:_____

45) HAS THE PROPERTY EVER CONTAINED ORCHARDS: _____

45A) IF SO, FRUIT/YEARS:_____

46) HAVE PESTICIDES EVER BEEN USED OR STORED ON THE PROPERTY:_____

46A) IF SO, DESCRIBE:_____

47) DOES THE PROPERTY CONTAIN A COMPOST PILE/DUMP OR POND:_____

47A) IF SO, LOCATION:_____

****

TANK & DRUM INFORMATION

48) ARE THERE NOW, OR HAVE THERE EVER BEEN, ANY STORAGE TANKS AT THE FACILITY (E.G. FUEL OIL, GASOLINE, WASTE OIL, CHEMICALS):

48A) IF YES, PLOT LOCATION(S) ON MAP AND PROVIDE THE FOLLOWING INFO.:

TANK #	LOCATION	SIZE	MATERIAL STORED	DATE INSTALLED	DATE REMOVED
	NO KNOWLEDGE OF ANY				

49) HAS THE TANK(S) EVER BEEN PRESSURE TESTED: _____

49A) IF SO, WHEN, BY WHOM, COPY OF RESULTS: _____

_____

50) HAS THE TANK BEEN REGISTERED WITH THE NYSDEC, USEPA, OR LOCAL AGENCY:

_____

****

TANK & DRUM INFORMATION

51) DOES THE TANK(S) HAVE ANY TYPE OF LEAK DETECTION. IF SO, DESCRIBE:

_____

52) HAVE ANY TANKS EVER BEEN CLOSED IN-PLACE OR REMOVED FROM THE SITE:

_____

(IF YES, REFER TO TANK REMOVAL/CLOSURE FORM)

52A) ARE ANY CLOSURE/REMOVAL REPORTS AVAILABLE FOR REVIEW?

_____

53) HAS ANY CONTAMINATION BEEN IDENTIFIED OR REMEDIATION EVER BEEN REQUIRED REGARDING ANY TANK(S) ON THE PROPERTY:

_____

****

MATERIALS STORAGE

54) ARE ANY MATERIALS/CHEMICALS STORED ON THE PROPERTY:

54A) IF SO, DESCRIBE LOCATION, TYPE OF CHEMICALS, QUANTITIES STORED AND CONTAINERS USED:

NO

_____

54B) IF SO, HAVE ANY CONTAINERS OF MATERIALS EVER LEAKED OR SPILLED:

_____

_____

54C) IF SO, HAS ANY TESTING AND/OR REMEDIATION BEEN REQUIRED FOR LEAKS/SPILLS:

_____

_____

****

WASTE DISPOSAL

55) ARE SOLID WASTES (i.e. paper, rags, filters, etc.) GENERATED FROM OPERATIONS OR ACTIVITIES AT THIS SITE: _____ IF SO:

TYPE OF WASTE	PROCESS/ ACTIVITY	STORAGE LOCATION	DISPOSAL COMPANY

NO

56) ARE ANY OTHER WASTES MATERIALS (e.g., waste oil, waste paint, waste solvents, medical waste etc.) GENERATED AT THIS FACILITY:

56A) IF SO, PLEASE DESCRIBE:

56B) ARE WASTE MANIFESTS OR ANY OTHER PERMITS/PAPERWORK AVAILABLE (e.g. HAULER, ID#, WASTE TYPE):

****

PCB MATERIALS INFORMATION

57) HAVE PCB MATERIALS EVER BEEN USED AT THE FACILITY (e.g. transformers, volt regulators, capacitors, switches, hydraulic equipment):

****

TRANSFORMERS

58) ARE TRANSFORMERS LOCATED ON THE PROPERTY? (INTERIOR OF BUILDING OR ON THE EXTERIOR PORTION OF THE PROPERTY).

58A) IF SO, LOCATION AND AGE:

Not to knowledge

****

TRANSFORMERS (cont.)

58B) IF TRANSFORMER, WET/DRY, POLE OR GROUND-MOUNTED:

_____

58C) OWNERSHIP (PRIVATE OR UTILITY):

_____

58D) IF PRIVATE, WHO MAINTAINS:

_____

58E) HAS ANY OF THIS EQUIPMENT EVER BEEN TESTED FOR PCB MATERIAL (if so, when and by whom; results):

_____

58F) HAVE THERE BEEN ANY LEAKS OR SPILLS ASSOCIATED WITH ANY OF THIS EQUIPMENT:

_____

****

ASBESTOS MATERIALS INFORMATION

Is asbestos being evaluated as part of this assessment?	Yes	**No**	
Does the age of the building suggest the presence of asbestos?	Yes	No	
Has the building been renovated?	Yes	No	Unknown

59A) ARE ASBESTOS CONTAINING MATERIALS PRESENT IN THE FACILITY (e.g. floor/ceiling tiles, pipe wrap, spray-on):

_____

_____

59B) HAS AN ASBESTOS INSPECTION OR ANY ASBESTOS SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom):

_____

_____

****

ASBESTOS MATERIALS INFORMATION (Cont.)

59C) HAS ANY ASBESTOS EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom):

_____

_____

****

LEAD BASED PAINT INFORMATION

Is lead paint being evaluated as part of this assessment?	Yes	***No***
Does the age of the building suggest the presence of lead paint?	Yes	No
Has the building been renovated?	Yes	No Unknown

60A) IS LEAD-BASED PAINT PRESENT IN THE FACILITY?

_____

_____

60B) HAS A LEAD-BASED PAINT INSPECTION OR SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom):

_____

_____

60C) HAS ANY LEAD PAINT EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom):

_____

_____

****

RADON

Is radon being evaluated as part of this assessment?	Yes	***No***
Does the building have a basement?	Yes	No
Has radon testing ever been conducted?	Yes	No Unknown

Who completed the sampling: _____

Results of sampling: _____

****

RADON (Cont.)

Is a copy of the sample results/report available? _____

****

LEAD-IN-DRINKING WATER

Is lead-in-drinking water being evaluated as part of this assessment? Yes ***No***

Is the property serviced by a private well or public water? Private Well Public Water

Has any testing ever been conducted? Yes No ~~Unknown~~

Who completed the sampling: _____

Results of sampling: _____

Is a copy of the sample results/report available? _____

****

MISCELLANEOUS INFORMATION

- The Reason for performing the Phase I ESA? Potential sale or lease of property

  _____

- Any knowledge of documented environmental liens, or activity and use limitations (as documented in title records or otherwise)? _____

  NO

- Any specialized knowledge or experience with the property that may be pertinent to the environmental professional concerning the property and its environmental condition (i.e., copies of any available prior environmental site assessment reports, documents, correspondence, etc.). ? _____

  NO

- Any knowledge that the value of the assessed property has been reduced below the value of comparable properties due (at least in part) to environmental conditions associated with the property? _____

  NO

- Other: NONE

  _____

Additional Information:

NONE

Interview form completed by:

Printed Name: Thomas E. Roszak

Signature: Thomas E Roszak Sr

10/01
revised 3/25/04

APPENDIX F

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S) AND ADDITIONAL DAY REPRESENTATIVE (S)

THOMAS E. ROSZAK

EXPERIENCE

Day Engineering, P.C./Day Environmental, Inc.: 1989 to present

EDUCATION

SUNY Morrisville, A.A.S. Environmental Technology, 1973

REGISTRATION

4-A NYS Public Wastewater Treatment Plant Operator #6389
40 Hour OSHA Hazardous Waste Site Worker
8 Hour OSHA Hazardous Waste Site Worker Refresher Training

MEMBERSHIP

NYS Water Environment Association, since 1977
Chairman, Genesee Chapter 1987-89

RESPONSIBILITIES

Technical Specialist, Day Environmental, Inc. Mr. Roszak has performed over 300 Phase I Environmental Site Assessments (Phase I ESAs). In addition, Mr. Roszak is responsible for project coordination, operations management and development of designs for wastewater, stormwater and contaminated groundwater treatment projects.

Over 40 years of technical experience, specializing in municipal and industrial wastewater treatment.

Representative projects include:

Wastewater Pilot Study at the Metro-North Brewster Yard. Project Specialist for a pilot wastewater pumping project to study the impact of railroad yard wastewater on a local municipal wastewater treatment plant, including design, on-site construction coordination, startup and operations management.

Operations & Maintenance Manuals at the Metro-North Harmon, Brewster and Port Jervis Yards. Developed Operation and Maintenance Manuals for Brewster Yard stormwater and fueling pad oil/water separators, Harmon Yard stormwater oil/water separator and wastewater treatment facility, and Port Jervis oil/water separator, including standard operating procedures, maintenance scheduling and recordkeeping.

Oil/Water Separator Project at the Metro-North Harmon Yard. Project Specialist for a pilot stormwater treatment system at Harmon Yard to remove oil sheen from oil/water separator effluent.

Fuel Pad Oil/Water Separator Project at the Metro-North Harmon Yard. Project Specialist for the Harmon Yard fuel pad oil/water separator, including design, construction coordination, startup, and operations management.

Wastewater Treatment Plant Improvement Project at the Metro-North Harmon Yard. Project Specialist for improvements to the Harmon Yard sanitary/industrial wastewater treatment plant including

development and pilot testing of treatment alternatives, biological treatment design, construction coordination, startup, and operations management.

Oil/Water Separator Project at the Metro-North Port Jervis Yard. Project Specialist for the Port Jervis oil/water separator including startup, and operations management.

Ultrafiltration System Project at the Metro-North New Haven Yard. Project Specialist for improvements to the New Haven Yard industrial wastewater ultrafiltration system including design, construction coordination, and operations management.

Miscellaneous Projects at Metro-North Facilities. Miscellaneous involvement with SPCC plan development, Best Management Practices development, product evaluation, regulatory agency interface, SPDES permit renewals, and treatment systems troubleshooting. Mr. Roszak is extremely familiar with the Metro North Harmon Yard, Brewster Yard, North White Plains Yard and Port Jervis facilities and operations and with Metro-North maintenance personnel.

Other Projects

Groundwater Treatment System for Computer Company, Rochester, New York. Project Specialist for a five-year treatment project utilizing vacuum extraction and biological treatment of groundwater contaminated with various organic compounds.

Groundwater Treatment System at Former Circuit Board Manufacturing Facility, Rochester, New York. Project Specialist for a system utilizing activated carbon to treat contaminated groundwater.

Campground Water Treatment. Project Specialist for two YMCA campground water treatment systems including design, construction, and startup.

Phase I Environmental Assessments. Completion of over 100 Phase I Environmental Assessments for various industrial and commercial real estate transactions.

1985 - 1988
General Foods Corporation. Utilities Supervisor. Responsible for plant-wide utilities operations and management including boiler and chiller systems, water treatment and distribution, and industrial wastewater treatment.

1978 – 1985
Lozier Architects/Engineers. Technical Specialist. Responsible for treatment plants startup, operator training, and development of O&M Manuals. Also responsible for wastewater treatment troubleshooting and pilot testing.

1977
New York State Department of Environmental Conservation. Instructor of wastewater treatment plant operators.

1973 - 1976
Albany County Sewer District. Shift Supervisor at the 35 MGD North Plant, responsible for routine plant operations including secondary treatment, sludge dewatering, and incineration.

EXPERIENCE

Day Engineering, P.C.: 1987 to present
Years with Other Firms: 17 years

AREAS OF SPECIALIZATION

- Engineering Design
- Regulatory Compliance

EDUCATION

University of Notre Dame, M.S. Environmental Health Engineering, 1974
Tri-State College, B.S. Civil Engineering, 1971
University of Cincinnati, Architecture, 1963-1968

REGISTRATIONS/AFFILIATIONS

Licensed Professional Engineer in New York

RESPONSIBILITIES AND PROJECT EXPERIENCE

Mr. Hampton has over 40 years of professional experience encompassing project management, facility evaluation and design, program planning and implementation, operations evaluation, and ordinance and regulatory compliance. He is a principal of the firm and functions as the head of DAY's Process Design Group. Some of his representative projects are described below.

Metro-North Railroad Projects - Twenty-seven years of providing services to the Railroad, including project manager and task leader for the Metro-North Railroad Environmental Engineering and Consulting Services Contracts. Tasks specifically performed by Mr. Hampton include:

- Oversight of the implementation of a GIS platform for facilities management and regulatory compliance incorporating SPDES DMR monitoring and reporting for 3 storm water discharges, well monitoring and product recovery tracking and reporting for 3 remediation sites, and PBS/UST petroleum tank inspections and compliance reporting for 60 tanks located at 3 Maintenance Yards.
- Wastewater facilities design that include 2 wastewater treatment facilities, 2 tie-ins to POTW facilities, 5 oil-water separator facilities, and 2 industrial pre-treatment systems.
- Two fuel recovery systems.
- PBS/UST/SPCC compliance programs for 7 facilities with a total of 80 tanks.
- Confined space program development for 6 facilities.

Monroe County Pure Water Districts/Department of Environmental Services Projects - Forty years of providing project management and design services to the county including:

- Deputy Project Manager of a Joint Venture, which provided program and design management for a $500 million combined sewer overflow abatement tunnel project.

- Numerous wastewater conveyance facility and pump station evaluations and designs.

- The development of 8 term sewer construction contracts, 2 bid multiplier sewer construction contracts, and a bid multiplier asbestos abatement contract.
- Over 15 years of oversight inspection services for privately-constructed sewerage facilities.
- The design and construction oversight of bio-fuel, hydrogen, and propane fleet fueling facilities.

Environmental Remediation - Engineer of Record for:

- Remedial Investigation (RI), Remedial Alternatives Analysis (RAA), Site Management Plan (SMP), Environmental Easement (EE), American Land Title Association (ALTA) Survey, and Final Engineering Report (FER) for an 8-acre former manufacturing plant placed in the Brownfield Cleanup Program (BCP).
- RI, RAA, SMP, EE, ALTA Survey, and FRE for 6-acre low-rise apartment complex place in the BCP.
- SMP, non-ALTA Survey, and FER for a former automobile dealership placed in the Environmental Restoration Program (ERP).
- RAA for a 25-acre marina placed in the (BCP).
- Remedial Work Plan (RWP) and Pilot Phase Work Plan for a former Air Force plant placed in the Voluntary Cleanup Program (VCP).

Treatment Systems - Project Manager, facility planning and design for:

- A $35 million 12 MGD wastewater treatment plant utilizing and funded for use of innovative technologies.
- An $11.5 million 6.5 MGD wastewater treatment plant.
- The innovative incorporation of a wetland into a wastewater treatment system to provide advanced wastewater treatment.
- A carbon adsorption system to treat volatile organics contaminated groundwater at a listed New York State Inactive Hazardous Waste Site.

Electrical Utility Company - Project Manager for the preparation of the Spill Prevention Control & Countermeasures Plans for approximately 100 facilities.

U.S. Postal Service - Project Manager for over forty separate facility construction/improvement projects.

New York State Department of Transportation - Design Engineer and Construction Inspector for various highway and architectural projects.

HANNA M. MILLER

EXPERIENCE

Day Environmental, Inc.: May 2018 to present

EDUCATION

Niagara University – Niagara University, NY
Bachelor of Arts in Education, December 2017

- Mathematics Education 1-9
- Minors in Sociology: Cultural Diversity and Philosophy

REGISTRATION

40 Hour OSHA Hazardous Waste Site Worker

RESPONSIBILITIES

Ms. Miller's current responsibilities include assisting with the completion of Phase I Environmental Site Assessments (Phase I ESAs) in general accordance with ASTM Standard E1527 and Transaction Screens in general accordance with ASTM Standard E1528.

In addition, Ms. Miller assists with Phase II Environmental Site Assessment (Phase II ESA) investigations and remediation projects for private entities and government agencies. Specifically, Ms. Miller assists in environmental investigation field activities and associated field documentation, report preparation, data management, remedial alternative evaluation and selection, and project communication.

SANDI M. MILLER

EXPERIENCE

Day Engineering, P.C./Day Environmental, Inc.: 1990 to present

CERTIFICATION

New York State Department of Health Certified Asbestos Inspector

SEMINARS/TRAINING

- ASTM Due Diligence Seminar Sponsored by Environmental Data Resources, Inc. (EDR)
- Environmental Assessment Association (EAA) Certified Environmental Inspector (CEI) Training
- New York State Department of Health 24-hour Asbestos Inspector Training
- 4-hour Inspector Refresher Training

RESPONSIBILITIES AND EXPERIENCE

Ms. Miller has been employed by DAY since 1990, and has worked in the Phase I Environmental Site Assessment (Phase I ESA) Group for over 15 years where she has served as the Phase I ESA Coordinator and an Assessor. As an Assessor, Ms. Miller has completed more than 100 Phase I ESAs.

As DAY's Phase I ESA Coordinator, Ms. Miller's duties include being the primary client liaison for Phase I ESA related matters, providing quotes and proposals, preparing reliance letters, providing a non-technical review of Phase I ESA reports prepared by others within the firm, updating regulatory databases, and performing regulatory reviews. Ms. Miller also performs Phase I ESAs in general accordance with ASTM Standard E1527 and Transaction Screens in general accordance with ASTM Standard E1528.

Representative projects include:

- **Environmental Site Assessment, City of Rochester, New York.** Coordinated and assisted with the completion of an environmental assessment of a 104-parcel redevelopment area for the City of Rochester. The assessment included evaluation of historical uses, regulatory information, municipal information, and current property conditions for the redevelopment area and the surrounding off-site properties.

- **Moynihan Station Redevelopment Project, New York City**. Coordinated and assisted with the completion of a Phase I ESA for the Moynihan Station Redevelopment Project. The work consisted of a Phase I ESA of a portion of Penn Station occupied by rail yards, rail lines, passenger platforms and utility tunnels. Assisted with the historical/regulatory research and preparation of the Phase I ESA report.

- **Active Gasoline Stations, Erie and Niagara Counties, New York.** Coordinated the completion of Phase I ESAs of 25 active gasoline/service stations, and completed five of the Phase I ESAs of these sites. The assessments included the evaluation of the generation and storage of hazardous waste, in-ground hydraulic lifts, and active and abandoned underground storage tanks.

Over

- **Phase I ESA, Industrial Facility, Webster, New York:** Assisted in the completion of a Phase I ESA of approximately 600 acres of land, and an approximate 800,000-square foot manufacturing/industrial building, and an approximate 5,800-square foot permitted hazardous waste storage facility. The assessment included the evaluation of the listing of the site as a NYSDEC Inactive Hazardous Waste Site/Confirmed Local Waste Site, numerous areas of spillage/staining on the floor surfaces, trench drains/floor drains, a possible pipe cap of unknown use, known asbestos-containing materials and suspect asbestos-containing materials, an active NYSDEC spill incident on the assessed property, and fill and debris materials/potential contamination on vacant portions of the property.

- **Phase I ESA, Naples, New York:** Phase I ESA of a gasoline station and equipment rental facility. The assessment included the evaluation of an on-site septic system, the generation and storage of hazardous waste, in-ground hydraulic lifts, and abandoned underground storage tanks.

- **Phase I ESA, Cortlandville, New York**: Phase I ESA of an equipment sales and services facility. The assessment included the evaluation of a former underground storage tanks; a former floor drain, washwater, and septic systems; former spillage, staining, and pools of liquid; the disposal of waste oil filter debris and absorbent material in the dumpster; fill; and an adjoining RCRA hazardous waste generator.

- **Phase I ESA, Chili, New York**. Phase I ESA of a manufacturing/painting facility. The assessment included the evaluation of spillage from a fuel oil aboveground storage tank (AST) into a sump, and spillage in expansion joints in the concrete floor.

- **Phase I ESAs, Cell Tower Sites Throughout New York State:** Completed Phase I ESAs of dozens of cell tower sites, including vacant land, existing cell towers, and structures (i.e., buildings and water towers). The assessments included the evaluation of lead-based paint, generator listings of some of the sites, and potential environmental impacts of the assessed property from nearby properties.

APPENDIX G

PREVIOUS ENVIRONMENTAL REPORTS / ADDITIONAL DOCUMENTS

ENVIRONMENTAL RISK INFORMATION SERVICES

38 Lesmill Road, Unit 2, Toronto, ON M3B 2T5
Phone : 416-510-5204 · Fax : 416-510-5133
info@erisinfo.com · www.erisinfo.com

THE ERIS ENVIRONMENTAL LIEN SEARCH REPORT

101-113 FRANKLIN STREET
101-113 FRANKLIN STREET
ROCHESTER, NY

ERIS PROJECT NO. 20180828062

08/28/2018

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You For Your Business
Please contact ERIS at **416-510-5204**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

ERIS

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

101-113 FRANKLIN STREET
101-113 FRANKLIN STREET
ROCHESTER, NY

RESEARCH SOURCE

MONROE COUNTY ASSESSOR'S OFFICE
MONROE COUNTY CLERK'S OFFICE
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: WARRANTY DEED

Grantor: REDEMPTIONIST FATHERS OF NEW YORK

Grantee: THE CITY OF ROCHESTER

Deed Dated: 03/12/1980
Deed Recorded: 03/28/1980
Instrument: BOOK 5779, PAGE 162

LEGAL DESCRIPTION

SEE ATTACHED DEED FOR LEGAL DESCRIPTION

Assessor's Parcel Number (s): 106.80-1-25.001

ENVIRONMENTAL LIEN REPORT

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found X

If Found Describe:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found X

If Found Describe:

Legal Description

Exempt per ETHCS of Tax Law

-0-

LIBER 5779 PAGE 162 82174

FORM 584½ N. Y. DEED—WARRANTY with Lien Covenant (From a Corporation) TUTELAND REGISTERED U. S. PAT. OFFICE TITLE LAW PRINT PUBLISHERS RUTLAND VT 05701

This Indenture,

Made the 12th *day of* March *Nineteen Hundred and* Eighty

Between

REDEMPTORIST FATHERS OF NEW YORK,

a corporation organized under the laws of New York with principal offices at 7509 Shore Road, Brooklyn, New York,

party of the first part, and

THE CITY OF ROCHESTER, a municipal corporation with principal offices at 30 Church Street, Rochester, New York,

party of the second part,

Witnesseth that the party of the first part, in consideration of ONE and 00/100---------- *Dollar* ($ 1.00----) *lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part,* its successors *and assigns forever, all*

All that tract or parcel of land situate in the City of Rochester, County of Monroe and State of New York and described as follows: Beginning at the intersection at Franklin Square and Franklin Street at a point 241.89 feet north of said intersection; thence (1) continuing north 2° 32' 57" west along the westerly street line of Franklin Square a distance of 69.14 feet to a point; thence (2) south 73° 02' 53" west along a line a distance of 302.15 feet to a point in the easterly line of Franklin Street; thence (3) south 53° 40' 49" east along the easterly street line of Franklin Street a distance of 184.11 feet to a point; thence (4) north 36° 18' 32" east along a line a distance of 165 feet to a point; thence (5) south 53° 40' 49" east along a line a distance of 40 feet to a point; thence (6) north 36° 18' 32" east along a line a distance of 23.33 feet to the point of beginning.

Hereby intending to describe a parcel of land as shown on a map made by Robert Dunn, Supervisor of Precise Surveys, DEM, City of Rochester and dated March 26, 1979. Said parcel contains 24,621 square feet.

Also, all that tract or parcel of land situate in the City of Rochester, County of Monroe and State of New York and described as follows: Beginning at the intersection of Franklin Square and Franklin Street at a point 311.03 feet north of said intersection; thence (1) continuing north 2° 32' 57" west along the westerly street line of Franklin Square a distance of 132.83 feet to a point; thence (2) south 87° 27' 03" west along a line a distance of 79.70 feet to a point; thence (3) south 79° 38' 16" west along a line a distance of 125.61 feet to a point; thence (4) south 16° 57' 07" east along a line a distance of 162.89 feet to a point; thence (5) north 73° 02' 53" east along a line a distance of 168.93 feet to the point of beginning.

Hereby intending to describe a parcel of land containing 27,997 square feet as shown on a map made by Robert Dunn, Supervisor of Precise Surveys, DEM, City of Rochester and dated March 26, 1979.

Subject to covenants, easements and restrictions of record.

Tax Billing Address: 30 Church Street
Rochester, New York 14614

Tax Acct. No.	City Code No.
6069-000	14-01-218
6070-000	14-01-217
6071-000	14-01-216
6072-000	14-01-215
6097-000	14-01-205.1
6098-000	14-01-205
Part of 6096-010	14-01-206.3

15036

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$ ..... a .....
REAL ESTATE
MAR 2 8 1980
TRANSFER TAX
MONROE
COUNTY

16422

Together *with the appurtenances and all the estate and rights of the party of the first part in and to said premises,*

To have and to hold *the premises herein granted unto the party of the second part,* its successors *and assigns forever.*

LIBER 5779 PAGE 163

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

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

In Presence of

In Witness Whereof, *the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this* 15th *day of* March *Nineteen Hundred and* Eighty

REDEMPTORIST FATHERS OF NEW YORK

By _____

State of New York
County of [illegible] } **ss.**

On this 15th *day of* March *Nineteen Hundred and* Eighty *before me personally came*

Raymond C. McCarthy

to me personally known, who, being by me duly sworn, did depose and say that he resides in [illegible] *that he is the* [illegible] *of* REDEMPTORIST FATHERS OF NEW YORK *the corporation described in, and which executed, the within Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed* his *name thereto by like order.*

Bettina Nancie Pepe

BETTINA NANCIE PEPE
Notary Public, State of New York
No. 24-4600625
Qualified in Kings County
Commission Expires March 30, 1982

RECORDED MAR 20 PM 3:02

REDEMPTORIST FATHERS OF NEW YORK

TO

THE CITY OF ROCHESTER

Dated, 1980

CORPORATION WARRANTY WITH LIEN COVENANT

Ryan

Box 36 - C. Hayden

State of New York
Monroe County, ss.
Recorded on the 20th day of March 1980 at 3:02 o'clock P. M. In liber 5779 of Deeds page 163 and examined

Thomas Tomaso

166 -

ENVIRONMENTAL RISK INFORMATION SERVICES

38 Lesmill Road, Unit 2, Toronto, ON M3B 2T5
Phone : 416-510-6204 · Fax : 416-510-5133
info@erisinfo.com · www.erisinfo.com

THE ERIS ENVIRONMENTAL LIEN SEARCH REPORT

106 PLEASANT STREET
106 PLEASANT STREET
ROCHESTER, NY

ERIS PROJECT NO. 20180828064

08/28/2018

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You For Your Business
Please contact ERIS at **416-510-5204**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

ERIS

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

106 PLEASANT STREET
106 PLEASANT STREET
ROCHESTER, NY

RESEARCH SOURCE

MONROE COUNTY ASSESSOR'S OFFICE
MONROE COUNTY CLERK'S OFFICE
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: WARRANTY DEED

Grantor: REDEMPTIONIST FATHERS OF NEW YORK

Grantee: THE CITY OF ROCHESTER

Deed Dated: 03/12/1980
Deed Recorded: 03/28/1980
Instrument: BOOK 5779, PAGE 162

LEGAL DESCRIPTION

SEE ATTACHED DEED FOR LEGAL DESCRIPTION

Assessor's Parcel Number (s): 106.80-1-44.003

ENVIRONMENTAL LIEN REPORT

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found X

If Found Describe:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found X

If Found Describe:

Legal Description

Exempt per 2-105 of Tax Law

-0-

LIBER 5779 PAGE 162 82174

FORM 584½ N. Y. DEED—WARRANTY with Lien Covenant (From a Corporation) TUTHLANE REGISTERED U. S. PAT. OFFICE TUTTLE LAW PRINT PUBLISHERS RUTLAND VT 05701

This Indenture,

Made the 12th *day of* March *Nineteen Hundred and* Eighty

Between

REDEMPTORIST FATHERS OF NEW YORK,

a corporation organized under the laws of New York with principal offices at 7509 Shore Road, Brooklyn, New York,

party of the first part, and

THE CITY OF ROCHESTER, a municipal corporation with principal offices at 30 Church Street, Rochester, New York,

party of the second part,

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

ONE and 00/100---------- *Dollar* ($ 1.00----)

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors *and assigns forever, all*

All that tract or parcel of land situate in the City of Rochester, County of Monroe and State of New York and described as follows: Beginning at the intersection at Franklin Square and Franklin Street at a point 241.89 feet north of said intersection; thence (1) continuing north 2° 32' 57" west along the westerly street line of Franklin Square a distance of 69.14 feet to a point; thence (2) south 73° 02' 53" west along a line a distance of 302.15 feet to a point in the easterly line of Franklin Street; thence (3) south 53° 40' 49" east along the easterly street line of Franklin Street a distance of 184.11 feet to a point; thence (4) north 36° 18' 32" east along a line a distance of 165 feet to a point; thence (5) south 53° 40' 49" east along a line a distance of 40 feet to a point; thence (6) north 36' 18' 32" east along a line a distance of 23.33 feet to the point of beginning.

16432

Hereby intending to describe a parcel of land as shown on a map made by Robert Dunn, Supervisor of Precise Surveys, DEM, City of Rochester and dated March 26, 1979. Said parcel contains 24,621 square feet.

Also, all that tract or parcel of land situate in the City of Rochester, County of Monroe and State of New York and described as follows: Beginning at the intersection of Franklin Square and Franklin Street at a point 311.03 feet north of said intersection; thence (1) continuing north 2° 32' 57" west along the westerly street line of Franklin Square a distance of 132.83 feet to a point; thence (2) south 87° 27' 03" west along a line a distance of 79.70 feet to a point; thence (3) south 79° 38' 16" west along a line a distance of 125.61 feet to a point; thence (4) south 16° 57' 07" east along a line a distance of 162.89 feet to a point; thence (5) north 73° 02' 53" east along a line a distance of 168.93 feet to the point of beginning.

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Subject to covenants, easements and restrictions of record.

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Rochester, New York 14614

Tax Acct. No.	City Code No.
6069-000	14-01-218
6070-000	14-01-217
6071-000	14-01-216
6072-000	14-01-215
6097-000	14-01-205.1
6098-000	14-01-205
Part of 6096-010	14-01-206.3

15036

RECEIVED
$ 2
REAL ESTATE
MAR 2 8 1980
TRANSFER TAX
MONROE
COUNTY

Together *with the appurtenances and all the estate and rights of the party of the first part in and to said premises,*

To have and to hold *the premises herein granted unto the party of the second part,* its successors *and assigns forever.*

LIBER 5779 PAGE 163

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

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

In Presence of

In Witness Whereof, *the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this* 15th *day of* March *Nineteen Hundred and* Eighty

REDEMPTORIST FATHERS OF NEW YORK

By _____

State of New York
County of _____ } **ss.**

On this 15th *day of* March *Nineteen Hundred and* Eighty *before me personally came*

Raymond C. McCarthy

to me personally known, who, being by me duly sworn, did depose and say that he resides in _____ *that he is the* _____ *of* REDEMPTORIST FATHERS OF NEW YORK *the corporation described in, and which executed, the within Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed* his *name thereto by like order.*

Bettina Nancie Pepe

BETTINA NANCIE PEPE
Notary Public, State of New York
No. 24-4666666
Qualified in Kings County
Commission Expired March 30, 19 84

RECORDED MAR 28 PM 3.02

REDEMPTORIST FATHERS OF NEW YORK

TO

THE CITY OF ROCHESTER

Dated. 1980

State Of New York
Monroe County, ss
Recorded on the 28th day of March 1980 at 3:02 o'clock P. M. In liber 5779 of Deeds at Page 163 and examined

Stephen Pomeroy

166 -

PHASE I ENVIRONMENTAL SITE ASSESSMENT

101-113 FRANKLIN STREET,
98 PLEASANT STREET, & 106 PLEASANT STREET
ROCHESTER, NEW YORK

Prepared for: City of Rochester
30 Church Street
Rochester, New York 14614

Prepared by: Day Environmental, Inc.
40 Commercial Street
Rochester, New York 14614-1008

Date: November 2, 2007

Project No.: 3982E-07

TABLE OF CONTENTS

1.0 SUMMARY 1
2.0 INTRODUCTION 2
2.1 Purpose 2
2.2 Scope-of-Services 2
2.3 Significant Assumptions 3
2.4 Limitations and Exceptions 3
2.5 Special Terms and Conditions 4
2.6 User Reliance 4
3.0 SITE DESCRIPTION 5
3.1 Location and Legal Description 5
3.2 Site and Vicinity General Characteristics 5
3.3 Current Use of the Property 5
3.4 Site Improvements 5
3.5 Current Uses of the Adjoining Properties 6
4.0 USER PROVIDED INFORMATION 7
4.1 Title Information 7
4.2 Environmental Liens or Activity and Use Limitations 7
4.3 Specialized knowledge 7
4.4 Commonly Known of Reasonably Ascertainable Information 7
4.5 Valuation Reduction for Environmental Issues 7
4.6 Owner, Property Manager and Occupant Information 8
4.7 Reason for Performing Phase I ESA 8
4.8 Previous Environmental Reports 8
5.0 RECORDS REVIEW 9
5.1 Standard Environmental Record Sources 9
5.2 Additional Environmental Records Sources 13
5.3 Physical Setting Source(s) 15
5.4 Historical Use Information 15
5.5 Environmental Liens, or Activity and Use Limitations 23
5.6 Previous Environmental Reports 23
6.0 SITE RECONNAISSANCE 25
6.1 Methodology and Limiting Conditions 25
6.2 General Site Setting 25
6.3 Exterior Observations 25
6.4 Interior Observations 26
6.5 Adjoining Properties 26
7.0 INTERVIEWS 28
7.1 Owner Interview 28
7.2 Interviews With Local Government Officials 28
8.0 ADDITIONAL INSSUES/SERVICES/ASTM NON-SCOPE CONSIDERATIONS . 29
9.0 FINDINGS/ OPINIONS 30
10.0 CONCLUSIONS 33
11.0 DEVIATIONS / LIMITATIONS 34
12.0 REFERENCES 35
13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL 36

APPENDICES

A Site Location Map and Tax Map
B Site Sketch
C Site Observations and Site Photographs
D Historical Research Documentation
E Regulatory Records Documentation
F Interview Documentation
G Qualifications of Environmental Professional(s) and Additional DAY Representative(s)
H Previous Environmental Reports / Additional Documents

1.0 SUMMARY

The following summary should be reviewed in conjunction with the entire report, including all attachments, figures and appendices.

CLIENT

PREPARED FOR:	City of Rochester 30 Church Street Rochester, New York 14614
CLIENT CONTACT:	Ms. Jane Forbes, Division of Environmental Quality (585) 428-7892

ASSESSED PROPERTY INFORMATION

ADDRESS:	101-113 Franklin Street, 98 Pleasant Street, and 106 Pleasant Street
MUNICIPALITY:	City of Rochester
COUNTY/STATE:	Monroe County, New York
TAX ACCOUNT #:	106.8-0001-025.1, 106.8-0001-043.2, and 106.8-0001-044.1
PARCEL SIZE:	Approximately 0.761 acres total
IMPROVEMENTS:	Asphalt parking lot
CURRENT USE:	Parking lot and grass-covered vacant land
CURRENT OWNER:	City of Rochester
PAST USE:	Residential, church, YMCA, and parking lot
SITE CONTACT:	Ms. Jane Forbes, City of Rochester (585) 428-7892
SITE LOCATION MAP	Appendix A
SITE SKETCH:	Appendix B
SITE PHOTOGRAPHS:	Appendix C

SUMMARY OF RECOGNIZED ENVIRONMENTAL CONDITIONS / NON-SCOPE CONSIDERATIONS

Refer to Sections 9.0 and 10.0 for a discussion of opinions/findings and conclusions.

RECOGNIZED ENVIRONMENTAL CONDITIONS:	(X) Recognized Environmental Condition(s) Identified ( ) Recognized Environmental Condition(s) Not Identified
NON-SCOPE CONSIDERATIONS:	(X) Non-Scope Consideration Issue(s) Not Evaluated

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2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to conduct all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice to identify recognized environmental conditions[1] in relation to the assessed property; and to permit the user to satisfy *one* of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. (These limitations to CERCLA liability are known as landowner liability protections or "LLPs".) Note: Since the user of this Phase I ESA is the property owner, DAY recommends that legal counsel be sought regarding the applicability of LLPs. For the purpose of this assessment, the "user" of this Phase I ESA is defined as the City of Rochester. It is DAY's understanding that the City of Rochester is considering the future commercial development of the assessed property.

The Phase I ESA does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the LLPs. (For example, the Phase I ESA does not address whether the user has fulfilled its duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations, etc.) Additionally, this Phase I ESA does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs.

Also, 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, this Phase I ESA includes the identification of petroleum liabilities. No other assessment of non-CERCLA/SARA liabilities has been performed, unless specifically identified in the report.

2.2 SCOPE-OF-SERVICES

This Phase I ESA has been performed in general conformance with the scope and limitations of ASTM Practice E1527-05. Exceptions to, and/or deletions from, this practice are described in Section 11.0 of this report.

A Phase I ESA is the initial level of inquiry into the history, use and condition of a property and area, which establishes the reasonable presumption that recognized environmental conditions do or do not exist. The Phase I ESA consists of four basic inquiry components:

[1] The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E 1527-05 defines *recognized environmental condition* as: "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property..."

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2.0 INTRODUCTION (Cont.)

1. Records Review: A review of historical data to identify prior ownership and uses which represent a potential risk for contamination of the property; and a review of available public information and environmental records to identify site and area facilities, conditions, substances used, and activities that may have resulted in recognized environmental conditions.

2. Site Reconnaissance: A site visit to the assessed property to identify conditions which indicate the presence or potential presence of recognized environmental conditions.

3. Interviews: Interviews with present (and past, if applicable) owners, operators and occupants of the property, and with local government officials, to identify recognized environmental conditions.

4. Evaluation and Report: Preparation of the Phase I ESA report.

2.3 SIGNIFICANT ASSUMPTIONS

Significant assumptions are provided in the form of "notes" detailed in Section 9.0. These notes are used either to identify special property conditions, or to identify and explain environmental conditions which may be of interest, but are not identified as recognized environmental conditions.

2.4 LIMITATIONS AND EXCEPTIONS

Environmental site assessment conclusions are determined 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 to 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 5.1 of this report have been identified, due to factors such as urban density and potential insufficiencies in the databases.

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.

A "data gap" is defined in ASTM E1527-05 as "a lack of or inability to obtain information required by the standards and practices listed in the regulation, despite good faith efforts by the environmental professional…to gather such information pursuant to the objectives for all appropriate inquiries." It should be noted that while the environmental professional shall identify and evaluate data gaps (if any) identified during the conduct of a Phase I ESA, it is not possible for the environmental professional to accurately predict the significance of an absence of information.

Refer to Section 11.0 for a summary of additional deviations/limitations.

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2.0 INTRODUCTION (Cont.)

2.5 SPECIAL TERMS AND CONDITIONS

Terms and Conditions between DAY Environmental, Inc. and the Client are provided in DAY's proposal dated July 17, 2007.

2.6 USER RELIANCE

This report has been prepared for exclusive use by the City of Rochester, for use on its behalf. The findings and recommendations herein may be relied upon only by the City of Rochester. Use of or reliance upon this report, its findings and recommendations, by any other persons or firm is prohibited without the prior written permission of Day Environmental, Inc.

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3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

According to information provided by Ms. Jane Forbes of the City of Rochester, the assessed property consists of three contiguous parcels of land addressed as 101 through 113 Franklin Street; 98 Pleasant Street; and 106 Pleasant Street, City of Rochester, Monroe County, New York. The assessed property totals approximately 0.761 acres, and is developed with an asphalt paved parking lot and grass-coved vacant land. The assessed parking lot was constructed in approximately 1970. Note, DAY's proposal, dated July 17, 2007, identifies the assessed property as 101 Franklin Street; 98 Pleasant Street; and 106 Pleasant Street. However, based on information obtained from the City of Rochester Assessor's Office, the address of the assessed property is identified as 101 through 113 Franklin Street; 98 Pleasant Street; and 106 Pleasant Street (refer to Section 7.2).

In 1992, Day Hampton, Associates (an affiliate of DAY) performed an Environmental Screening Report on behalf of the Client on numerous parcels of land, including the three parcels of land that comprise the assessed property (refer to Sections 4.8 and 5.6, and Appendix H). At that time, a representative of the Client provided Day Hampton, Associates with a City of Rochester Tax Map of the area of the assessed property, dated 12/3/80. A copy of a portion of this Tax Map, which depicts the sizes and tax map numbers of the three parcels that comprise the assessed property, is included in Appendix A.

A legal description of the assessed property was not provided to DAY. Thus, this assessment is subject to any state of facts that would have been revealed if a legal description of the assessed property were provided.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The assessed property is undeveloped, except for a parking lot on the eastern portion of the property. The vicinity of the assessed property is characterized by a mix of residential and commercial uses. (Refer to Section 3.5 for a description of adjoining properties.) The area of the assessed property slopes gently to the northeast.

3.3 CURRENT USE OF THE PROPERTY

A portion of the assessed property is utilized as a parking lot, and a portion is grass-covered vacant land.

3.4 SITE IMPROVEMENTS

There are no buildings on the assessed property. A catch basin is located on the northeast portion of the parking lot.

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3.0 SITE DESCRIPTION (Cont.)

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

Adjoining properties are currently occupied as follows:

Northeast: Eritrean Community Building (119 Franklin Street).
North: Parking lot (339-343 Andrews Street); Lakeside Engineering (333 Andrews Street); and parking lot (317, 325, and 331 Andrews Street).
Southeast: Intersection of Franklin Street and Pleasant Street.
South: Parking lot (30 Franklin Court), with vacant commercial (formerly Main Camera and Optics Center) beyond (16 Franklin Court).
Northwest: SUNY Brockport Educational Opportunity Center (305 Andrews Street).
West: St. Josephs Park (118 Pleasant Street).
East: Parking lot (102-110 Franklin Street).

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4.0 USER PROVIDED INFORMATION

The following information was provided to DAY by Ms. Jane Forbes, a representative of the "user" of this Phase I ESA report (i.e., DAY's Client, the City of Rochester).

4.1 TITLE INFORMATION

An abstract of title was not provided to assist in determining prior property ownership and uses. Evaluation 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.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Ms. Forbes indicated that he is not aware of environmental liens, or activity and use limitations against the assessed property.

According to Ms. Forbes, the Client does not plan to engage a title company or title professional to undertake a review of reasonably ascertainable land title records and lien records for environmental liens or activity and use limitations currently recorded against or related to the assessed property.

Information concerning environmental liens and activity and use limitations is an important element of a Phase I ESA. The conclusions in this report are subject to any state of facts which review of land title, lien, or activity and use limitation records might show, directly or indirectly. The lack of this information is being identified as a significant data gap (refer to Section 9.0).

4.3 SPECIALIZED KNOWLEDGE

Ms. Forbes does not have any other knowledge or experience with the property that may be pertinent to the environmental professional concerning the property and its environmental condition (i.e., copies of any available prior environmental site assessment reports, documents, correspondence, etc.).

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Ms. Forbes indicated that the assessed property was used as a surface parking lot in the past. He indicated that he was not aware of any other commonly known or reasonably ascertainable information regarding the assessed property that would help the environmental professional to identify conditions indicative of releases or threatened releases.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Ms. Forbes indicated that the assessed property is not being purchased at this time (i.e., therefore, he would not be aware if valuation reduction of the assessed property is a factor).

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4.0 USER PROVIDED INFORMATION (Cont.)

4.6 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

An Interview with a representative of the Owner of the assessed property is summarized in Section 7.0.

4.7 REASON FOR PERFORMING PHASE I ESA

Ms. Forbes indicated that this Phase I ESA is being performed for the possible future commercial development of the assessed property.

4.8 PREVIOUS ENVIRONMENTAL REPORTS

Day Hampton, Associates (an affiliate of DAY) prepared a report, titled "Franklin Street and Pleasant Avenue Site Environmental Screening Report", dated 1992. The 1992 environmental screening was performed on numerous parcels, including the three parcels that comprise the assessed property. A summary of the applicable portions of this previous report is provided in Section 5.6.

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5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

DAY maintains the required databases in-house, and a DAY representative performs a review of these databases in accordance with the radii outlined in ASTM E1527-05.

REGULATORY DATABASE	Assessed Property	Nearby Properties (Radius Searched)	Notes
NPL Records Date: 4/18/07 Date of Last Agency Contact For Records Update: 5/2/07	Not Listed	None Listed (1 mile)	
Delisted NPL Records Date: 4/20/07 Date of last Agency Contact for Records Update: 5/2/07	Not Listed	None Listed (0.5 mile)	
CERCLIS Records Date: 4/18/07 Date of Last Agency Contact For Records Update: 5/2/07	Not Listed	None Listed (0.5 mile)	
CERCLIS NFRAP Records Date: 4/1/07 Date of Last Agency Contact For Records Update: 5/21/07	Not Listed	Listed (0.5 mile)	See Footnote 5.1.4
RCRA CORRACTS facilities list Records Date: 6/8/06 Date of Last Agency Contact for Records Update: 1/26/07	Not Listed	None Listed (1.0 mile)	
RCRA non-CORRACTS TSD facilities list Records Date: 6/8/06 Date of Last Agency Contact for Records Update: 1/26/07	Not Listed	None Listed (0.5 mile)	
Federal institutional control/engineering control (IC/EC) registries* Records Date: **N/A** Date of Last Agency Contact for Records Update: 11/1/06 * The USEPA does not currently maintain a readily-accessible IC/EC database.	N/A*	N/A* (Assessed property only)	
RCRA Generators Records Date: 2/1/07 Date of Last Agency Contact For Records Update: 5/1/07	Not Listed	Listed (property & adjoining properties)	See Footnote 5.1.8
ERNS Records Date: 4/16/07 Date of Last Agency Contact For Records Update: 5/1/07	Not Listed	N/A (Assessed property only)	
NYSDEC IHWDS Records Date: 4/18/07 Date of Last Agency Contact For Records Update: 5/2/07	Not Listed	None Listed (1 mile)	
NYSDEC HSWDS Records Date: 2/15/02 Date of Last Agency Contact For Records Update: 10/30/03 *No longer updated*	Not Listed	None Listed (0.5 mile)	
SWF Records Date: 5/1/07 Date of Last Agency Contact For Records Update: 5/1/07	Not Listed	None Listed (0.5 mile)	

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5.0 RECORDS REVIEW (Cont.)

NYSDEC SPILLS/LST Records Date: 8/7/07 Date of Last Agency Contact For Records Update: 8/14/07	Listed	Listed (0.5 mile)	See Footnote 5.1.13
NYSDEC PBS Records Date: 4/6/07 Date of Last Agency Contact For Records Update: 5/1/07	Not Listed	None Listed (Assessed Property and Adjoining)	
NYSDEC MOSF Records Date: 4/6/07 Date of Last Agency Contact For Records Update: 5/1/07	Not Listed	None Listed (Assessed Property and Adjoining)	
NYSDEC CBS Records Date: 4/6/07 Date of Last Agency Contact For Records Update: 5/1/07	Not Listed	None Listed (Assessed Property and Adjoining)	
State institutional control/engineering control registries Records Date: 5/1/07 Date of Last Agency Contact For Records Update: 5/22/07	Not Listed	N/A Assessed Property only	
State Voluntary Cleanup Sites Records Date: 4/17/07 Date of Last Agency Contact For Records Update: 5/1/07	Not Listed	Listed (0.5 mile)	See Footnote 5.1.18
State Brownfield Sites Records Date: 4/17/07 Date of Last Agency Contact For Records Update: 5/1/07	Not Listed	Listed (0.5 mile)	See Footnote 5.1.19
State Environmental Remediation Program Sites Records Date: 4/17/07 Date of Last Agency Contact For Records Update: 5/1/07	Not Listed	None Listed (0.5 mile)	
Sites Subject to Environmental Easements Records Date: 7/13/07 Date of Last Agency Contact For Records Update: 7/27/07	Not Listed	Listed	See Footnote 5.1.21

(5.1.4) A CERCLIS No Further Remedial Action Planned (NFRAP) site (#NYD043069996) (i.e., Rochester Gas and Electric Bee Bee Station at 254 Mill Street) is located approximately 0.5 miles northwest (i.e., assumed crossgradient direction) of the assessed property (refer to Appendix E). Based on the location of this CERCLIS NFRAP site, this site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

(5.1.8) The adjoining property to the northwest (i.e., assumed crossgradient direction) of the assessed property (i.e., Rochester Education Opportunity Center at 305 Andrews Street) is identified as an inactive RCRA Generator of hazardous waste (refer to Appendix E). The buildings and facilities associated with the Rochester Education Opportunity Center are located approximately 50 feet from the boundary of the assessed property. Based on its location in relation to the assessed property, this inactive RCRA Generator of hazardous waste site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

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5.0 RECORDS REVIEW (Cont.)

(5.1.13) A review of the NYSDEC Spills/Leaking Storage Tank (LST) database identified 167 closed/inactive spills within a 0.5-mile radius of the assessed property. In addition, 50 closed/inactive unmappable spill sites are potentially located within a 0.5-mile radius of the assessed property. [Note: An unmappable spill site is defined as a spill with incomplete or inaccurate address information provided on the NYSDEC Spill Report Form; therefore, the specific location of the spill site could not be determined.] Based on the limited address information available for the closed/inactive unmappable spill sites, they do not appear to be located on the assessed property or adjoining properties. A spill listed as closed normally indicates that studies and/or remediation at the spill site have been completed, and a spill listed as inactive indicates that although some contamination may remain on the property, the NYSDEC does not require further action at this time. Thus, further investigation regarding the potential impact on the assessed property of these 217 closed/inactive spills does not appear warranted at this time.

Twelve active mappable spills were also identified within a 0.5-mile radius of the assessed property. Seven active mappable spills are located between approximately 0.2 and 0.4 miles southeast (i.e., assumed crossgradient direction) of the assessed property; two active mappable spills are located between approximately 0.2 and 0.4 miles north (i.e., assumed downgradient direction) of the assessed property; one active mappable spill is located approximately 0.25 miles northeast (i.e., assumed crossgradient direction) of the assessed property; one active mappable spill is located approximately 0.1 mile northwest (i.e., assumed crossgradient direction) of the assessed property; and one active mappable spill is located 0.3 miles east (i.e., assumed crossgradient direction) of the assessed property. Based on a preliminary review of the topographic map, regional groundwater in the area of the assessed property appears to flow to the north. Based on the location of these 12 active mappable spills from the assessed property, these 12 active spills are not being identified as a recognized environmental condition in relation to the assessed property at this time.

(5.1.18) Three State Voluntary Clean-up Program (VCP) Sites were identified within a 0.5-mile radius of the assessed property (refer to Appendix E). Two of the VCP Sites are located in an assumed crossgradient direction and one is located in an assumed upgradient direction relative to the assessed property. The three VCP sites are discussed below:

- Site #V00073 (i.e., Rochester Gas and Electric at Front and Andrews Street) is located approximately 0.4 miles west (i.e., assumed crossgradient direction) of the assessed property.

- Site #V00593 (i.e., Rochester Gas and Electric) is located approximately 0.5 miles northwest (i.e., assumed crossgradient direction) of the assessed property (refer to Section 5.1.4).

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5.0 RECORDS REVIEW (Cont.)

Based on the locations of the two crossgradient VCP sites discussed above, these two VCP sites are not being identified as a recognized environmental condition in relation to the assessed property at this time.

- Site #V00001 (i.e., Speedy's Dry Cleaner at Court Street) is located approximately 0.5 miles south (i.e., assumed upgradient direction) of the assessed property.

A NYSDEC information sheet regarding VCP Site #V00001 indicates, "the soils contaminated with chlorinated and petroleum-based dry cleaning chemicals were excavated to bedrock and disposed off-site. A large parking garage was constructed on the site and a soil venting system was installed adjacent to the garage to limit exposure to residual contamination in the basement levels of the garage. No further actions are required at this time." Based on the remediation conducted and the "No further action" status of the site, this VCP site is not being identified as a recognized environmental condition in relation to the assessed property at this time (refer to Appendix E).

Note, each of these VCP sites is also identified as a confirmed local waste site (refer to Section 5.2.4).

(5.1.19) Three Brownfield Clean-up Program (BCP) Sites were identified within a 0.5-mile radius of the assessed property, as follows (refer to Appendix E).

- Site #C828117 (i.e., Ward Street Site at the corner of Ward Street and St. Paul Street) is located approximately 0.4 miles north/northwest (i.e., assumed crossgradient direction) of the assessed property.

- Site #C828127 (i.e., Kirstein Building and Parking Lot at 242 Andrews Street and 37 Bitner) is located approximately 0.2 miles northwest (i.e., assumed crossgradient direction) of the assessed property.

- Site #C828136 (i.e., 8-28 Ward Street) is located approximately 0.4 miles north/northwest (i.e., assumed crossgradient direction) of the assessed property.

Based on the locations of these BCP sites, these BCP sites are not being identified as a recognized environmental condition in relation to the assessed property at this time.

Note, each of these BCP sites is also identified as a confirmed local waste site (refer to Section 5.2.4).

(5.1.21) A Site Subject to Environmental Easements (#C828117) (i.e., Ward Street Site at the corner of Ward Street and St. Paul Street) is located approximately 0.4 miles north/northwest (i.e., assumed crossgradient direction) of the assessed property (refer to Appendix E). Based on the location of this site, this site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

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5.0 RECORDS REVIEW (Cont.)

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

REGULATORY DATABASE/AGENCY	Assessed Property	Nearby Properties (Radius Searched)	Notes
Federal UST Records Date: Undated Date of Last Agency Contact For Records Update: No longer updated	Not Listed	None Listed (Assessed Property and Adjoining)	
NYSDEC FOIL Date of FOIL Request: 9/21/07	Response Received (9/20/07)	N/A (Assessed Property only)	See Footnote 5.2.2
Monroe County Health Dept. FOIL Date of FOIL Request: 8/29/07	Response Received (9/20/07)	N/A (Assessed Property only)	See Footnote 5.2.3
Local Waste Sites Records Date: 9/19/07 Date of Last Agency Contact For Records Update: 9/19/07	Not Listed	Listed (0.5 mile)	See Footnote 5.2.4
City of Rochester Building Dept/Fire Dept. FOIL Date of FOIL Request: 8/28/07	Response Received (9/18/07)	N/A (Assessed Property only)	See Footnote 5.2.5

(5.2.2) As of the date of this report, no response to the New York State Department of Environmental Conservation (NYSDEC) Freedom of Information Law (FOIL) request 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. A copy of the FOIL request is included in Appendix E.

(5.2.3) A FOIL request was submitted to the Monroe County Department of Health (MCDOH) for information regarding the assessed property. The FOIL response was received on 9/20/07. Mr. Joseph Albert of the MCDOH indicated that the MCDOH has no records on file regarding the assessed property. Copies of the FOIL request and FOIL response are included in Appendix E.

(5.2.4) The Monroe County Department of Health (MCDOH) has identified the following confirmed local waste sites and suspect local waste sites within 0.5 miles of the assessed property:

- Waste Site #RO-222 is located approximately 0.1 mile northwest (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing industrial waste.

- Waste Site #RO-216 (i.e., Site #C828127; refer to Section 5.1.19) is located approximately 0.1 mile north/northwest (i.e., assumed downgradient/crossgradient

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5.0 RECORDS REVIEW (Cont.)

direction) of the assessed property, and is listed as containing chlorinated organics.

- Waste Site #RO-210 (i.e., Site #C828117; refer to Section 5.1.19) is located approximately 0.4 miles north/northwest (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing petroleum, PCE and TCE.

- Waste Site #RO-211 (i.e., Site #C828136; refer to Section 5.1.19) is located approximately 0.4 miles northwest (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing chlorinated solvents.

- Waste Site #RO-183 (i.e., Site #V00073; refer to Section 5.1.18) is located approximately 0.4 miles west (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing industrial waste.

- Waste Site #RO-75 (i.e., Site #V00593; refer to Section 5.1.18) is located approximately 0.5 miles northwest (i.e., assumed crossgradient direction) of the assessed property, and is listed as containing industrial waste.

- Waste Site #RO-151 is located approximately 0.4 miles north (i.e., assumed downgradient direction) of the assessed property, and is listed as containing construction and demolition waste.

- Suspect Waste Site #RO-3 is located approximately 0.4 miles northwest (i.e., assumed crossgradient direction) of the assessed property

Based on the locations of the seven confirmed local waste sites and one suspect local waste site discussed above from the assessed property, these local waste sites are not being identified as a recognized environmental condition in relation to the assessed property at this time.

- Waste Site #RO-221 (i.e., site #V00001) is located approximately 0.5 miles south (i.e., assumed upgradient direction) of the assessed property, and is listed as containing petroleum and dry cleaning chemicals. Based on information provided on the NYSDEC information sheet (refer to Section 5.1.18), this confirmed local waste site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

(5.2.5) A FOIL request was submitted to the City of Rochester Records Access Office (i.e., Building Department, Fire Department, Fire Safety Department, etc.) for information regarding the assessed property. The FOIL response was received on 9/18/07, and a representative of the City of Rochester indicated that the City does not have any records on file regarding the assessed property (refer to Appendix E).

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5.0 RECORDS REVIEW (Cont.)

5.3 PHYSICAL SETTING SOURCE(S)

In addition to observations made at the time of the site visit, the United States Geological Survey (USGS) Rochester East quadrangle (dated 1995) was reviewed for information regarding site topography and physical setting. According to the USGS map, the assessed property is located approximately 530 feet above sea level. The assessed property gently slopes to the northeast. There are no surface water bodies on the assessed property. Storm water on the assessed property appears to drain off the assessed property via overland flow to the catch basin in the northeastern portion of the property. Based on a preliminary review of the topographic map, and the Rochester East "Generalized Groundwater Contour Map" regional groundwater in the area of the assessed property appears to flow to the north. This flow direction may be modified locally due to buried utilities, nearby pumping, seasonal conditions, or other factors.

5.4 HISTORICAL USE INFORMATION

The following information sources were reviewed for information regarding the assessed property and adjoining properties:

Historical Information Source	Source	Date(s)
Aerial Photographs	Monroe County Department of Health	1930, 1951, 1961, 1970, 1975, 1988, 1993, 1996 and 1999
	New York State G.I.S. Clearing House	2005
Topographic Map	U.S.G.S. Rochester East Quadrangle	1995
Sanborn Maps	Environmental Data Resource, Inc. (EDR)	1892, 1911, 1950, and 1971
Historical Maps	Rundel Memorial Library City of Rochester Plat Maps	1888, 1900, 1910, 1918, 1927, and 1935
Directories	Rundel Memorial Library Polk City Directories	1935, 1939/40, 1945, 1950, 1955, 1960, 1965, 1969, 1974/75, 1979, 1985, 1990, 1994, 2000, and 2006

5.4.1 Historical Use Information Regarding The Assessed Property

(5.4.1.1) Aerial Photographs – Assessed Property

In the 1930 and 1951 aerial photographs, the assessed property appears to be developed with approximately six residential/commercial buildings and a parking lot.

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5.0 RECORDS REVIEW (Cont.)

In the 1961 through 2005 aerial photographs, the eastern portion of the assessed property appears to be developed with an asphalt parking lot; and the western portion appears to be grass-covered, undeveloped land.

Copies of the aerial photographs reviewed are included in Appendix D.

(5.4.1.2) Sanborn Maps – Assessed Property

In the 1892 Sanborn map, a portion of the assessed property appears to be addressed as 23-27 South Chatham Street, and a portion of the assessed property is located on a larger property addressed as 58 Franklin Street. The portion addressed as 23-27 Chatham Street consists of three residential parcels, each developed with a residential dwelling. The portion of the assessed property that is located on 58 Franklin Street (i.e., 58 Franklin Street is a larger property developed with St. Joseph's church, school, and orphanage) is developed with portions of the St. Joseph's Church building and conservatory.

In the 1911 Sanborn map, the assessed property is addressed as 23-27 Ormond Street and a portion of the assessed property is located on a larger property addressed as 58-80 Franklin Street. The portion addressed as 23-27 Ormond Street consists of two residential parcels developed with residential dwellings, and one parcel developed with the St. Joseph's YMCA. The portion addressed as 58-80 Franklin Street is developed with portions of the St. Joseph's Church building.

In the 1950 Sanborn map, the assessed property appears to be addressed as 51-53 and 67 Franklin Square, and a portion of the assessed property is located on a larger property addressed as 108 Franklin Street. The portion of the assessed property addressed as 51-53 and 67 Franklin Square is developed with the St. Josephs YMCA, a parking lot, and a small parking lot attendant building. The portion of the assessed property addressed as 108 Franklin Street is developed with portions of the St. Joseph's Church building.

In the 1971 Sanborn map, the assessed property appears similar to that observed in the 1950 Sanborn map, except the portion of the property addressed as 51-53 and 67 Franklin Square now consists only of a parking lot (i.e., the two former buildings are no longer exist).

Copies of the Sanborn maps reviewed are included in Appendix D.

(5.4.1.3) Historical Maps – Assessed Property

In the 1875 Plat map, the assessed property consists of seven residential parcels that are developed with residential buildings, and a portion of the assessed property is located on a larger property addressed as 78 Franklin Street. The residential parcels are addressed as 8 Franklin Street (i.e., owned by Peter

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5.0 RECORDS REVIEW (Cont.)

Wheter); 74 Franklin Street (i.e., owned by Jon Groh); 5 Chatham Street (i.e., owned by John Groh; 7 Chatham Street (i.e., owned by E.J. Reynolds and F. Lockhart); 9 Chatham Street (i.e., owned by H. Murdock); 11 Chatham Street (i.e., owned by Emeline Cloyse); and a vacant parcel on Franklin Street that does not have a street address.

In the 1888 Plat map, the assessed property consists of a portion of a residential parcel addressed as 54 Franklin Street (i.e., owned by J. Schutte); three parcels addressed as 19-25 Chatham Street (i.e., occupied by the Missionary Society of Holy Redeemer); and a portion of the assessed property is located on a larger property addressed as 54 Franklin Street (i.e., occupied by St. Joseph's School and Church).

In the 1900 Plat map, the assessed property appears similar to that observed in the 1888 Plat map.

Note, in the 1875 through 1900 Plat maps, Chatham Street is known as Franklin Street, and Franklin Street is known as Pleasant Street. In addition, Franklin Street and Chatham Street are not located in the same places in the 1875 through 1900 maps as they are currently (i.e., the streets have been shifted with construction.)

In the 1910 and 1918 Plat maps, the assessed property consists of two parcels of land addressed as 15 and 17 Ormond Street, which are part of the J. Wegman Subdivision; three parcels of land addressed as 19-23 Ormond Street which are occupied by the St. Joseph's YMCA; and a portion of a larger property addressed as 58 Franklin Street (i.e., occupied by St. Joseph's Church and School).

In the 1926 Plat map, the assessed property consists of a portion of two parcels addressed as 35 and 45 Ormond Street, which are part of the J. Wegman Subdivision; three parcels addressed as 51-53 Ormond Street, which are occupied by the St. Joseph's YMCA; and a portion of a larger property addressed as 108 Franklin Street (i.e., occupied by St. Joseph's Church and School).

Note, in the 1910 through 1926 Plat maps, Ormond Street is known as Franklin Street, and Franklin Street is known as Pleasant Street. In addition, Franklin Street and Ormond Street are not located in the same places in the 1910 through 1926 maps as they are currently (i.e., the streets have been shifted with construction.)

In the 1935 Plat map, the assessed property consists of a portion of two parcels labeled 45 and 47 Franklin Square, each developed with a small building; three parcels addressed as 51-53 Franklin Square, which are developed with a commercial building labeled "St. Joseph's YMCA"; and a portion of a larger property addressed as 108 Franklin Street (i.e., occupied by St. Joseph's Church and School).

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5.0 RECORDS REVIEW (Cont.)

Note, in the 1935 Plat map, Franklin Street is known as Pleasant Street, and Franklin Square is known as Franklin Street. In addition, Franklin Street and Franklin Square are not located in the same places in the 1935 maps as they are currently (i.e., the streets have been shifted with construction.)

Note, it was not possible to obtain copies of these historical maps due to photocopying restrictions placed on historical maps by the Rundel Library. Thus, copies of these historical maps are not included in the appendices of this report.

(5.4.1.4) City Directories – Assessed Property

The assessed property is currently addressed as 101 through 113 Franklin Street, 98 Pleasant Street, and 106 Pleasant Street. Additionally, the assessed property was formerly addressed as 45 and 47 Franklin Square; 51-53 and 67 Franklin Square; 59-65 Franklin Square; 100 Franklin Street; 86-90 Franklin Street; and 108 Franklin Street. The current and former addresses were used during the directory review for the assessed property. Following is a summary of the addresses/listings that were identified for the assessed property during the directory review:

- In the 1935 through 1955 directories, 51 Franklin Square is identified as the YMCA; 67 Franklin Square is identified as public parking; 108 Franklin Street is identified as St. Joseph's Church; and 90 Franklin Street is identified as Public Parking.
- In the 1960 through 1969 directories, 90 Franklin Street is identified as Public Parking; 67 Franklin Square is identified as public parking; and 108 Franklin Street is identified as St. Joseph's Church.
- The assessed property is not listed in the 1974/75 directory.
- In the 1979 directory, 113 Franklin Street is listed as "Kiplings."
- The assessed property is not listed in the 1985 through 2006 directories.

Based on the occupants identified in the directories reviewed, the occupants would not be expected to have had an environmental impact on the assessed property. Therefore, the owners/occupants listed in the directories reviewed are not being identified as a recognized environmental condition in relation to the assessed property at this time.

A summary of the directories reviewed is included in Appendix D.

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5.0 RECORDS REVIEW (Cont.)

5.4.2 Historical Use Information Regarding Adjoining Properties

(5.4.2.1) Aerial Photographs – Adjoining Properties

In the 1930 through 1951 aerial photographs, the adjoining property to the west of the assessed property appears to be developed with commercial buildings (i.e., St. Joseph's Church and School). The areas to the northwest, north, northeast, and east appear to be a mix of residential and commercial buildings. The area to the south appears to be developed with a triangular shaped commercial building. The area to the southwest appears to be commercial, with a larger commercial building beyond.

In the 1961 through 1975 aerial photographs, the adjoining property to the west of the assessed property appears similar to that observed in the 1951 aerial photograph. The areas to the north, northwest, and northeast are developed with parking lots and commercial buildings. The area to the east of the assessed property is developed with parking lots and two commercial/residential buildings. The area to the southwest is developed with a parking lot and commercial buildings. The area to the south appears similar to that observed in the 1951 aerial photograph.

In the 1988 through 2005 aerial photographs, Franklin Street and Pleasant Street have been repositioned. The area to the west of the assessed property is developed with a commercial building and an apparent park (i.e., grass-covered area), with the former St. Joseph's Chapel on the southwest portion of this property. The areas to the north, northwest, and northeast are developed with parking lots. One commercial building is located in the parking lot to the north, and a commercial building and parking lot are located to the northeast. The area to the east is developed with a parking lot and a commercial/residential building. The area to the south of the assessed property is now the intersection of Franklin and Pleasant Street (i.e., there is no longer a building located in this area). The area to the southwest is developed with a parking lot and a commercial building.

Copies of the aerial photographs reviewed are included in Appendix D.

(5.4.2.2) Sanborn Maps – Adjoining Properties

In the 1892 Sanborn map, the area to the north of the assessed property consists of residential properties. The area to the west of the assessed property consists of St. Joseph's church and school. The area to the east of the assessed property consists of residential properties. The area to the south of the assessed property consists of residential and commercial properties. There is also a property developed with an industrial building labeled "Galvanized Iron Works" in the area to the south, approximately 100 feet from the assessed property.

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5.0 RECORDS REVIEW (Cont.)

In the 1911 Sanborn map, the areas to the north, east, and south of the assessed property appear similar to that observed in the 1892 Sanborn map. The area to the west of the assessed property is not covered on the 1911 Sanborn map. Thus, this assessment is subject to any state of facts that coverage of the adjoining properties to the west would have revealed.

In the 1950 Sanborn map, the area to the north of the assessed property is developed with a parking lot, with a parking lot attendant building; an automobile repair and welding shop; and two residential dwellings. The areas to the east and west appear similar to that observed on the 1911 Sanborn map. The area to the south is developed with a parking lot, with a parking lot attendant building, a restaurant, and a gasoline station with three gasoline tanks depicted on the property.

In the 1971 Sanborn map, the areas to the east and west of the assessed property appear similar to that observed in the 1950 Sanborn map. The area to the northeast of the assessed property consists of an industrial building occupied by a printing shop; two parking lots; and an office building. The area to the south of the assessed property consists of a parking lot with two parking lot attendant buildings; an office building; a store; and a dry cleaning facility.

Various chemicals, solvents, and petroleum products are often used at gasoline stations, automobile repair facilities, photographic shops, printing shops and dry cleaners. Since the facility operations, products used and stored, wastes generated and operating practices are unknown for the above listed facilities the potential environmental impact they may have on the assessed property cannot be ruled out. Therefore, the above listed adjoining and surrounding properties are being identified as a recognized environmental condition.

Copies of the Sanborn maps reviewed are included in Appendix D.

(5.4.2.3) Historical Maps – Adjoining Properties

In the 1875 Plat map, the adjoining areas to the north, east, south and southwest of the assessed property are residential. The area to the northwest is developed with St. Joseph's church and school.

In the 1888 Plat map, the adjoining areas to the northeast, east, south, and southwest are residential. The area to the northwest is occupied by St. Joseph's Church and School.

In the 1900 Plat map, the adjoining areas to the northeast, northwest, south, and southwest appear similar to that observed in the 1888 Plat map, except that an adjoining property to the east across Chatham Street (i.e., addressed as 55 North Street) is now occupied by a industrial building labeled "Star Palace Laundry".

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5.0 RECORDS REVIEW (Cont.)

The adjoining occupant to the east, "Star Palace Laundry", may have included a dry cleaning operation that used hazardous materials and chemicals. Therefore, this adjoining property is being identified as a recognized environmental condition.

Note, in the 1875 through 1900 Plat maps, Chatham Street is known as Franklin Street, and Franklin Street is known as Pleasant Street. In addition, Franklin Street and Chatham Street are not located in the same places in the 1875 through 1900 maps as they are currently (i.e., the streets have been shifted with construction.)

In the 1910 and 1918 Plat maps, the adjoining areas to the northeast, northwest, and east appear similar to that observed in the 1900 Plat map. The area to the southeast appears to be a mix of commercial and residential.

In the 1926 Plat map, the adjoining areas to the northeast, northwest, and east appear similar to that observed in the 1918 Plat map. The area to the southwest is occupied by Sibley, Lindsay & Curr Company Department Store, and the area to the southeast is occupied by Rochester Savings Bank.

Note, in the 1910 through 1926 Plat maps, Ormond Street is known as Franklin Street, and Franklin Street is known as Pleasant Street. In addition, Franklin Street and Ormond Street are not located in the same places in the 1910 through 1926 maps as they are currently (i.e., the streets have been shifted with construction.)

In the 1935 Plat map, the adjoining areas to the east, southeast, and northwest appear similar to that observed in the 1926 Plat map. The area to the northeast is now a mix of residential and parking lots. The area to the southwest is similar to that observed in the 1926 Plat map, except that a power plant adjoins the department store building. Additionally, the area to the southwest is occupied by the Franklin Street Garage. The area to the south located on the corner of Franklin Street and Franklin Square is occupied by "Sinclair Gas Station".

Note, in the 1935 Plat map, Franklin Street is known as Pleasant Street, and Franklin Square is known as Franklin Street. In addition, Franklin Street and Franklin Square are not located in the same places in the 1935 maps as they are currently (i.e., the streets have been shifted with construction.)

Various chemicals, solvents, and petroleum products are often used at gasoline stations, automobile repair facilities, photographic shops, printing shops and dry cleaners. Since the facility operations, products used and stored, wastes generated and operating practices are unknown for the above listed facilities, the potential environmental impact they may have on the assessed property cannot

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5.0 RECORDS REVIEW (Cont.)

be ruled out. Therefore, the above listed adjoining and surrounding properties are being identified as a recognized environmental condition.

Note, it was not possible to obtain copies of these historical maps due to photocopying restrictions placed on historical maps by Rundel Library. Thus, copies of these historical maps are not included in the appendices of this report.

(5.4.2.4) City Directories – Adjoining Properties

The 1935 through 2006 directories were reviewed for the adjoining properties. Below is a summary of the adjoining properties that may have an environmental impact on the assessed property.

In the 1950 through 1969 directories, the adjoining property to the northeast (i.e., currently 119 Franklin Street) is listed as 71 Franklin Square and is identified as Sneider Brothers Printing (i.e., this adjoining property is depicted on the 1971 Sanborn map as 71 Franklin Square and labeled "prt'g"). Franklin Square is no longer listed in the 1974/75 through 2006 directories. The current address for this property (119 Franklin Street) is listed in the 1979 directory as C&F Family Restaurant. In the 1985 directory, 119 Franklin Street is listed as Sneider Brothers Printing. In the 1990 and 1994 directories, 119 Franklin Street is listed as Greathead General Printing. The property is not listed in the 2000 and 2006 directories.

In the 1935 through 1950 directories, the adjoining properties to the southwest (i.e., currently addressed as 30 Franklin Court) were addressed as 85 through 91 Franklin Street, and are listed as refrigerator and oil burner suppliers, a photographic engraver, and as an automobile repair facility. (Note, these adjoining properties are depicted on the 1950 Sanborn map as 85, 87, and 91 Franklin Street.)

In the 1935 through 1960 directories, an adjoining property to the south of the assessed property (i.e., this area currently consists of the intersection of Franklin Street and Pleasant Street) is addressed as 58 Franklin Street and is listed as a gasoline station. (Note, this property is depicted in the 1950 and 1971 Sanborn maps as 54 through 66 Franklin Street.) In the 1965 and 1969 directories, 58 Franklin Street is listed as a dry cleaning facility. In the 1974/75 and 1979 directories, 66 Franklin Street is listed as Main Camera Center, Inc. photography equipment. The adjoining area to the south is not listed in the 1985 through 2006 directories.

Various chemicals, solvents, and petroleum products are often used at gasoline stations, automobile repair facilities, photographic shops, printing shops and dry cleaners. Since the facility operations, products used and stored, wastes generated and operating practices are unknown for the above listed facilities the potential environmental impact they may have on the assessed property cannot

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5.0 RECORDS REVIEW (Cont.)

be ruled out. Therefore, the above listed adjoining and surrounding properties are being identified as a recognized environmental condition.

A summary of the directories reviewed is included in Appendix D.

5.5 ENVIRONMENTAL LIEN, OR ACTIVITY AND USE LIMITATIONS

DAY attempted to evaluate the potential existence of environmental liens and activity and use limitations at the assessed property by (1) requesting that the abstract of title be provided by the Client; (2) requesting environmental lien/activity and use limitation information from the Client; (3) reviewing New York State Department of Environmental Conservation (NYSDEC) databases regarding institutional controls/environmental controls, and remediation sites with environmental easements; and (4) contacting the United States Environmental Protection Agency (USEPA). The NYSDEC institutional controls/environmental controls database and the remediation sites subject to environmental easements database did not identify environmental lien/activity and use limitations for the assessed property. The USEPA does not currently maintain a readily accessible database in this regard; the Client did not provide an abstract of title to DAY; and no information regarding environmental liens/activity and use limitations was obtained by DAY from the Client. In addition, the Client did not authorize DAY to engage a title company to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and activity and use limitations recorded against or related to the assessed property. The existence of environmental liens and activity and use limitations may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Therefore, it is DAY's opinion that the absence of this information is a significant data gap.

5.6 PREVIOUS ENVIRONMENTAL REPORTS

Day Hampton Associates (i.e., an affiliate of DAY) prepared a report titled, "Franklin Street and Pleasant Avenue Site Environmental Screening Report", dated December 1992 on behalf of the City of Rochester. The environmental screening included numerous properties, including the three parcels that comprise the assessed property (i.e., identified at that time as 98 Pleasant Street, 106 Pleasant Street, 101 Franklin Street, 107 Franklin Street, and 115 Franklin Street (i.e., the current 113 Franklin Street parcel)). The report findings indicated that, "Based on the information reviewed to date, environmental concerns were not identified" for the parcels that comprised the current assessed property. The report also indicated that additional review should be completed as part of "the final Environmental Screening Report", including review of city directories, property assessment cards, Freedom of Information Law responses, etc.

The 1992 Environmental Screening Report identified environmental concerns on several properties that adjoin the current assessed property, as summarized below:

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5.0 RECORDS REVIEW (Cont.)

- 331 Andrews Street (appears to have adjoined the assessed property to the north in the past [property lines may have changed over the years]): Two fill ports and vent pipes were identified (i.e., underground storage tanks were suspected to exist). The report state, "The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with these tank systems occurred".

- 339 Andrews Street (appears to have adjoined the assessed property to the north in the past [property lines may have changed over the years]): An auto repair and welding shop were historically located on this property. The report states, "Potential concerns associated with vehicle repair/service include suspect floor drains, sumps, hydraulic lifts, and waste disposal of petroleum and hazardous materials".

- 343 Andrews Street (adjoins the assessed property to the north): Underground tanks were identified on this property in historical/regulatory records. The report states, "The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with the former UST systems occurred."

- 120 Franklin Street (adjoins the assessed property to the east): A fill port and vent pipe (i.e., possible underground storage tank).

- 110 Franklin Street (adjoins the assessed property to the east): Three underground storage tanks are shown on historical maps. In addition, Building Department records indicate that a grease pit was installed in 1934. The report states, "Potential concerns with grease pits include sumps, hydraulic lifts, and waste disposal of petroleum and hazardous materials."

- 22 Franklin Court (adjoins the assessed property to the south): This property was formerly a Greyhound Bus depot, and possible underground storage tanks were suspected.

In addition to the adjoining properties listed above, the environmental screening report also identified several properties with potential environmental concerns that are located in the general vicinity of the current assessed property.

The historical use of the 339 Andrews Street property as an auto repair shop, and the apparent historical presence of underground storage tanks and a grease pit at the remaining adjoining properties listed above, is being identified as a recognized environmental condition.

A copy of this previous environmental report is included in Appendix H.

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6.0 SITE RECONNAISSANCE

Date of Site Visit: 9/12/07
Assessor(s): K. Crandall and D. Gnage

6.1 METHODOLOGY AND LIMITING CONDITIONS

During the site visit, the DAY representatives used a tax map previously supplied by the Client (refer to Sections 3.1 and 5.3) to delineate the property boundaries. The DAY representatives walked the asphalt-paved parking lot and the grass-covered vacant land that comprise the assessed property.

6.2 GENERAL SITE SETTING

At the time of the site visit, the eastern portion of the assessed property was developed with an asphalt-paved parking lot. The parking lot surface was in poor condition with broken-up asphalt, cracks, potholes, and asphalt patches observed throughout the parking lot. The western portion of the assessed property consisted of grass-covered vacant land.

6.3 EXTERIOR OBSERVATIONS

Portions of a former building foundation were visible in the grass-covered area on the southwest portion of the assessed property (i.e., the 106 Pleasant Street parcel). An approximate 30-foot long section of concrete protruded from the grass. In addition, an approximate two to three-foot high by two to three-foot wide brick structure was observed in a row of bushes in the grass-covered area in the vicinity of the visible foundation.

Additionally, a depression in the ground surface on the western portion of the grass-covered area appeared to be another former building footprint.

The apparent demolition of former building(s) is not being identified as a recognized environmental condition in relation to the assessed property at this time. (According to historical records reviewed, former buildings on the assessed property were residences, portions of a church, and the YMCA). However, if the assessed property is ever redeveloped in the future and demolition debris is encountered, the demolition debris will need to be handled and disposed in accordance with applicable regulations at that time.

6.3.1 Hazardous Substances	**No Observations of Concern**
6.3.2 Storage Tanks	**No Observations of Concern**
6.3.3 Odors	**No Observations of Concern**
6.3.4 Pools of Liquid	**No Observations of Concern**
6.3.5 Drums and Containers	**No Observations of Concern**

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6.0 SITE RECONNAISSANCE (Cont.)

6.3.6	**Electrical or hydraulic equipment Known or likely to contain PCBS**	**No Observations of Concern**
6.3.7	**Pits, Ponds or Lagoons**	**No Observations of Concern**
6.3.8	**Stained Soil or Pavement**	**No Observations of Concern**
6.3.9	**Stressed Vegetation**	**No Observations of Concern**
6.3.10	**Solid Waste**	**No Observations of Concern**
6.3.11	**Waste Water**	**No Observations of Concern**
6.3.12	**Wells**	**No Observations of Concern**
6.3.13	**Septic System**	**No Observations of Concern**
6.3.14	**Fill Materials**	**No Observations of Concern**
6.3.15	**Debris/Dumping**	**No Observations of Concern**
6.3.16	**Equipment**	**No Observations of Concern**
6.3.17	**Drains**	**No Observations of Concern**

A catch basin was observed in the asphalt parking lot on the northeast portion of the assessed property. No stains or odors were observed in or around this catch basin at the time of the site visit. Therefore, this catch basin is not being identified as a recognized environmental condition in relation to the assessed property at this time.

6.3.18	**Material Storage**	**No Observations of Concern**

6.4 INTERIOR OBSERVATIONS

No interior observations were made, since there are no structures located on the assessed property.

6.5 ADJOINING PROPERTIES

Adjoining properties were observed from the assessed property and from public rights-of-way.

Northeast: Eritrean Community Building (119 Franklin Street).
North: Parking lot (339-343 Andrews Street); Lakeside Engineering (333 Andrews Street); and parking lot (317, 325, and 331 Andrews Street).

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6.0 SITE RECONNAISSANCE (Cont.)

Southeast: Intersection of Franklin Street and Pleasant Street.
South: Parking lot (30 Franklin Court), with vacant commercial (formerly Main Camera and Optics Center) beyond (16 Franklin Court).
Northwest: SUNY Brockport Educational Opportunity Center (305 Andrews Street).
West St. Joseph's Park (118 Pleasant Street).
East: Parking lot (102-110 Franklin Street).

No obvious recognized environmental conditions were identified on the visible portions of the adjoining properties.

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7.0 INTERVIEWS

7.1 OWNER INTERVIEW

Ms. Jane Forbes, Environmental Specialist
City of Rochester
Date of Interview: 9/21/07

Ms. Forbes indicated that she has worked for the City of Rochester for nine years, but has not spent time at the assessed property. She also indicated that she has no knowledge of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the assessed property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the assessed property; or any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in, on, or from the assessed property.

The following is a summary of information provided by Ms. Forbes:

- She is not aware of any previous reports or environmental investigations conducted on the assessed property.
- She believes the assessed property was formerly a portion of church property.
- Public water and sewer are available at the site.

Documentation of the interview conducted with Ms. Forbes is included in Appendix F.

7.2 INTERVIEWS WITH LOCAL GOVERNMENTAL OFFICIALS

Ms. Marie Burgos
City of Rochester Assessor's Office
(585) 428-7221
Date of Contact: 9/5/07

The Assessor's records reviewed confirmed the owner, addresses, sizes, and tax map numbers of the parcels that comprise the assessed property, and indicated that the assessed property is serviced by the municipal sanitary sewer system, and that the municipal water supply system, and natural gas and electric utilities are available at the property. The Assessor's records did not provide information regarding the environmental status of the assessed property. No additional information regarding the assessed property was available for review.

Documentation of the interview conducted with the City of Rochester Assessor's Department is included in Appendix F.

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8.0 ADDITIONAL ISSUES/SERVICES / ASTM NON-SCOPE CONSIDERATIONS

At the Client's request, DAY did not complete a review of any Non-Scope Considerations for the assessed property as part of this Phase I ESA.

8.1	Asbestos-Containing Materials	Not Assessed.
8.2	Radon	Not assessed.
8.3	Lead-Based Paint	Not assessed.
8.4	Lead-in-Drinking Water	Not assessed.
8.5	Wetlands	Not assessed.
8.6	Regulatory Compliance	Not assessed.
8.7	Cultural and Historic Resources	Not assessed.
8.8	Industrial Hygiene	Not assessed.
8.9	Health and Safety	Not assessed.
8.10	Ecological Resources	Not assessed.
8.11	Endangered Species	Not assessed.
8.12	Indoor Air Quality	Not assessed.
8.13	Biological Agents	Not assessed.
8.14	Mold	Not assessed.

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9.0 FINDINGS / OPINIONS

9.0 The following summarizes the significant findings based on the information gathered as part of this Phase I ESA:

9.1 Recognized Environmental Conditions

The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-05, defines a recognized environmental condition as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property..." The following summarizes the recognized environmental condition identified at the assessed property:

9.1.1 Historic Uses of Surrounding Areas

Information obtained as part of this assessment indicates that the adjoining property to the northeast was occupied by a printing shop; the adjoining property to the east was occupied by a dry cleaning facility; the adjoining properties to the south were occupied by a gasoline station, a dry cleaning facility, a photographic facility, and a metal foundry; the adjoining properties to the southwest were occupied by an automobile repair facility, a photographic facility, and an oil/refrigerant supply company; and the adjoining property to the north was occupied by an automobile repair facility (refer to Sections 5.4.2.2, 5.4.2.3, 5.4.2.4, and 5.6). The details of operations performed by these occupants are largely unknown. Based on the type of prior adjoining occupants, the materials used on these sites in the past may have included petroleum products, metals, acids, solvents, and photo developing chemicals. The manner in which these materials may have been used, stored and disposed is also unknown. Spillage/leakage or on-site disposal may have resulted in contamination of the soil, and/or groundwater. Additionally, a previous Environmental Screening Report identified suspect underground tanks at adjoining properties to the north, east, and south (refer to Section 5.6). Due to the apparent past uses and storage of hazardous substances/petroleum products on these adjoining properties, it is possible that releases of these materials may have resulted in contamination of soil/groundwater at the assessed property (i.e., contaminant transport via groundwater migration).

It is DAY's opinion that further investigation would be necessary to evaluate whether the operations of former occupants of the adjoining properties have environmentally impacted the assessed property. This investigation may include, but not be limited to, subsurface sampling, analyses of environmental media, etc.

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9.0 FINDINGS AND OPINIONS (Cont.)

9.2 Significant Data Gaps

In addition to the recognized environmental conditions identified above, the following significant data gap was encountered which could affect the environmental professional's ability to identify recognized environmental conditions:

9.2.1 Lack of Information Regarding Environmental Liens/Activity and Use Limitations

DAY attempted to evaluate the potential existence of environmental liens and activity and use limitations at the assessed property by (1) requesting that the abstract of title be provided by the Client; (2) requesting environmental lien/activity and use limitation information from the Client; (3) reviewing New York State Department of Environmental Conservation (NYSDEC) databases regarding institutional controls/environmental controls, and remediation sites with environmental easements; and (4) contacting the United States Environmental Protection Agency (USEPA). The NYSDEC institutional controls/environmental controls database and the remediation sites subject to environmental easements database did not identify environmental lien/activity and use limitations for the assessed property. The USEPA does not currently maintain a readily accessible database in this regard; the Client did not provide an abstract of title to DAY; and no information regarding environmental liens/activity and use limitations was obtained by DAY from the Client. In addition, the Client did not authorize DAY to engage a title company to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and activity and use limitations recorded against or related to the assessed property. The existence of environmental liens and activity and use limitations may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Therefore, it is DAY's opinion that the absence of this information is a significant data gap.

9.3 Notes

The following notes identify special property conditions, or identify and explain environmental conditions which may be of environmental interest, but are not identified as recognized environmental conditions.

9.3.1 Regulatory Listings of Nearby Properties

A review of the NYSDEC Voluntary Cleanup Program (VCP) database identified VCP Site #V00001 (i.e., Speedy's Dry Cleaner at Court Street) located approximately 0.5 miles south (i.e., assumed upgradient direction) of the assessed property (refer to Section 5.1.18). A NYSDEC information sheet regarding Site #V00001 indicates, "the soils contaminated with chlorinated and

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9.0 FINDINGS AND OPINIONS (Cont.)

petroleum-based dry cleaning chemicals were excavated to bedrock and disposed off-site. A large parking garage was constructed on the site and a soil venting system was installed adjacent to the garage to limit exposure to residual contamination in the basement levels of the garage. No further actions are required at this time." Based on the remediation conducted and the "No further action" status of the site, this VCP site is not being identified as a recognized environmental condition in relation to the assessed property at this time (refer to Appendix E). Note, this site is also identified as a confirmed local waste site (refer to Section 5.2.4).

9.3.2 Former Buildings/Demolition Debris

A review of historical information (refer to Sections 5.4.1.1, 5.4.1.2, and 5.4.1.3) indicates that buildings were formerly located on the assessed property. It is not known whether or not these former buildings had basements, or if demolition materials were disposed on-site (i.e., by filling in the basements). Additionally, at the time of the site visit, the DAY representatives observed portions of a concrete foundation and a remaining brick structure on the southwest portion of the assessed property (refer to Section 6.0). The apparent demolition of these former buildings is not being identified as a recognized environmental condition in relation to the assessed property at this time. However, if the assessed property is ever redeveloped in the future and demolition debris is encountered, the demolition debris will need to be handled and disposed in accordance with applicable regulations at that time.

9.3.3 The Monroe County Department of Health (MCDOH) has identified seven confirmed local waste sites within approximately 2,000 feet of the assessed property (refer to Section 5.2.4). Guidelines issued by the MCDOH for the development of properties within 2,000 feet of a waste disposal site (i.e., a confirmed or suspect local waste site, etc.) state that a developer may be required to conduct an evaluation to determine what, if any, impact the waste disposal site will have on the proposed development. The developer's evaluation report is reviewed by the MCDOH prior to granting development approvals. As a result, if the assessed property is ever redeveloped in the future, the MCDOH should be contacted to determine what type of evaluation or investigation, if any, may be required as part of the development approval process for the assessed property.

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10.0 CONCLUSIONS

Day Environmental, Inc. (DAY) performed this Phase I Environmental Site Assessment (Phase I ESA) of 101-113 Franklin Street, 98 Pleasant Street, and 106 Pleasant Street, City of Rochester, Monroe County, New York (i.e., the assessed property) in general conformance with the scope and limitations of ASTM Practice E1527-05. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 11.0 of this report. Any additional services provided as part of this Phase I ESA are described in Section 8.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the assessed property, except for the following.

- The historical use of the surrounding areas of the assessed property.

In addition, the following significant data gap was identified:

- Lack of Information on Environmental Liens/Activity and Use Limitations;

Refer to Section 9.0 for a discussion of the recognized environmental condition, significant data gap, and notes.

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11.0 DEVIATIONS / LIMITATIONS

It is DAY's opinion that the deviations and limitations described below consist of information that was not readily ascertainable or practically reviewable during the course of this Phase I ESA.

(11.1) A legal description of the assessed property was not provided to DAY. Thus, this assessment is subject to any state of facts that would have been revealed if a legal description of the assessed property were provided.

(11.2) An abstract of title was not provided to assist in determining prior property ownership and uses. Evaluation 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.

(11.3) As of the date of this report, no response to the New York State Department of Environmental Conservation (NYSDEC) Freedom of Information Law (FOIL) request has been received. Thus, this assessment is subject to any state of facts that receipt of the NYSDEC FOIL response would have revealed.

(11.4) The area to the west of the assessed property is not covered on the 1911 Sanborn map. Thus, this assessment is subject to any state of facts that coverage of the adjoining properties to the west would have revealed.

(11.5) The readily available historical sources, as summarized in Section 5.4, did not provide information on the use of the assessed property prior to 1875. Therefore, the first developed use of the assessed property could not be determined. Thus, this report is subject to any state of facts that may be revealed through future review of information that was not reasonably ascertainable or practically reviewable during the course of this Phase I ESA.

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12.0 REFERENCES

1. Aerial Photographs	Monroe County Department of Health Photograph Dates: 1930, 1951, 1961, 1970, 1975, 1988, 1993, 1996, and 1999
	New York State G.I.S. Clearing House Photograph Date: 2005
2. Topographic Map	United States Geological Survey Rochester East, New York Quadrangle (map date 1995)
	Rochester East Generalized Groundwater Contour Map Map Date: 1980
3. Historical Maps	Rundel Memorial Library Plat/Atlas Book Map Dates: 1875, 1888, 1900, 1910, 1918, 1926, and 1935
	Environmental Data Resources, Inc. (EDR) Sanborn Maps Map Dates: 1892, 1911, 1950, and 1971 Inquiry Number:
4. Directory Review	Rundel Memorial Library Polk City Directories Directory Dates: 1935, 1939/40, 1945, 1950, 1955, 1960, 1965, 1969, 1974/75, 1979, 1985, 1990, 1994, 2000, and 2006

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13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CRF 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Claire G Quadri

Day Environmental, Inc.
Claire G. Quadri, Sr. Professional
Phase I ESA Group

The following representatives of DAY also contributed to the completion of this Phase I ESA report:

Kelly A. Crandall

Day Environmental, Inc.
Kelly A. Crandall, Assessor

Sandi M Miller

Day Environmental, Inc.
Sandi M. Miller, Phase I Coordinator

The qualifications of the Environmental Professional and other personnel who conducted portions of this Phase I ESA are presented in Appendix G.

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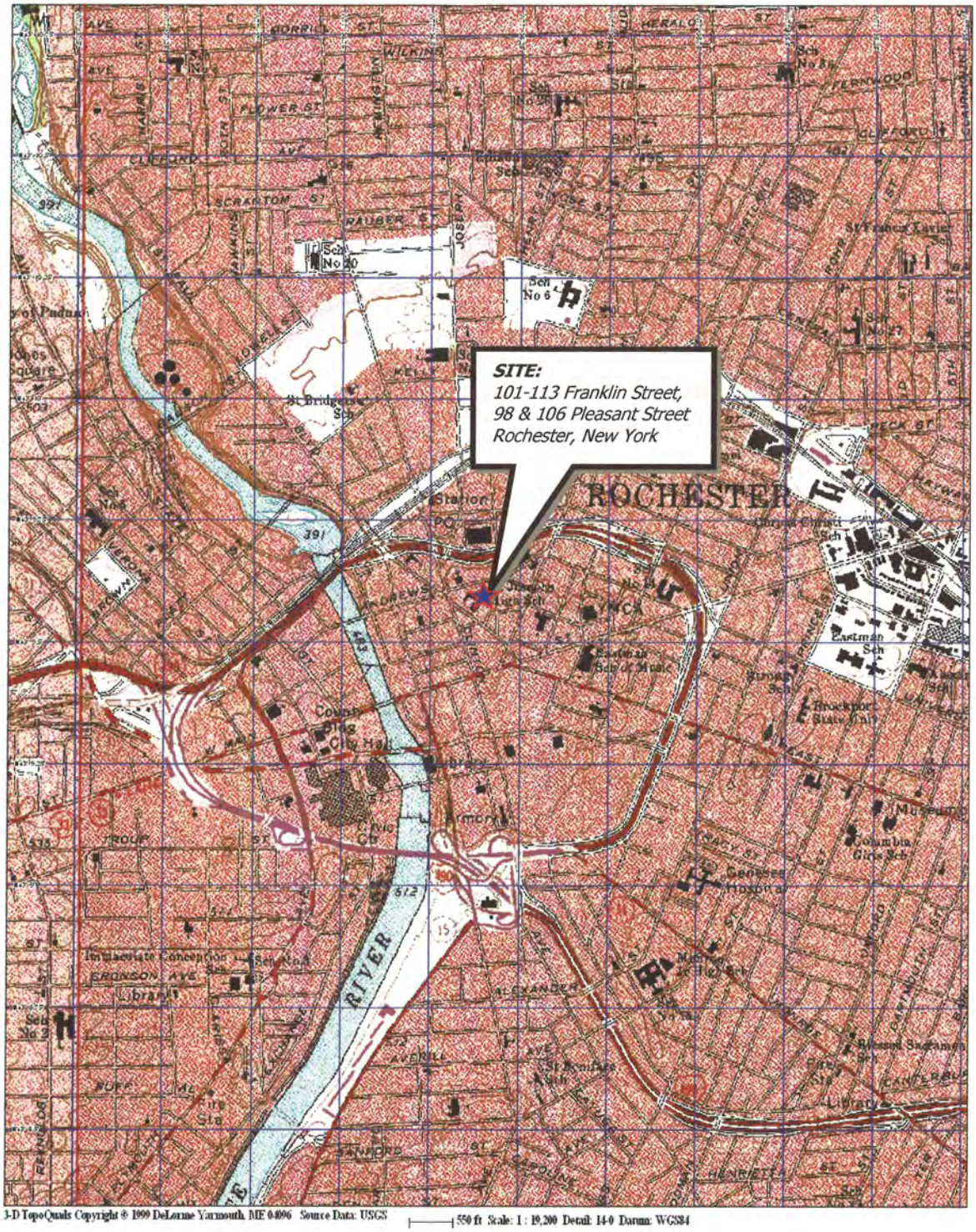
APPENDIX A

SITE LOCATION MAP AND TAX MAP



Drawing Produced From: 3-D TopoQuads, DeLorme Map Co., referencing USGS quad maps Rochester East (NY) 1995. Site Lat/Long: N43° 9.57' – W77° 36.33'

DATE **9/27/2007** DRAWN BY **RJM** SCALE **1" = 2000'**	**day** **DAY ENVIRONMENTAL, INC.** ENVIRONMENTAL CONSULTANTS ROCHESTER, NEW YORK 14614-1008 NEW YORK, NEW YORK 10165-1617	PROJECT TITLE **101-113 FRANKLIN STREET,** **98 & 106 PLEASANT STREET** **ROCHESTER, NEW YORK** **PHASE I ENVIRONMENTAL SITE ASSESSMENT** DRAWING TITLE **PROJECT LOCUS MAP**	PROJECT NO. **3982E-07** **FIGURE 1**

BRISTOL ST.

N 1,153,000

478.04

ANDREWS

457.62 M

453.12 R

O.W. DEDICATED
CE No. 84-32

457.62 M

150.41

OS-3

80.1

25

81.46

81.46

64.7

59.62

37.14

59.62

108

109

110

111

112

2

3

331 ANDREWS
SBL MAP #106.80-01-04

339 ANDREWS
SBL MAP #106.80-01-05

343 ANDREWS
SBL MAP #106.80-01-06

35.75

54.03

123.2

128.8

130

151

157.8

190.5

82.5

32.5

50

114

115

60

45

48

19.7

20

24

31.1

47.91

127

128

198.1

25

50.53

79.7

320.73

TRACT

26.1

164.97

129

130

27.1

113.89

102.43

66.14

39.35

32.30

11.50

9.49

39.90

32.05

71.23

R=432.0

44.1

43.2

57.03

50.10

15.34

155.22

147.89

R=318.0

STREET

R=395.93

50.51

ILOE

J.B.

76.48

R= 368.0 2.54

32.10

68.99 R=382.0

165

41.3

48.91

128.79

22 FRANKLIN COURT
SBL MAP #106.80-01-40.1

COURT
80-01-38

FRANKLIN ST. PER ORD. No. 82-202

FRANKLIN

64

140

132-140 FRANKLIN STR
SBL MAP #106.80-01-07

8

LOTS

9

100

35

117

33

172

132

101

124 FRANKLIN STREET
SBL MAP #106.80-01-23

36

16

124

120 FRANKLIN STREET
SBL MAP #106.80-01-22

181.2

120

118

119

167 LIBERTY POLE WAY
SBL MAP #106.80-01-10

82

64.9

159 LIBERTY POLE WAY
SBL MAP #106.80-01-11

80

50.2

12

28.6

66

122

127-145 L
SBL MAP #

25

1.23

4.64

126.2

10.7

FRANKLIN

123

17

11.25

10

5

13.42

23.8

156.52

119.3

TRACT

21

99.65

100

130.33

107-115 LIBERTY POLE W
SBL MAP #106.80-01-15.1

110 FRANKLIN STREET
SBL MAP #106.80-01-21

126.08

125

ALLEY

20.2

R-125

126

40.0

30.0

14.16

116.03

AMITY

124.51

127

PLEASANT

263.17 M

AMITY ST. RENAMED PLEASANT ST. & DEDICATED PER ORDINANCE No. 81-407

182

55.91

21.18

89°48'55"

39.36

29.1

55.66

132

68.08

133

135

FRANKLIN

TRACT

89

134

30

1.3 A(S)

90

9.00 M

9.43

66°18'30"

ER ORDINANCE No 82-202

PU

FRANKLIN ST. RENAMED PLEASANT ST. &
FRANKLIN CRT. PER ORDINANCE No.
82-202 & 82-491

152.54

70

74

45

70

74

PLEASANT

R=332.0

PLEASANT

R=268.0

109.08

R=382.0

100.01

16.33

22.0

9.0

33.0

67.94

33.0

STREET

PORTIO

75

75

82

1.3 A

83

8

8.3

8

64

65

66

67

68

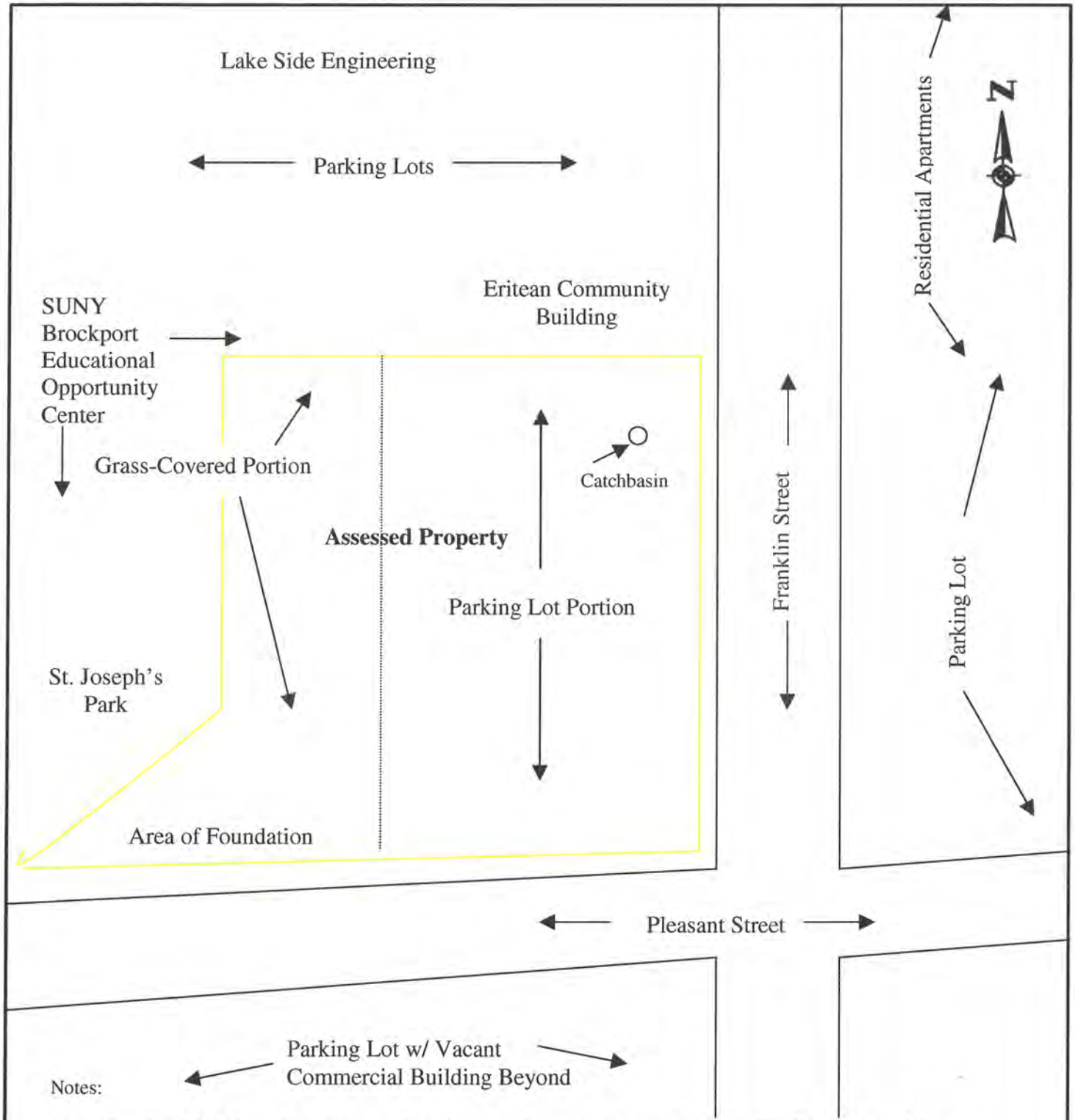
69

91

46

APPENDIX B

SITE SKETCH



Notes:

1) Site sketch based on observations made at the time of the site visit performed by a Day Environmental, Inc. representative on 9/10/07.
2) The highlighted area is only a representation of the assessed property, and does not depict the actual property boundaries of the assessed property.

DATE **9/21/07** DRAWN BY **KAC** SCALE **Not to Scale**	day DAY ENVIRONMENTAL, INC. ENVIRONMENTAL CONSULTANTS ROCHESTER, NEW YORK 14614	PROJECT TITLE 101-113 Franklin Street 98 and 106 Pleasant Street Rochester, New York DRAWING TITLE **SITE SKETCH**	PROJECT NO. **3982E-07** **FIGURE 2**

APPENDIX C

SITE OBSERVATIONS AND SITE PHOTOGRAPHS

Day Environmental, Inc.

SITE OBSERVATIONS

Project No.: 3982E-07 Date: 9/12/07 Assessor Name: K. Crandall

Property Address: 101-113 Franklin St. 98 + 106 Pleasant Street Rochester, NY

Persons Present/Title: K Crandall + D. Orage - Day Environmental, Inc.

Locality: (circle one) Urban, Suburban, Rural
Highly, Moderately, Lightly Developed
Industrial, Commercial, Agricultural, Residential, Wooded, Fallow, Vacant

No. of acres: ~0.761 Frontage: — Depth: —

GROUND SURFACES:

Fill materials: yes/no
Debris/Dumping: yes/no
Spills/Staining: yes/no
Stressed Vegetation: yes/no
Odors: yes/no
Pools of Liquid: yes/no
Pits/Ponds/Lagoons: yes/no
Wastewater discharge: yes/no
Trees x Landscaping _____ Green area x

Snow cover: n/a

UTILITIES: none observed

# of Transformer(s)		# of Transformer(s)	
Location on property		Location on property	
Pole-mounted or pad-mounted		Pole-mounted or pad-mounted	
Ownership		Ownership	
Suspect PCB equipment		Suspect PCB equipment	
Condition of casing		Condition of casing	
Staining or spillage observed		Staining or spillage observed	

Property serviced by: Natural gas —
no building Electric —
Telephone —
Sewer x Date of Connection: unknown
Septic — Location on Property: —
Water — Date of Connection: —
Water Supply —
Well — Location on Property: —

Date: 01/28/00
Revised 3/25/2004

pml

BUILDING:

Building Designation: _____

No. of stories _____ Additions:_____

Circle: Basement Slab-on-grade Attic Crawlspace

Envelope: block/poured concrete _____ brick _____
steel _____ wood _____
siding (type) _____

Roof Type: peaked or flat type of material _____

Existing Heating System: _____

Past Heating System: _____

Floor drains: yes/no discharge point _____

Sump pumps: yes/no discharge point _____

Catch basins: yes/no discharge point _____

Current on-site operations: _____

Past on-site operations: _____

Building Designation: _____

No. of stories _____ Additions:_____

Circle: Basement Slab-on-grade Attic Crawlspace

Envelope: block/poured concrete _____ brick _____
steel _____ wood _____
siding (type) _____

Roof Type: peaked or flat type of material _____

Existing Heating System: _____

Past Heating System: _____

Floor drains: yes/no discharge point _____

Sump pumps: yes/no discharge point _____

Catch basins: yes/no discharge point _____

Current on-site operations: _____

Past on-site operations: _____

BUILDING (Cont.):

Building Designation: _____

No. of stories _____ Additions: _____

Circle: Basement Slab-on-grade Attic Crawlspace

Envelope: block/poured concrete _____ brick _____
steel _____ wood _____
siding (type) _____

Roof Type: peaked or flat type of material _____

Existing Heating System: _____

Past Heating System: _____

Floor drains: yes/no discharge point _____

Sump pumps: yes/no discharge point _____

Catch basins: yes/no discharge point _____

Current on-site operations: _____

Past on-site operations: _____

SUSPECT ASBESTOS-CONTAINING MATERIALS:

Was asbestos evaluated as part of this assessment? Yes (No)
Does the age of the building suggest the presence of asbestos: Yes No
Date of construction: _____
Has the building been renovated: Yes No Unk.
Date of renovation: _____

Floor materials: _____ 9" x 9" _____ 12" x 12"
_____ rolled vinyl _____ stair treads

Ceiling tiles: _____ 1' x 1' _____ 2' x 2'
_____ 2' x 4' _____ Spray-on

Drywall/Plaster _____ TSI _____
Pipe Wrap _____ Boiler TSI _____
Base Cove _____ Transite _____
Roofing _____ Caulking/Glazing _____

Comments: _____

_____

SUSPECT LEAD-BASED PAINT:

Was lead-based paint evaluated as part of this assessment? Yes (No)
Does the age of the building suggest the presence of lead-based paint: Yes No
Date of construction: _____
Has the building been renovated: Yes No Unk.
Date of renovation: _____

Condition of paint: Good Damaged
If damaged, does paint appear to be (circle one):

Peeling Flaking Chipping Other _____

Comments: _____
_____

STORAGE TANKS: none observed

Get copies of site plans (if available) for tank location.

USTs	Capacity	Product	Location on Property
Tank 1			
Tank 2			
Tank 3			

Staining, Stressed or Dead Vegetation _____
Odors Detected _____
Tanks Registered _____
Any tanks removed from the property _____
contractor/date _____

ASTs	Capacity	Product	Location on Property
Tank 1			
Tank 2			
Tank 3			

Staining, Stressed or Dead Vegetation _____
Odors Detected _____
Tanks Registered _____
Any tanks removed from the property _____
contractor/date _____

Additional Comments: _____
_____
_____

HAZARDOUS MATERIALS: none observed

stored on-site _____ used on-site _____
MSDS on-site yes/no _____
List materials (type, size of containers, spills, odors. etc.)

_____
_____
_____

Evidence of Spillage/Leakage/Odors:

_____
_____

WASTES: Parking lot, no wastes generated

Solid: type _____
container _____
collector _____

Recycling: type _____
container _____
collector _____

Other: type _____
container _____
collector _____

type _____
container _____
collector _____

Evidence of Spillage/Leakage:

_____
_____

PERMITS (air, water, etc.):
(obtain copies)
none reported

EQUIPMENT:

none observed

Evidence of Spillage/Leakage:

GENERATORS OR COMPRESSORS (fuel source; spills, staining)

none observed

Evidence of Spillage/Leakage:

ADJOINING PROPERTIES:

Northeast: Eritrean Community Building, 119 Franklin St.
North: Parking lots, 343, 339 Andrews street; Lakeside Engineering, 333 Andrews St.
northwest: Parking lots, 331, 325, 317 Andrews Street
south: Parking lot, 30 Franklin Court w/vacant commercial (Formerly main Camera optics) 16 Franklin Court Beyond
west: SUNY Brockport Educational opportunity Center, 305 Andrews St.
St. Josephs Park, 118 Pleasant Street
east: Parking lot, 102-110 Franklin street

MOLD OBSERVATIONS:

Was mold evaluated as part of this assessment? Yes (No)

Does the building have a basement? Yes No

Does the basement appear to be "damp, wet"? Yes No N/A

Comments: _____

_____

Is there a "musty" type odor in the building? Yes No

Comments: _____

_____

Is there evidence of mold growth? Yes No

Comments: _____

_____

Additional Comments: _____

_____

_____

_____

_____

WETLAND OBSERVATIONS:

Was wetlands evaluated as part of this assessment?	Yes	(No)
Is wetland-type vegetation located on the property?	Yes	No
Are there bodies of water located on the property?	Yes	No

Additional Comments: _____

INDOOR AR QUALITY:

Was indoor air quality evaluated as part of this assessment?	Yes	(No)
Were unusual odors detected inside the building?	Yes	No
Did vents appear to be blocked or otherwise closed off?	Yes	No
Did the heating system appear to be in good condition?	Yes	No

Additional Comments: _____

Additional Notes:

Catch Basin Located in the northeast portion of parking lot. Parking lot gently slopes to northeast. No stains/odors

Many cracks, pot holes, and broken-up asphalt in Parking lot. Poor condition. Many asphalt patches.

Grass Covered area – visible former building foundation located on southwest portion of assessed property (i.e., on 106 Pleasant Street Parcel). Small brick structure, approximately 2-3 ft in height in vicinity of former foundation located in a row of bushes. Appears to a part of former fence or brick border.

Western portion of assessed property is a grass covered area. Topography of area indicates a former building. Building footprint is apparent.

Signature of Assessor: Kelly Crandall

View of the assessed property facing northwest.

View of the assessed property facing north.

3982E-07
101-113 Franklin Street
98 & 106 Pleasant Avenue
Rochester, New York
September 12, 2007

View of a visible concrete foundation on the southwest portion of the assessed property.

View of a brick structure located on the southwest portion of the assessed property.

3982E-07
101-113 Franklin Street
98 & 106 Pleasant Avenue
Rochester, New York
September 12, 2007

APPENDIX D

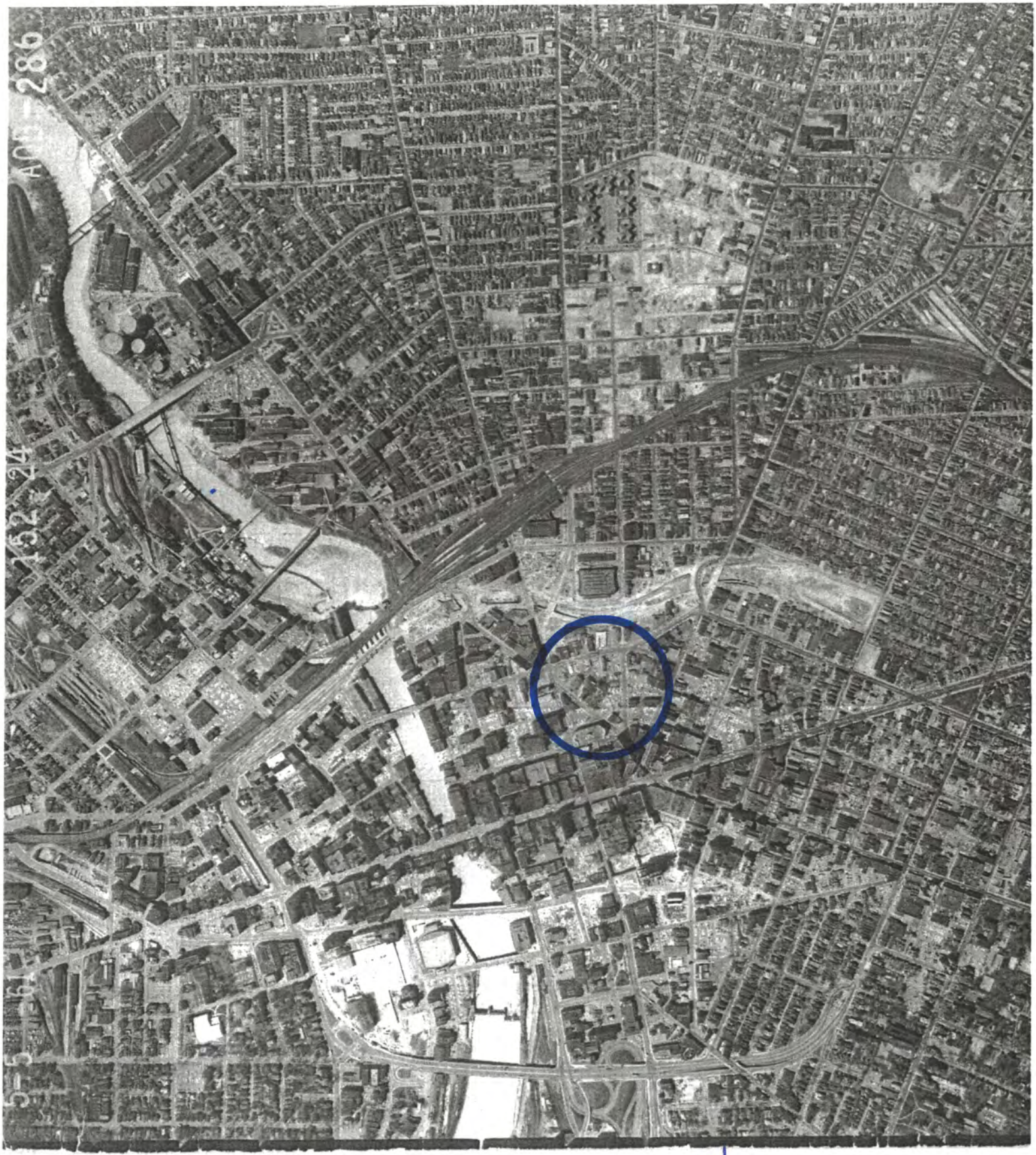
HISTORICAL RESEARCH DOCUMENTATION

N

1930

1951

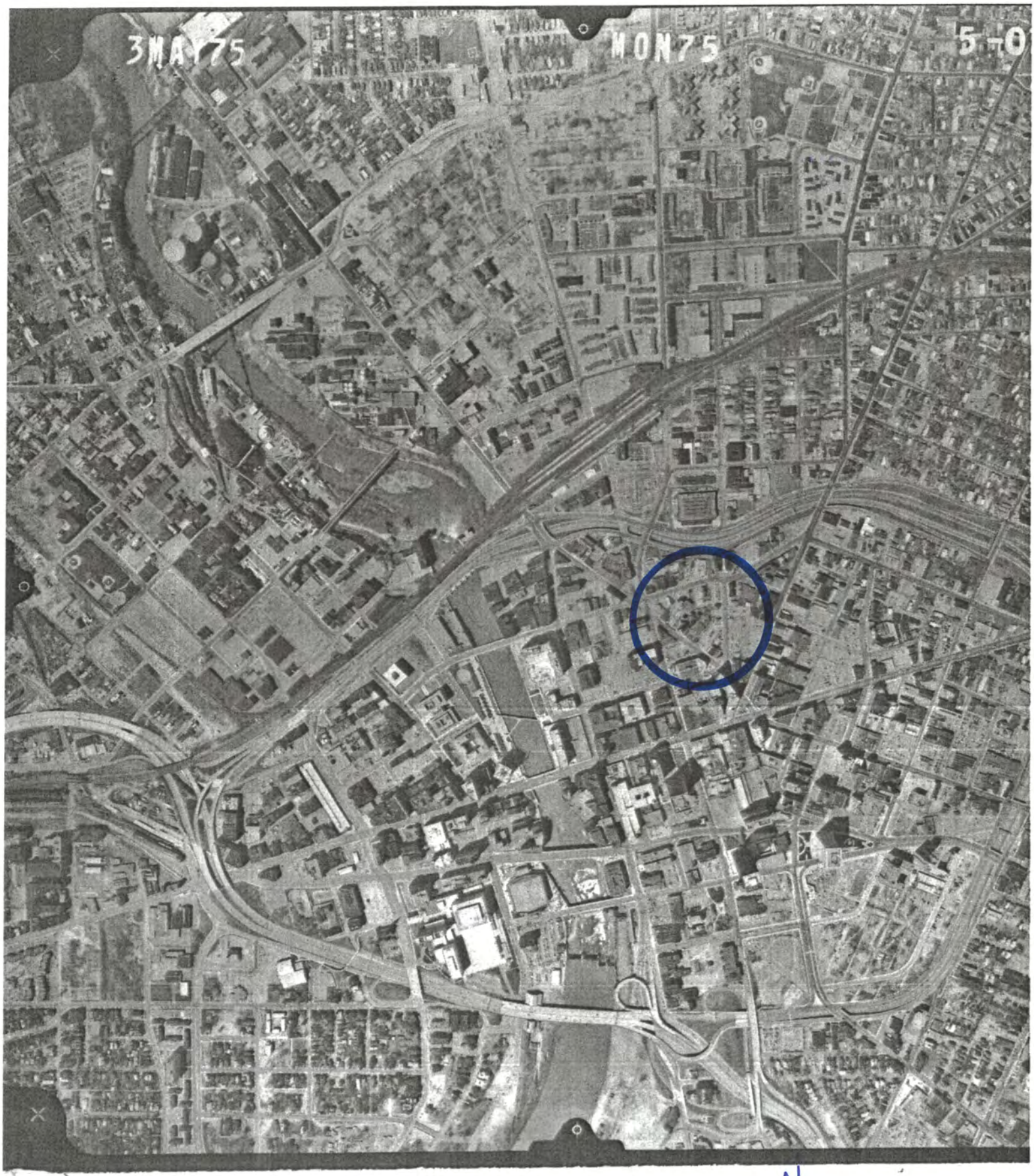
N



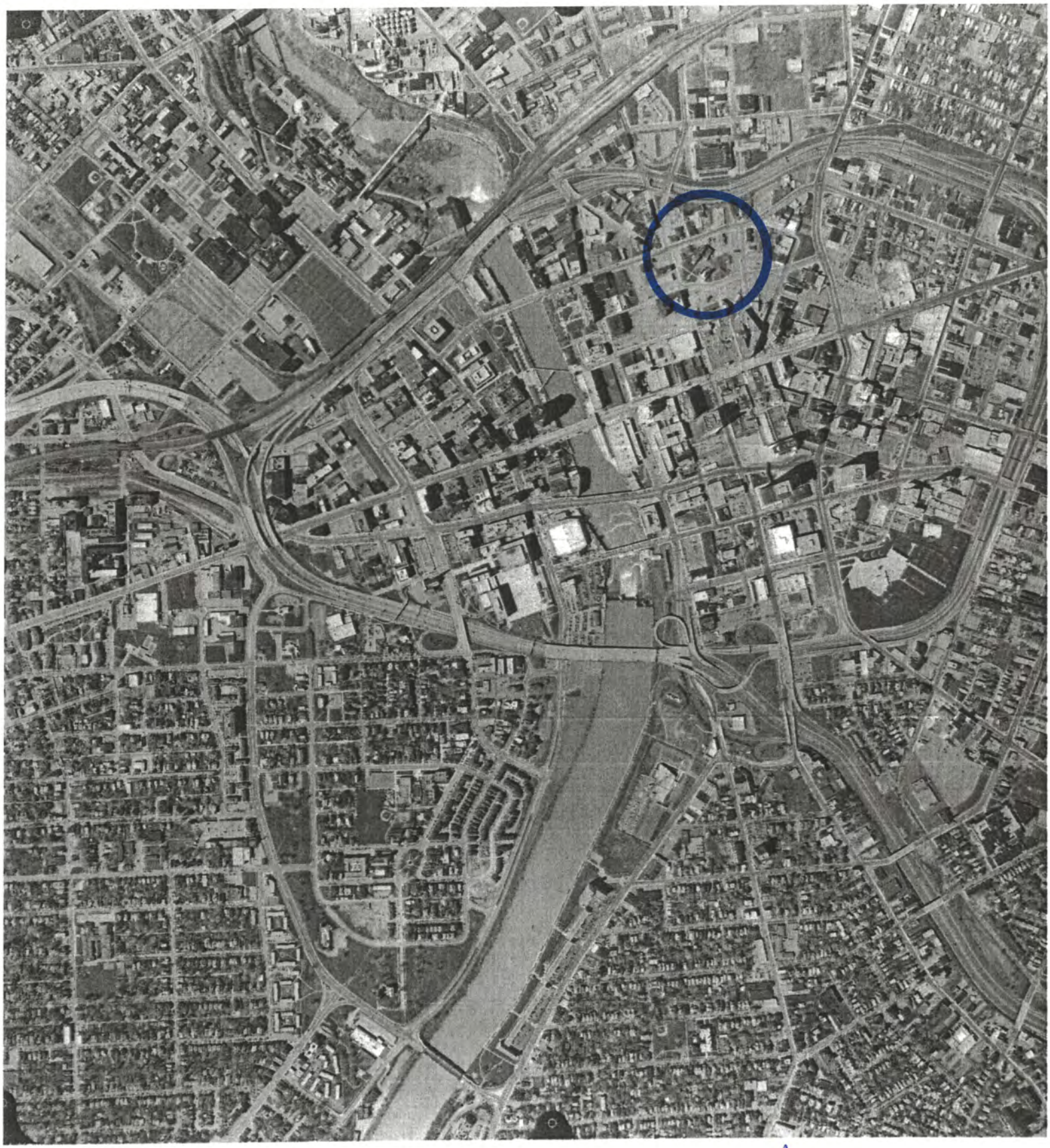
1961

N

1970

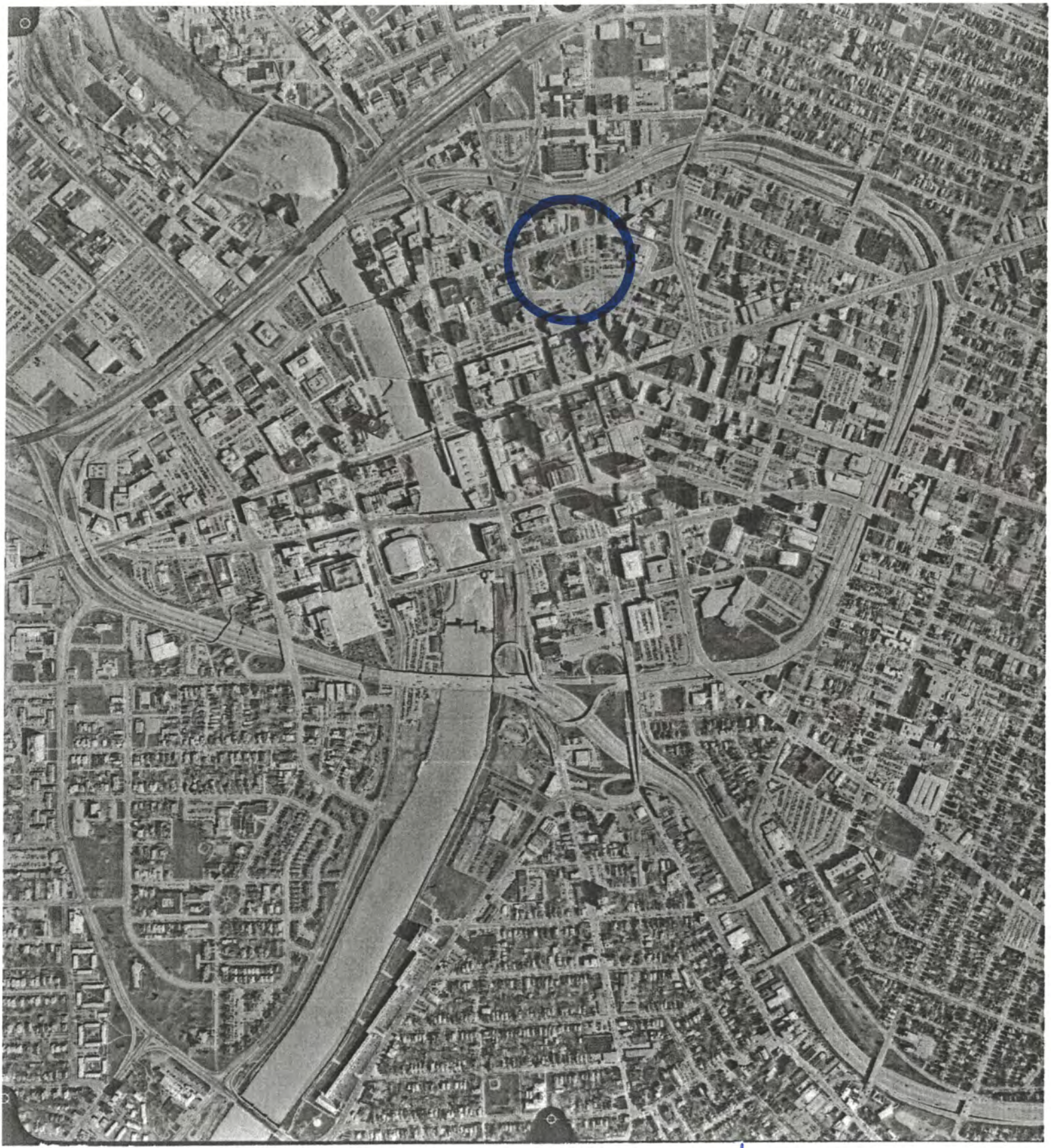


1975



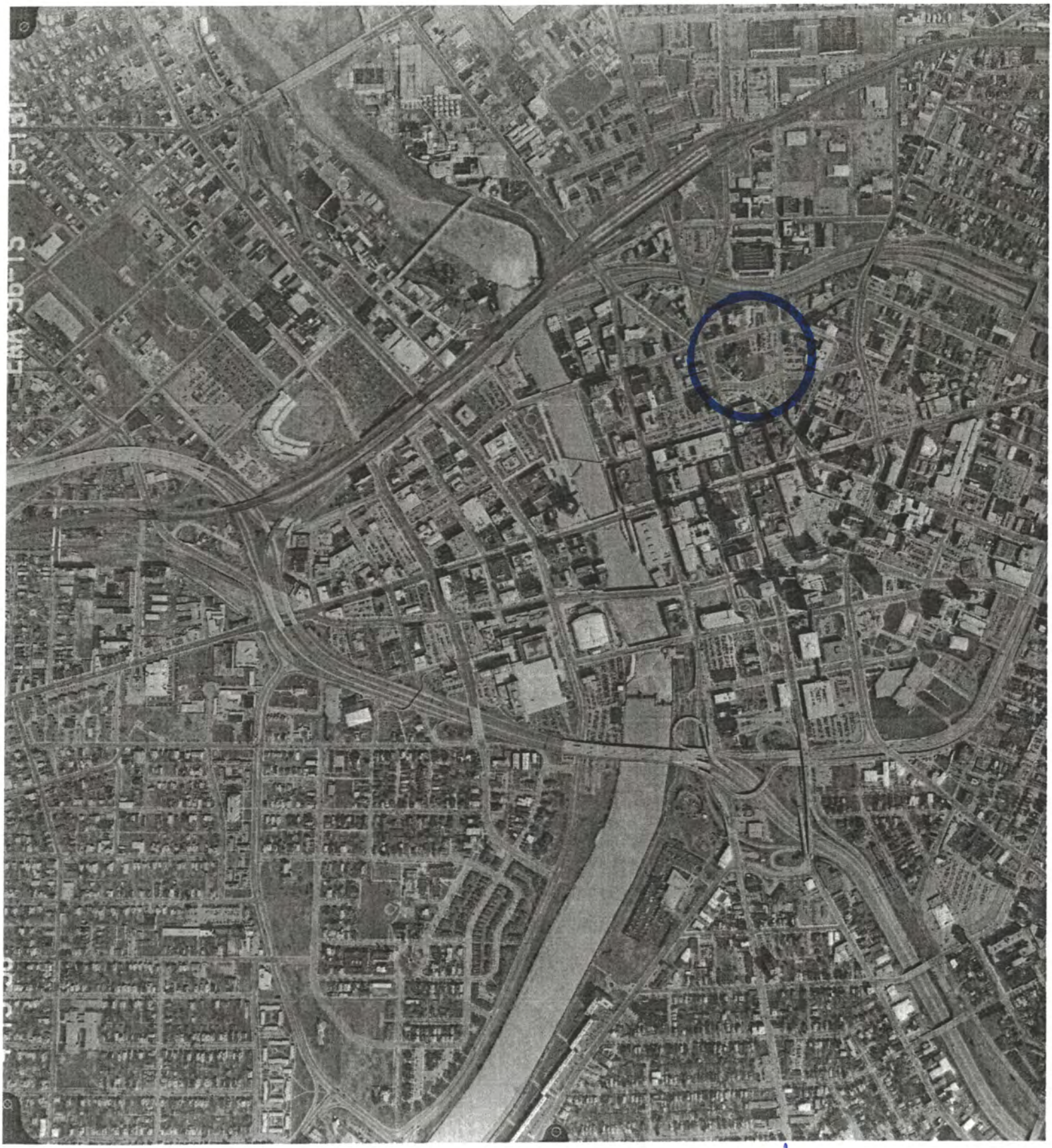
N

1988



N

1993

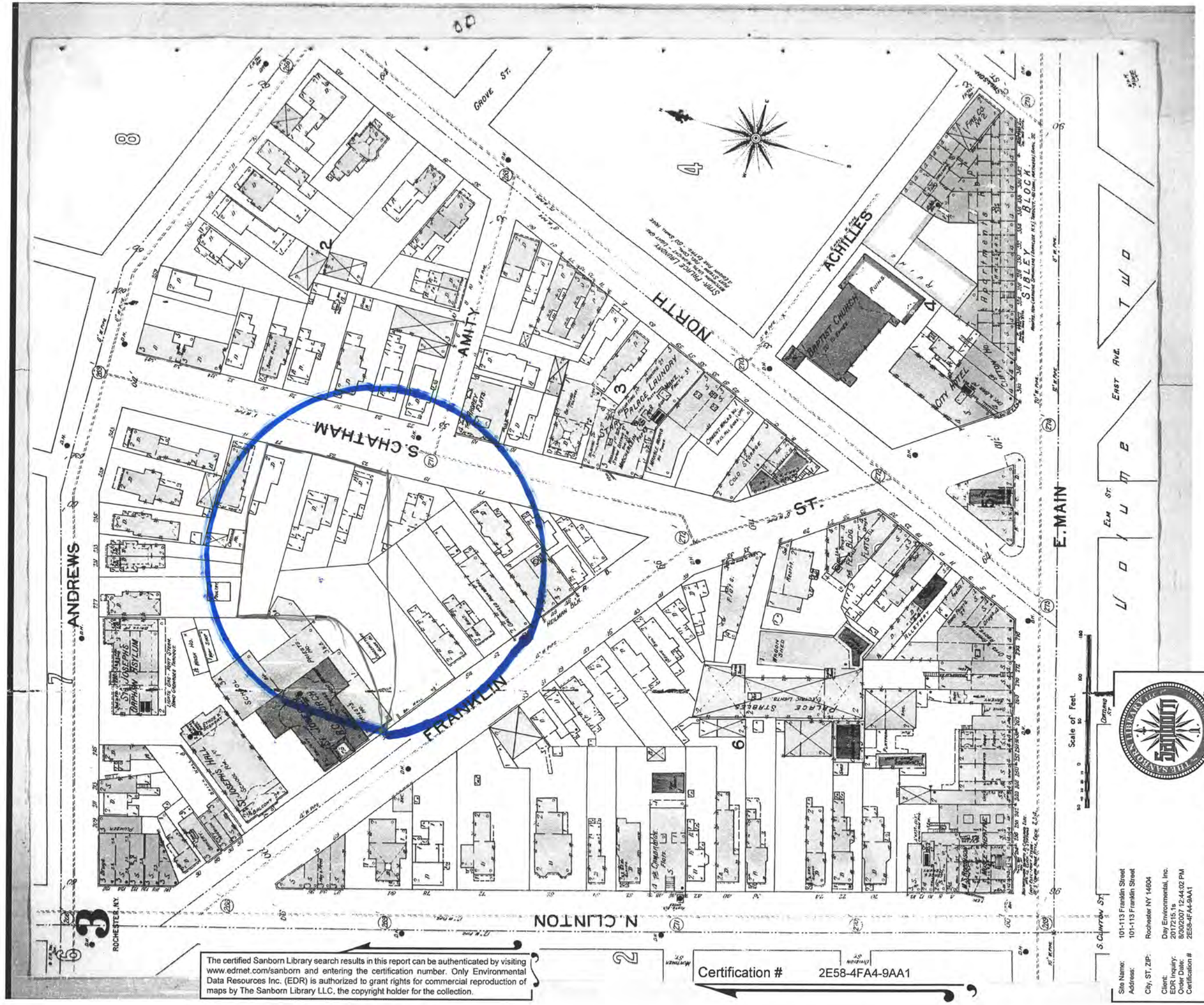


N

1996

N

1999


GROVE ST.
NORTH
AMITY
S. CHATHAM
FRANKLIN
ANDREWS
ACHILLES
E. MAIN
N. CLINTON
ST. JOSEPHS ORPHAN ASYLUM
BAPTIST CHURCH
CITY HOTEL
SIBLEY BLOCK
PALACE LAUNDRY
ROCHESTER, NY
Scale of Feet
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Certification # 2E58-4FA4-9AA1
Site Name: 101-113 Franklin Street
Address: 101-113 Franklin Street
City, ST, ZIP: Rochester NY 14604
Client: Day Environmental, Inc.
EDR Inquiry: 20172161.1s
Order Date: 8/9/2017 12:44:02 PM
Certification #: 2E58-4FA4-9AA1
Research Associate: HNS
Copyright: 1892

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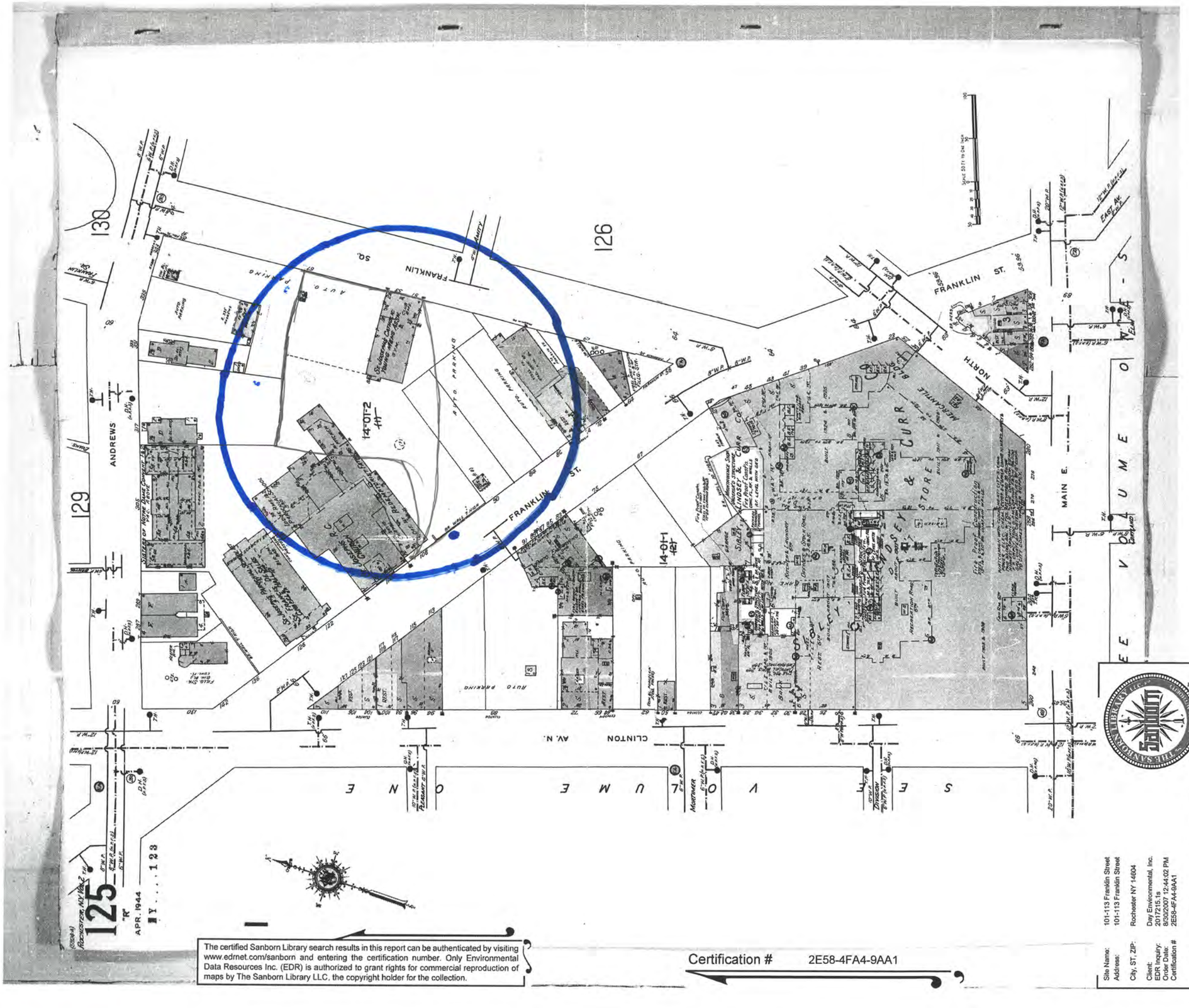
Certification # 2E58-4FA4-9AA1

Site Name: 101-113 Franklin Street
Address: 101-113 Franklin Street
City, ST, ZIP: Rochester NY 14604

Client: Day Environmental, Inc.
EDR Inquiry: 2017215.1s
Order Date: 8/30/2007 12:44:02 PM
Certification # 2E58-4FA4-9AA1

Research Associate: HNS

Copyright: 1911



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Certification # 2E58-4FA4-9AA1

THE SANBORN MAP COMPANY

Site Name:	101-113 Franklin Street
Address:	101-113 Franklin Street
City, ST, ZIP:	Rochester NY 14604
Client:	Day Environmental, Inc.
EDR Inquiry:	2017215.1s
Order Date:	8/30/2007 12:44:02 PM
Certification #	2E58-4FA4-9AA1
Research Associate:	HNS
Copyright:	1950

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Certification # 2E58-4FA4-9AA1

Site Name: 101-113 Franklin Street
Address: 101-113 Franklin Street
City, ST, ZIP: Rochester NY 14604

Client: Day Environmental, Inc.
EDR Inquiry: 2017215.1s
Order Date: 8/30/2007 12:44:02 PM
Certification #: 2E58-4FA4-9AA1

Research Associate: HNS

Copyright: 1971

Polk City Directory Review
(9/8/07)

2006

Franklin Street

+Franklin Ct
40 Charter one securities Inc bank
+Pleasant Street
120 Residential
132 Residential
140 Residential
+Andrews Street

Pleasant Street

20 Residential
25 Passero and Meserve attorneys
+Liberty Pole Way
+Franklin Street
156 Residential
210 Our Lady of Victory church
214 Residential
+St. Paul Street

2000

Franklin Street

+Franklin Ct
40 Rochester Community Savings Bank
+Pleasant Street
140 Residential
+Andrews Street

Pleasant Street

5 Residential
25 Residential
+Liberty Pole Way
+Franklin Street
210 Our Lady of Victory church
+St. Paul Street

* Assessed Property

1994

Franklin Street

+Franklin Ct
40 Rochester Community Savings Bank
+Pleasant Street
78 Public Parking Co
82 Parking Lot
84 Public Parking Co
115 Public Parking
119 Greathead General Printing
120 Burke Grossman Valenti and Rzepka Law Firm
+Andrews Street

Pleasant Street

+St. Paul Street
21 Vacant
210 Our Lady of Victory church
+N. Clinton

1990

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Pleasant Street
78 Public Parking
82 Vacant
84 Apartments
Public Parking Co
115 Public Parking
119 Greathead General Printing
120 Burke and Rzepka Law Firm
+Andrews Street

Pleasant Street

+St. Paul Street
21 Vacant
210 Our Lady of Victory church
+N. Clinton

* Assessed Property

1985

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
+Pleasant Street
110 Public Parking
78 Public Parking
82 Vacant
84 Apartments
85 Public Parking Co
115 Public Parking
119 Schneider Brothers Printing
120 St. George Dental Studio
+Andrews Street

Pleasant Street

+St. Paul Street
21 Wood World Furniture
210 Our Lady of Victory church
+N. Clinton

1979

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 Rochester Truck Rental
66 Main Cameral Center Inc. photography equip
68 vacant
72 vacant
76 vacant
82 Public Parking
108 vacant
115 Trant's Inc.
* 113 Kiplings
119 C&F Family Restaurant
120 Rochester Opportunity Center (SUNY Brockport)
+Andrews Street

* Assessed Property

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
+N. Clinton

1974/75

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 vacant
66 Main Cameral Center Inc. photography equip
68 vacant
72 Apartments
76 Golden Mug Tavern
82 Public Parking
120 Rochester Opportunity Center (SUNY Brockport)
+Andrews Street
159 Epstein's Edco Process Dry Cleaner

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
+N. Clinton

1969

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 Barnet Ben Cleaners
66 Esse-Moore Insurance Agency
68 Spirits from '76
72 Apartments
76 Spirits from '76
82 Public Parking
* 90 public parking
* 108 St. Josephs Church Rectory
110 St. Josephs Church
* Assessed Property

120 St. Josephs Covenant
+Andrews Street
159 Epstein's Edco Process Dry Cleaner

Franklin Square

38 Ardrey Apartments
50 Parkrite Inc Parking Station
*67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Porter Melbourne Optom
78 Public Parking
82 Franklin Apartments
84 Apartments
85 Parking Lot

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
+N. Clinton

1965

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 Barnet Ben Cleaners
66 Esse-Moore Insurance Agency
68 vacant
72 Apartments
74 vacant
82 Public Parking
* 90 public parking
* 108 St. Josephs Church Rectory
110 St. Josephs Church
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
+Andrews Street
159 Epstein's Edco Process Dry Cleaner

* Assessed Property

Franklin Square

38 Ardrey Apartments
50 Parkrite Inc Parking Station
* 67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Porter Melbourne Optom
82 Franklin Apartments
84 Franklin Apartments
85 Parking Lot

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
20 Jackson's Garage Auto Repair
+N. Clinton

1960

Franklin Street

+North Street
33 Sibley Lindsay & Curr Co.
40 Rochester Community Savings Bank
+Franklin Square
58 Jim Chevron Service Sta
66 Feldman-Simon Agency
72 Franklin House Restaurant
Apartments
74 vacant
82 Public Parking
* 90 public parking
* 108 St. Josephs Church Rectory
110 St. Josephs Church
113 Phillips Beauty Salon
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
+Andrews Street
149 Private Parking
159 Epstein's Edco Process Dry Cleaner

* Assessed Property

Franklin Square

38 Ardrey Apartments
50 Parkrite Inc Parking Station
67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Porter Baird Optom
78 vacant
82 Franklin Apartments
84 Franklin Apartments
85 Parking Lot

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
20 Jackson's Garage Auto Repair
+N. Clinton

1955

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
45 Porter Baird Optom
47 vacant
58 Franklin Service Sta
66 Feldman-Simon Agency
72 Larry's Lounge Restaurant
Apartments
75 Parking
82 Public Parking
90 public parking
108 St. Josephs Church Rectory
110 St. Josephs Church
113 Julian Bridal Shop
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
+Andrews Street
149 Private Parking

* Assessed Property

Franklin Square

38 Ardrey Apartments
51 YMCA
67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Apartments
85 Parking Lot
124 Residential
130 Retail Gasoline Dealers Assn

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
20 Jackson's Garage Auto Repair
21 Parking
+N. Clinton

1950

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
43 Porter Baird Optom
45 Hearing Aide Center
47 Maico Rochester Co hearing
58 McCarthy Service Sta
72 Dalton Restaurant
Apartments
75 Parking
82 Public Parking
83 Colgate Palmolive Peet Co
85 Rochester Wayne Distributors corp oil burners
87 Empire Photo Engravers
90 public parking
91 Eddy's Garage auto repair
108 St. Josephs Church Rectory
113 Heller-Rochester Corp mfrs agts
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
123 Apartments
+Andrews Street
149 Private Parking

* Assessed Property

Franklin Square

38 Ardrey Apartments
* 51 YMCA
* 67 Public Parking
68 Public Parking
71 Sneider Bros Printing
72 Apartments
82 Franklin Apartments
84 Franklin Apartments
85 Parking Lot
124 Residential
130 Retail Gasoline Dealers Assn

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
20 Jackson's Garage Auto Repair
21 Parking
+N. Clinton

1945

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
43 Town Talk Dry Cleaner
45 Russian War Relief
58 McCarthy Service Sta
72-76 Grey Hound Bldg
75 Public Parking
83 Colgate Palmolive Peet Co
85 Rochester Wayne Distributors corp oil burners
87 Empire Photo Engravers
* 90 public parking
91 Franklin Street Garage auto repair
* 108 St. Josephs Church Rectory
113 Heller-Rochester Corp mfrs agts
120 St. Josephs Covenant
122 St. Francis De Salles Chapel
123 Apartments
+Andrews Street
149 vacant

* Assessed Property

Franklin Square

38 Ardrey Apartments
51 YMCA
67 Public Parking
68 Public Parking
117 vacant
123 United Service Organization
124 Residential

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 RKO Parking
21 Parking
22 Pleasant St. Parking and Washing Service Sta
+N. Clinton

1939/40

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
43 Abco Realty Corp
45 vacant
47 vacant
58 Palace Service Sta
72-76 Grey Hound Bldg
75 Public Parking
80 parking
85 Melchior, Armstrong Dessau Co of Delaware refrigerator and oil burner supplies whol
87 Empire Photo Engravers
90 public parking
91 Franklin Street Garage auto repair
108 St. Josephs Church Rectory
120 St. Josephs Covenant
123 Apartments
+Andrews Street
149 vacant

* Assessed Property

Franklin Square

38 Ardrey Apartments
51 YMCA
67 Public Parking
68 Public Parking
117 vacant
123 United Service Organization
124 Residential
129 Residential
130 Residential

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 Parking
21 Parking
22 Pleasant St. Parking and Washing Service Sta
+N. Clinton

1935

Franklin Street

+North Street
40 Rochester Community Savings Bank
+Franklin Square
43 Abco Realty Corp
45 vacant
47 vacant
58 Palace Service Sta
72-76 Grey Hound Bldg
75 Public Parking
80 parking
85 Melchior, Armstrong Dessau Co of Delaware refrigerator and oil burner supplies whol
87 Empire Photo Engravers
90 public parking
91 Franklin Street Garage auto repair
108 St. Josephs Church Rectory
120 St. Josephs Covenant
123 Apartments
+Andrews Street
149 vacant

* Assessed Property

Franklin Square

38 Ardrey Apartments
* 51 YMCA
* 67 Public Parking
68 Public Parking
117 vacant
123 United Service Organization
124 Residential
129 Residential
130 Residential

Pleasant Street

+St. Paul Street
10 Our Lady of Victory church
18 Parking
21 Parking
22 Pleasant St. Parking and Washing Service Sta
+N. Clinton

* Assessed Property

APPENDIX E

REGULATORY RECORDS DOCUMENTATION

IN-HOUSE RECORDS CHECKLIST
(Map of Assessment Location to be provided by Assessor)

Job # 3982E07 Assessor K Crandall

Completed by SMM

Property Name/
Address 101-113 Franklin Street
98 and 106 Pleasant Street
Rochester, Ny (Zip Code) 14604

Region 8 County: Monroe

Date Submitted 9/13/07 Date Needed 9/18/07

Names and Addresses of Adjoining Properties:

NE) Eritrean Community Building, 119 Franklin St

N) Parking lots, 343, 339 Andrews Street; Lakeside Engineering, 333 Andrews Street

NW) Parking lots, 317, 325, 331 Andrews Street

S) Parking lots, 30 Franklin Court w/ vacant Commercial building (Formerly main Camera and optics Center) 8-16 Franklin Court Beyond

W) suny Brockport Educational opportunity Center, 305 Andrews St.

St. Josephs Park, 118 Pleasant street

E) Parking lot, 102-110 Franklin Street

RECORDS REVIEW:

NPL:

Assessed Property: None

1-Mile Radius:

DELISTED NPL:

Assessed Property:

½ Mile Radius: None

CERCLIS (Active):

Assessed Property: None

1/2-Mile Radius:

CERCLIS NFRAP:

Assessed Property: No

1/2-Mile Radius: 1) NYD043069996 - Rochester Gas + Electric Beebee Station - 254 Mill St - (≈.5 NW)

CORRACTS:

Assessed Property: None

1-Mile Radius:

TSDFs (Treatment, Storage and Disposal Facilities)

Assessed Property: None

1/2-Mile Radius:

FEDERAL INSTITUTIONAL CONTROL/ENGINEERING CONTROL SITES:

Assessed Property: No

GENERATORS:

Assessed Property: NO

Adjoining Properties: 1) NYD982736746 - Rochester Education Opportunity Center - 305 Andrews St (inactive)

ERNS (Emergency Response Notification System)

Assessed Property: No

NYSDEC Inactive Hazardous Waste Disposal Sites (State Equivalent NPL):

Assessed Property:

1-Mile Radius: None

HAZARDOUS SUBSTANCE WASTE DISPOSAL SITES (State Equivalent CERCLIS):

Assessed Property:

0.5-Mile Radius: None

NYSDEC Solid Waste Facilities (Permitted Facilities/Landfills):

Assessed Property:

1/2-Mile Radius: None

NYSDEC PBS (assessed property and adjoining properties)

None

NYSDEC MOSF: (assessed property and adjoining properties)

None

NYSDEC CBS: (assessed property and adjoining properties)

None

STATE INSTITUTIONAL CONTROL/ENGINEERING CONTROL SITES:

Assessed Property: NO

STATE VOLUNTARY CLEAN-UP SITES:

Assessed Property: NO

0.5-Mile Radius: ? 1) V00001 - Speedy's Cleaners - Court St (=.5 SW)
2) V00073 - RG+E - Front + Andrews St (=.4 W)
3) V00593 - RG+E - West Station - 254 Mill St (=.5 NW)

STATE BROWNFIELD SITES:

Assessed Property: NO

0.5-Mile Radius: 1) C828117 - Ward St Site - Corner of Ward St + St Paul St (=.4 N|NW)
2) C828127 - Kirstein Building + Parking Lot - 242 Andrews St + 37 Bittner St (=.1 NW)
3) C828136 - 8-28 Ward St - 8-28 Ward St (=.4 N|NW)

STATE ERP SITES:

Assessed Property:

0.5-Mile Radius: None

SITES SUBJECT TO ENVIRONMENTAL EASEMENTS:

Assessed Property: NO

0.5-Mile Radius: 1) C828117 - Ward St Site - Rochester - Restricted Industrial (=.4 N|NW)

FEDERAL UST:

Assessed Property: None

Adjoining Properties: None

HISTORICAL NAMES TO CHECK (SPILLS) (REGION 8 ONLY) (1974-1983):

Kiplings - No

Job # ROCITY-3982E-07 Assessor K. Crandall

Completed by R. McPhee

Property Address 101-113 Franklin Street
98 & 106 Pleasant Street
Rochester, New York (Zip Code) 14604

Region 8 County: Monroe

Date Submitted 9/13/07 Date Needed 9/18/07

Names and Addresses of Adjoining Properties:

NE) Eritrean Community Building, 119 Franklin Street

N) Parking lots, 343 & 339 Franklin St.; Lakeside Engineering, 333 Andrews St.

NW) Parking Lots, 317, 325 & 331 Andrews Street

S) Intersection of Franklin Street/Pleasant Street

SW) Parking lots, 30 Franklin Court w/vacant commercial building (formerly Main Camera and Optics Center) 8-16 Franklin Court beyond

W) SUNY Brockport Educational Opportunity Center, 305 Andrews Street
St. Josephs Park, 118 Pleasant Street

E) Parking lot, 102-110 Franklin Street

Summary of Spills/LSTs

Total Number of Spills/LSTs within a 0.5-mile Radius: 229

Active Mappable Spills/LSTs: 12

Active Unmappable Spills/LSTs: 0

Closed/Inactive Mappable Spills/LSTs: 167

Closed/Inactive Unmappable Spills/LSTs: 50

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
1	9714156	25 Franklin Street	3/20/98	CI	~.1 S	Y
2	9010284	167 Liberty Pole Way	12/21/90	C	~.1 NE	Y
3	0070376	StillsonSt./Achilles St.	9/8/00	A	~.2 SE	Y
4	0470265	Andrews Street Bridge	9/2/04	CI	~.3 W	Y
5	0650574	305 Andrews Street	7/11/06	CI	~.1 NW	Y
6	8181824	84 Andrews St./Front St.	3/3/82	CI	~.4 W	Y
7	8282308	84 Andrews Street	3/8/82	CI	~.4 W	Y
8	8301818	84 Andrews Street	12/9/83	C	~.4 W	Y
9	8400017	414 Andrews Street	4/2/84	C	~.1 NE	Y
10	8601285	304-308 Andrews Street	5/22/86	C	~.1 NW	Y
11	8603560	304-308 Andrews Street	8/29/86	C	~.1 NW	Y
12	8603686	430 Andrews Street	8/29/86	C	~.1 NE	Y
13	8807135	Front & Andrews Street	11/18/88	C	~.4 W	Y
14	8906306	Front & Andrews Street	9/26/89	C	~.4 W	Y
15	9000770	74 Andrews St. @ Front St.	4/23/90	C	~.4 W	Y
16	9307363	84 Andrews Street	9/15/93	C	~.4 W	Y
17	9410290	84 Andrews Street	10/31/94	CI	~.4 W	Y
18	9605542	84 Andrews Street	7/30/96	CI	~.4 W	Y
19	9870059	414Andrews Street	8/6/98	CI	~.1 NE	Y
20	0070107	55 Bittner Street	5/13/00	CI	~.1 NW	Y

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
21	0550322	37 Bittner Street	5/20/05	A	~.1 NW	Y
22	8803121	Carthage Alley	7/11/88	C	~.3 NW	Y
23	8805093	Carthage Alley	9/12/88	C	~.3 NW	Y
24	9804461	Carthage Alley	7/9/98	CI	~.3 NW	Y
25	8501549	178 N. Water Street	7/3/85	C	~.3 W	Y
26	8502445	N. Water & State Streets	10/7/85	C		N
27	8701348	Water Street	5/18/87	C		N
28	0207133	Near Central Avenue Dam	10/10/02	CI		N
29	0301787	439 Central Avenue	5/20/03	C	~.2 N	Y
30	8300253	Central Ave. & Clinton Ave.	5/3/83	CI	~.25 NW	Y
31	8802353	Central Ave. & N. Clinton Ave.	6/14/88	C	~.25 NW	Y
32	9213046	444 Central Avenue	2/18/93	C	~.2 N	Y
33	9308953	320 Central Avenue	10/24/93	C	~.25 NW	Y
34	9970116	439 Central Avenue	5/31/99	A	~.2 N	Y
35	9970147	439 Central Avenue	6/9/99	CI	~.2 N	Y
36	7980213	Ward & N. Clinton Avenue	2/13/79	C	~.4 NW	Y
37	8500090	65 Ward Street	4/7/85	C	~.4 NW	Y
38	9001772	St. Paul St. & Ward St.	5/15/90	C	~.5 NW	Y
39	9205414	Harrison St. & Ormond St.	8/10/92	C	~.3 N	Y
40	0070547	23 Emmett Street	12/27/00	CI	~.5 NW	Y

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
41	0370234	285 Ormond/Lundys Lane	7/21/03	CI	~.25 N	Y
42	9608754	Lundy Lane	6/1/96	C	~.3 N	Y
43	0206854	425 Ormond Street	5/2/02	CI	~.4 N	Y
44	8600110	425 Ormond Street	4/3/86	C	~.4 N	Y
45	9402995	285 Ormond Street	5/26/94	C	~.25 N	Y
46	9870499	425 Ormond Street	9/15/98	A	~.4 N	Y
47	8300740	77 Nassau Street	7/7/83	CI	~.5 N	Y
48	8402902	75 Nassau Street	1/29/85	C	~.5 N	Y
49	8503273	66 Nassau Street	12/13/85	C	~.5 N	Y
50	8706607	75 Nassau Street	11/4/87	C	~.5 N	Y
51	8709364	75 Nassau Street	2/3/88	C	~.5 N	Y
52	8801590	62 Nassau Street	5/21/88	C	~.5 N	Y
53	8806390	75 Nassau Street	10/27/88	C	~.5 N	Y
54	8908394	75 Nassau Street	11/17/89	C	~.5 N	Y
55	9103030	75 Nassau Street	6/10/91	C	~.5 N	Y
56	9204806	68 Nassau Street	7/20/92	C	~.5 N	Y
57	9302890	68 Nassau Street	6/2/93	C	~.5 N	Y
58	9303829	68 Nassau Street	6/24/93	CI	~.5 N	Y
59	9410204	75 Nassau Street	10/29/94	CI	~.5 N	Y
60	9505099	41 Woodward Street	7/14/95	C	~.5 NE	Y

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
61	9007141	54 Weld Street	9/28/90	C	~.4 NE	Y
62	0270131	39 Delevan Street	5/30/02	CI	~.25 NE	Y
63	9101785	39 Delevan Street	5/7/91	C	~.25 NE	Y
64	9307652	39 Delevan Street	9/23/93	C	~.25 NE	Y
65	8800329	26 Gibbs Street	4/9/88	C	~.25 SE	Y
66	9609472	26 Gibbs Street	6/12/96	CI	~.25 SE	Y
67	9516382	98 Grove Street	3/20/96	CI	~.2 E	Y
68	7681103	24 Windsor Street	9/21/76	C	~.3 E	Y
69	0070043	26-60 Charlotte Street	4/19/00	A	~.4 SE	Y
70	0070044	14-16 Charlotte Street	4/19/00	A	~.3 E	Y
71	0170101	37 Charlotte Street	5/18/01	CI	~.4 E	Y
72	0270474	80-100 Charlotte Street	11/25/02	A	~.4 SE	Y
73	9406768	24 Winthrop Street	8/18/94	A	~.4 SE	Y
74	9702324	East Avenue & Pitkin ST.	5/22/97	CI	~.5 SE	Y
75	8504348	Elm Street & Chestnut Street	3/6/86	C	~.3 SE	Y
76	8602340	Atlas Street & Elm Street	7/9/86	C	~.2 SE	Y
77	0070490	110 Savannah Street	9/29/00	CI	~.5 SE	Y
78	8607332	110 Savannah Street	3/3/87	C	~.5 SE	Y
79	0470290	1 Manhattan Square	9/17/04	CI	~.5 S	Y
80	9303799	10 Manhattan Street	6/23/93	C	~.5 SE	Y

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
81	9610065	111 Woodbury Boulevard	11/8/96	C	~.5 S	Y
82	9213188	Stone Street & Chestnut	2/20/93	C		N
83	0370060	8 Commercial Street	5/2/03	CI	~.4 W	Y
84	0485575	8 Commercial Street	2/17/05	CI	~.4 W	Y
85	9204797	64 Commercial Street	7/22/92	C	~.5 W	Y
86	9213509	Commercial & Mill Streets	3/5/93	C	~.5 W	Y
87	9416429	111 Commercial Street	3/18/95	C	~.5 W	Y
88	0308138	Mill Street (RG&E)	10/31/03	CI		N
89	8181827	Mill Street (RPM Auto Parts)	3/11/82	CI		N
90	8707021	Mill St. (Holley Pump Sta.)	11/17/87	C		N
91	8805316	Fitzhugh St. (City of Roch.)	9/16/88	C		N
92	8806024	Fitzhugh & Church Street	10/17/88	C	~.5 SW	Y
93	9610232	Fitzhugh St. (City Hall)	11/15/96	C	~.5 SW	Y
94	9714269	13 South Fitzhugh Street	3/22/98	CI	~.5 SW	Y
95	9970696	62 South Fitzhugh Street	3/23/00	C	~.5 SW	Y
96	9612788	30 Church Street	1/28/97	C	~..5 SW	Y
97	9602246	East Main & Graves Street	5/15/96	C	~.3 SW	Y
98	0485692	100 State Street	3/24/05	C	~.4 SW	Y
99	0550305	150 State Street	5/17/05	C	~.4 W	Y
100	9000376	100 State Street	4/6/90	C	~.4 SW	Y

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
101	9113063	State Street (Federal Bldg.)	3/24/92	C		N
102	9305563	Inner Loop @ State Street	8/3/93	C	~.5 W	Y
103	9415388	43 State Street	2/23/95	C	~.4 SW	Y
104	9870429	100 State Street	12/31/98	CI	~.4 SW	Y
105	0011244	Exchange Blvd. (Corn Hill)	1/15/01	CI		N
106	8280930	Exchange Street	9/30/82	CI		N
107	8301007	Exchange & Broad Street	8/10/83	CI	~.4 SW	Y
108	8380811	Exchange & Broad Street	8/10/83	C	~.4 SW	Y
109	9102115	100 Exchange Street	2/10/91	C	~.5 SW	Y
110	9213136	55 Exchange Street	2/24/93	C	~.4 SW	Y
111	9307552	Broad & Exchange Street	9/16/93	CI	~.4 SW	Y
112	9307647	100 Exchange Street	9/22/93	CI	~.5 SW	Y
113	93099233	55 Exchange Street	10/29/93	C	~.4 SW	Y
114	9710030	55 Exchange Street	11/24/97	C	~.4 SW	Y
115	0103635	Court St. (fireworks display)	7/4/01	CI		N
116	7981109	Court Street Dam	11/9/79	C	~.5 SW	Y
117	8603193	Near 10 Court Street	8/13/86	C	~.5 SW	Y
118	9405262	160 Court Street	4/8/94	C	~.4 S	Y
119	9509788	Court Street Dam	11/7/95	C	~.5 SW	Y
120	96099390	Court Street (Xerox Corp.)	10/26/96	C		N

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
121	9614670	South Avenue & Court Street	3/4/97	C	~.4 S	Y
122	9706594	Broad & South Clinton	11/3/87	C	~.3 S	Y
123	8804512	Broad & Clinton	8/22/88	C	~.3 S	Y
124	9111916	East Broad Street	2/19/92	C		N
125	9310795	Clinton & Broad Street	12/3/93	C	~.3 S	Y
126	0070067	28 East Main Street	5/2/00	CI	~.4 SW	Y
127	0070422	444 East Main Street	9/9/00	CI	~.25 SE	Y
128	0160410	Main Street (Old Agway Site)	9/18/01	C		N
129	0270149	488 East Main Street	6/6/02	CI	~.3 E	Y
130	0270193	325 East Main Street	6/24/02	CI	~.1 SE	Y
131	0302206	Main Street Bridge	6/2/03	CI	~.3 SW	Y
132	7980904	Main Street East (RG&E)	9/4/79	C		N
133	8080505	375 East Main Street	5/6/80	C	~.2 SE	Y
134	8080918	Main Street (Tamby Oil Co.)	9/18/80	C		N
135	8080932	Main Street Bridge	9/18/80	C	~.3 SW	Y
136	8383328	550 East Main Street	3/28/83	CI	~.4 E	Y
137	8499946	Main Street Bridge	4/30/84	C	~.3 SW	Y
138	8803163	Main Street Bridge	7/12/88	C	~.3 SW	Y
139	8902893	581-583 East Main Street	6/20/89	C	~.5 E	Y
140	9111798	East Main Street (Pal Oil)	2/15/92	C		N

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
141	9212469	550 East Main Street	2/2/93	C	~.4 E	Y
142	9311748	202 East Main Street	12/31/93	C	~.2 SW	Y
143	9405270	40 East Main & Stillson St.	7/17/94	C	~.2 SE	Y
144	9408654	200 East Main Street	9/28/94	C	~.2 SW	Y
145	9415772	550 East Main Street	1/1/93	CI	~.4 E	Y
146	9502907	252 Main Street	6/7/95	C		N
147	9504502	Main Street & South Avenue	7/13/95	C	~.25 SW	Y
148	9600070	550 East Main Street	5/6/93	CI	~.4 E	Y
149	9870153	East Main St./Chestnut St.	9/8/98	CI	~.2 SE	Y
150	0106753	360 St. Paul Street	9/28/01	CI	~.4 NW	Y
151	7881018	195 St. Paul Blvd.	10/18/78	C	~.25 NW	Y
152	8200806	St. Paul St. (Fort Howard)	8/2/82	C		N
153	8380923	St. Paul (Holiday Inn)	9/23/83	C		N
154	8501560	St. Paul Tunnel Project	6/24/85	C		N
155	8602019	St. Paul (Inner Loop)	6/23/86	C	~.3 NW	Y
156	8602300	St. Paul Tunnel Project	7/8/86	C		N
157	8605260	360 St. Paul Blvd.	11/18/86	C	~.4 NW	Y
158	9102930	360 St. Paul Street	6/13/91	C	~.4 NW	Y
159	9306416	48 St. Paul Blvd.	8/22/93	C	~.2 SE	Y
160	9405363	St. Paul Blvd.	7/17/94	C		N

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
161	9509877	St. Paul Sewer Discharge	11/8/95	CI		N
162	9607906	125 St. Paul Street	9/24/96	C	~.2 W	Y
163	9704410	245 St. Paul Blvd.	7/14/97	CI	~.25 NW	Y
164	9706341	St. Paul Blvd.	8/21/97	CI		N
165	9970160	408 St. Paul Street	6/16/99	C	~.5 NW	Y
166	0270169	228 South Avenue	6/13/02	CI	~.5 S	Y
167	0405719	South Ave. (Lachasse)	8/25/04	C		N
168	9511809	15 South Avenue	12/15/95	CI	~.25 SW	Y
169	9611925	188 South Avenue	1/2/87	CI	~.5 S	Y
170	0070455	128 North Clinton Avenue	10/26/00	CI	~.1 NW	Y
171	0270252	100 North Clinton Avenue	7/26/02	CI	~.1 W	Y
172	0650372	72 North Clinton Avenue	6/8/06	CI	~.1 W	Y
173	8180903	37 Clinton Avenue	9/2/81	C		N
174	8700130	South Clinton Street	4/3/87	C		N
175	8805740	South Clinton Avenue	10/6/88	C		N
176	9002320	Clinton Avenue (VGC Corp.)	5/29/90	C		N
177	9402368	280 North Clinton Avenue	5/15/94	C	~.25 NW	Y
178	9406181	209 North Clinton Avenue	8/1/94	C	~.1 NW	Y
179	9710060	100 Clinton Avenue	11/19/97	CI		N
180	8805959	72 Joseph Avenue	10/14/88	C	~.3 N	Y

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
181	8912370	Joseph Ave. (LeCesse Bros.)	3/28/90	C		N
182	8603358	185 N. Chestnut Street	8/20/86	C	~.2 NE	Y
183	9401797	130 Chestnut Street	5/5/94	C	~.5 S	Y
184	0652075	112 Hudson Avenue	3/20/07	C	~.5 NE	Y
185	9870403	180 Hudson Avenue	12/21/98	CI	~.5 NE	Y
186	0550003	397 North Street	4/1/05	C	~.5 NE	Y
187	0070143	89 East Avenue	6/1/00	CI	~.25 SE	Y
188	0070559	89 East Avenue	1/10/01	CI	~.25 SE	Y
189	0300228	89 East Avenue	4/7/03	CI	~.25 SE	Y
190	0307239	89 East Avenue	10/9/03	CI	~.25 SE	Y
191	0470079	89 East Avenue	5/20/04	CI	~.25 SE	Y
192	0650465	50 East Avenue	6/29/06	CI	~.2 SE	Y
193	8181221	246 East Avenue	12/21/81	C	~.5 SE	Y
194	8200963	East Avenue (RG&E)	8/31/82	C		N
195	8282831	East Avenue & Main Street	8/31/82	C	~.1 S	Y
196	8382113	East Avenue (RG&E)	1/13/83	CI		N
197	8402767	191 East Avenue	1/16/85	C	~.4 SE	Y
198	8605335	200 East Avenue	11/21/86	C	~.4 SE	Y
199	9601206	200 East Avenue	4/19/96	A	~.4 SE	Y
200	9801260	120 East Avenue	4/21/98	CI	~.3 SE	Y

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
201	9802157	89 East Avenue	5/49/98	A	~.25 SE	Y
202	9808189	89 East Avenue	10/2/98	CI	~.25 SE	Y
203	9970676	89 East Avenue	3/15/00	CI	~.25 SE	Y
204	0270542	64 Scio Street	1/29/03	CI	~.3 SE	Y
205	0650898	62-64 Scio Street	8/31/06	A	~.3 SE	Y
206	9105502	86 Scio Street	8/20/61	CI	~.3 E	Y
207	0170192	123-125 University Avenue	5/1/01	CI	~.3 E	Y
208	0270553	109 University Avenue	2/4/03	C	~.3 E	Y
209	0370555	58 University Avenue	1/4/04	A	~.25 NE	Y
210	7580312	University Ave. (Eldre Corp.)	3/12/75	C		N
211	8382328	Main & University Avenue	3/28/83	CI	~.5 E	Y
212	8710065	University Avenue	2/26/88	C		N
213	909284	200 University Avenue	7/4/90	CI	~.4 E	Y
214	9010223	177 University Avenue	12/20/90	C	~.4 E	Y
215	9104145	20 University Avenue	7/12/91	C	~.2 NE	Y
216	9104369	University Avenue	7/23/91	C		N
217	9113243	University Ave. (Nat.Ambu.)	3/23/92	CI		N
218	9208884	158 University Avenue	10/30/92	C	~.3 E	Y
219	9214364	University Avenue	3/29/93	C		N
220	0485549	Genesee River	2/14/05	C		N

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
221	7480903	Genesee River	9/3/74	C		N
222	7880321	Genesee River	3/21/78	C		N
223	8301042	Genesee River	8/12/83	CI		N
224	8402077	Genesee River	11/5/84	C		N
225	8702843	Genesee River	7/8/87	C		N
226	8705178	Genesee River	9/18/87	C		N
227	8803331	Genesee River	7/17/88	C		N
228	8902424	Genesee River	6/8/89	C		N
229	9415326	Genesee River	2/18/95	C		N

NEW YORK STATE
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Speedy Cleaners- Court Street Site
Site Code: V00001
Program: Voluntary Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 8
Address: Court Street
City: Rochester **Zip:**
County: Monroe

Institutional And Engineering Controls

No Controls Currently at the Site

Site Owner(s)

Site Description:

This property is located adjacent to a 20-story high-rise office tower in the City of Rochester. In connection with construction of the office tower, the City of Rochester acquired the former Speedy's dry cleaner property through eminant domain. During constrcution of an on-site parking garage, contaminated soils were excavated and disposed of off-site. Soils were contaminated with chlorinated and petroleum-based dry cleaning solvents. A soil venting system was installed adjacent to the parking garage to limit vapor exposures in the basement levels of the garage. The soil removal action was completed in 1996. No further actions are required at this time.

Material Disposed of at Site and Quantity:

Type of Waste	Quantity of Waste
Both (Petro and Haz)	UNKNOWN

Assessment of Environmental Problems:

Soils contaminated with chlorinated and petroleum-based dry cleaning chemicals were excavated to bedrock and disposed off-site. A large parking garage was constructed on the site and a soil venting system was installed adjacent to the garage to limit exposure to residual contamination in the basement levels of the garage. No further actions are required at this time.

Assessment of Health Problems:

day
DAY ENVIRONMENTAL, INC.

ENVIRONMENTAL CONSULTANTS
AN AFFILIATE OF DAY ENGINEERING, P.C.

September 21, 2007

Ms. Jill Andolina
NYS DEC
6274 East Avon-Lima Road
Avon, New York 14414

RE: FOIL REQUEST
JOB NUMBER 3982E-07

Dear Ms. Andolina:

This letter is a Freedom of Information Law request for the following locations:

OWNER/OTHER	**PROPERTY**
City of Rochester	101-113 Franklin Street; 98 and 106 Pleasant Street Rochester, NY
Kiplings	" "

We would appreciate being informed of any environmental records on the above sites.

If there are any questions or additional information is required, do not hesitate to call. Thank you for your cooperation.

Very truly yours,

Kelly A. Crandall

Kelly A. Crandall

Map Attached

FR5194

40 COMMERCIAL STREET
ROCHESTER, NEW YORK 14614-1008
(585) 454-0210
FAX (585) 454-0825

www.dayenvironmental.com

60 EAST 42nd STREET, SUITE 1641
NEW YORK, NEW YORK 10165-1617
(212) 986-8645
FAX (212) 986-8657

Application for Access to Records
Freedom of Information Law (FOIL)
Monroe County, New York

I hereby apply to ☐ inspect ☒ obtain a copy of the following records:*

Please be specific:

1) Aerial photographs (including 1930)
2) MCDOH Records
3) Local waste sites w/in ± mile

for the following property:

101-113 Franklin street (f/k/a 51-53 Franklin Square; 59-63, ~~Franklin~~ Square)
98 Pleasant Street (f/k/a 86-90 Franklin street)
106 Pleasant Street (f/k/a 100 Franklin street)
Rochester, NY 14604

Name: (please print) Kelly Crandall
Representing: (if applicable) Day Environmental, Inc.
Mailing Address: 40 Commercial St.
City, state, zip code: Rochester, NY 14614

Signature: Kelly Crandall
Date: 8/29/07
Telephone: (include area code) (585) 454-0210 ext. 119

**There is no charge for the inspection of documents; however, if duplication is requested by you, a charge of $.25 per page is payable to Monroe County.*

Notice: You have a right to appeal denial of this application.

Send Request to:
Monroe County Access Officer
204 County Office Building • 39 West Main Street • Rochester, New York 14614
Phone: (585) 753-1080 • *fax:* (585) 753-1068 • *www.monroecounty.gov*

Department of **Communications**
Monroe County, New York

Maggie Brooks
County Executive

John R. Durso Jr.
Director

September 19, 2007

Ms. Kelly Crandall
Day Environmental, Inc.
40 Commercial Street
Rochester, NY 14614

RECEIVED
SEP 20 2007

RE: Freedom of Information Request #07-1100

Dear Ms. Crandall:

Your request for information under the Freedom of Information Law (F.O.I.L.) has been partially approved.

Approved as to existing records.

Please remit payment in the amount of $2.75 ($.25/page), along with the enclosed invoice, to cover copying expenses. Checks can be made payable to Monroe County and mailed to: Freedom of Information, 39 West Main Street, Room 204, Rochester, New York, 14614.

Sincerely,

John R. Durso, Jr.
Records Access Officer

JRD/bs

DAY ENVIRONMENTAL, INC.

MONROE COUNTY DEPARTMENT OF HEALTH INTERVIEW FORM

Individual Interviewed: Mr. Joseph Albert

Telephone Number: (585) 274-6904

Date of Interview: 9/19/07 Interviewer: K. Crandall

Project #: 3982E07 Property Address: 101-113 Franklin Street
98 and 106 Pleasant Street
Rochester, NY

Notes:

Mr. Joseph Albert indicated that there were no records regarding the assessed property on file at the MCDOH.

Signature: Kelly Crandall

City of Rochester

RECORDS ACCESS APPLICATION

(Please print or type)

8/28/07
Date

Kelly Crandall
Print Name

Day Environmental, Inc.
Representing

(585) 454-0210 (ext. 119)
Telephone #

40 Commercial Street
Mailing Address

Rochester, New York 14614

Kelly Crandall
Signature

I hereby apply to inspect ☐ and / or copy ☒ the following record(s):

Bldg. Dept.:
1. Complaints/violations
2. Permits
3. Spills, Leaks, environmental issues

Fire Dept.:
1. Storage tanks
2. Fire incident reports
3. Spills, leaks, environmental issues
4. Hazardous materials

Claim #

E-mail address:

Property Address: 101-131 Franklin Street (f/k/a 51-53 Franklin Square); 106 Pleasant Street (f/k/a 100 Franklin Street); 98 Pleasant Street (f/k/a 86-90 Franklin Street).

Return completed application to:
Records Access Officer
Bureau of Communications
City Hall, 30 Church Street, Room 202A
Rochester, New York 14614-1287
or FAX to: (585) 428-7069

There is a 25¢ per page charge for copying most records.
For more information on public access to records,
call (585) 428-6066.

FOR AGENCY USE ONLY

☐ **Approved**

☐ **Partially Approved**

☐ **Denied**

☐ **Record not maintained by the City**

Records Access Officer

Date

FOR APPEAL ONLY

If you wish to appeal the Record Access Officer's decision on your application for public access to records, sign below and send this form within 30 days to:

Corporation Counsel
City Hall, 30 Church Street, Room 400A
Rochester, New York 14614-1295

I hereby appeal:

Signature

Date

DAY

MEMORANDUM OF TELEPHONE CONVERSATION

PERSON WHO WE CALLED: Joe Fratia

COMPANY OR AGENCY: City of Rochester Access Department

TELEPHONE NUMBER: 428-7406

DATE: 9/18/07 **TIME:** 1000 ~AM/PM

CALLER: _____ **PROJECT:** 3982E-07

REGARDING: Pleasant st./Franklin st. FOIL response

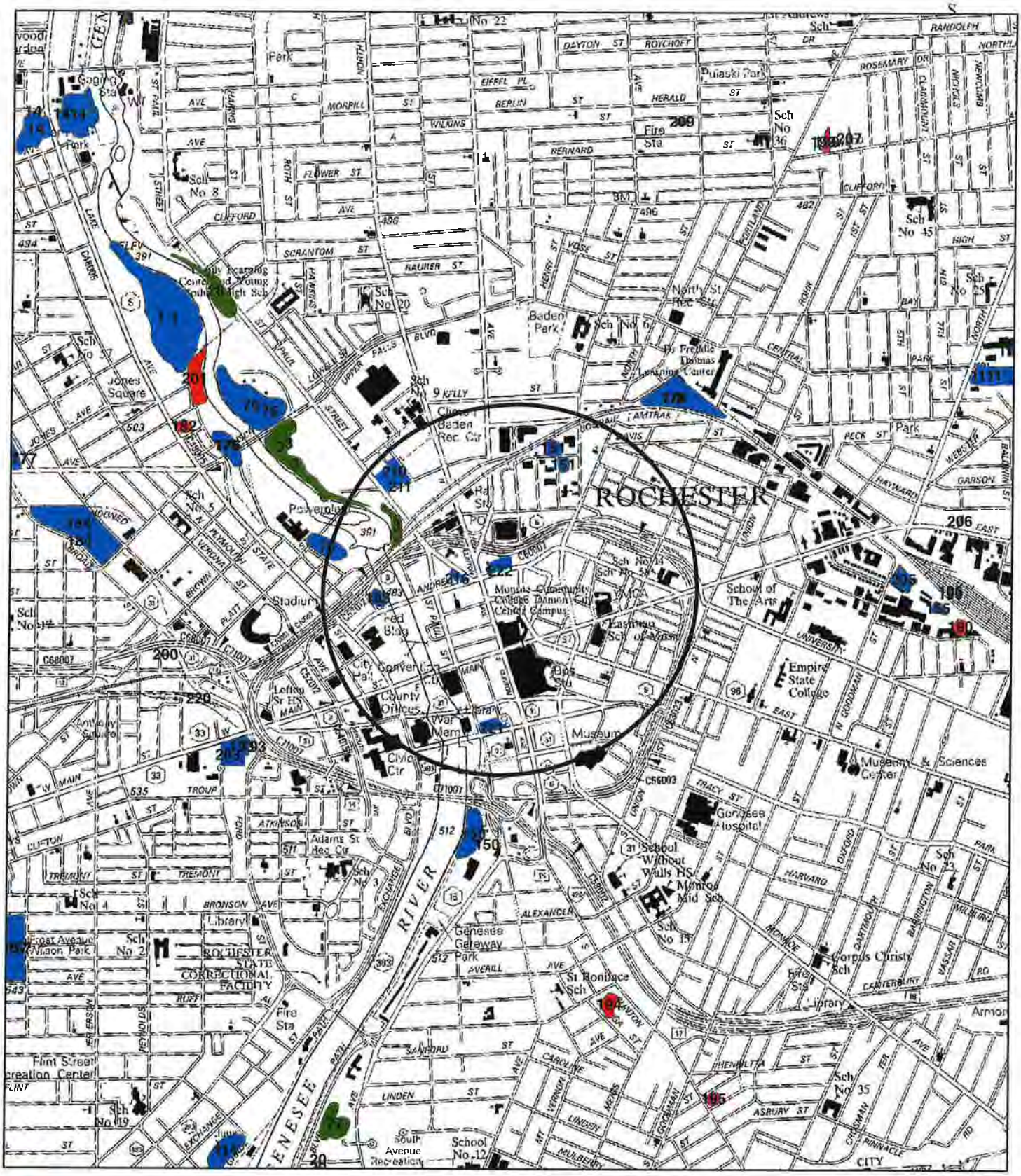
NOTES:

Mr. Fratia indicated that there were no records on file for the assessed property.

ACTION REQUIRED: _____

SUSPENSE DATE: ____/____/____

Re: 98 & 106 Pleasant Street and 101-113 Franklin Street, Rochester



N
W E
S

Confirmed Waste Site

Inactive Hazardous Waste Site

Suspected Fill Site

2,000 1,000 0 2,000 Feet

Note: Monroe County does not certify or warrant that this map is accurate or complete. Sites may be added or deleted or boundaries revised as more information becomes available. Site locations may not be exact.

Re: 98 & 106 Pleasant Street and 101-113 Franklin Street, Rochester

Site #	Type of Waste
RO-222	Industrial
RO-221	Dry cleaning chemicals, petroleum NYSDEC Voluntary Cleanup Program Site Code # : V00001
RO-216	Chlorinated organics, NYSDEC Brownfield Cleanup Program Site Code #: C828127
RO-211	Chlorinated solvents, NYSDEC Brownfield Cleanup Program Site Code #: C828136
RO-210	Petroleum, PCE and TCE, NYSDEC Brownfield Cleanup Program Site Code #: C828117
RO-183	Industrial, NYSDEC Voluntary Cleanup Program Site Code # : V00073
RO-151	Construction and Demolition
RO-75	Industrial, NYSDEC Voluntary Cleanup Program Site Code # : V00593

APPENDIX F

INTERVIEW DOCUMENTATION

ASSESSMENT INTERVIEW
GENERAL INFORMATION

Ask the person interviewed to be as specific as reasonably feasible in answering questions, and to answer the questions in good faith and to the extent of their knowledge.

1) PERSON INTERVIEWED: Ms. Jane Forbes

2) TITLE: City of Rochester Environmental specialist

3) YEARS IN POSITION: nine

YEARS AT SITE: none

4) CURRENT DATE: 9/21/07

5) JOB NUMBER: 3982E-07

6) PURPOSE OF ASSESSMENT: potential future development

7) PROPERTY OWNER: City of Rochester

7A) OWNED SINCE: unknown

8) PREVIOUS OWNER: unknown

8A) OWNED SINCE: ↓

9) PROPERTY SIZE: ~0.761 acres

10) NUMBER OF PARCELS: 3

11) DO ANY OF THE FOLLOWING EXIST FOR THE ASSESSED PROPERTY? (Building diagrams, plans, maps, photographs, spec. books, commercial appraisals, engineering/environmental reports from investigations)

not aware of any previous reports

12) PRESENT LAND/PROPERTY USE: parking lot

13) PREVIOUS LAND/BUILDING USE: portion of a church

14) Do any of the following exist for the assessed property?

a. Environmental site assessment/audit reports: no
b. Environmental permits (i.e., solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits): no
c. Registrations for USTs or ASTs: no
d. Material safety data sheets: no
e. Community right-to-know plan: no
f. Safety plan; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.: no
g. Reports regarding hydrogeologic conditions on the property or surrounding area:. no
h. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property: no
i. Hazardous waste generator notices or reports: no
j. Geotechnical studies: no

15) IS THE PROPERTY CURRENTLY USED, OR HAS IT PREVIOUSLY BEEN USED, AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GASOLINE STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNKYARD OR A LANDFILL, OR AS A WASTE TREATMENT, STORAGE, DISPOSAL, PROCESSING OR RECYCLING FACILITY? (YES, NO, UNKNOWN)

no

16) ADJACENT SITES (CURRENT & PAST):

ARE ANY ADJOINING PROPERTIES CURRENTLY USED, OR HAVE THEY PREVIOUSLY BEEN USED AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GAS STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNK YARD OR A LANDFILL, OR AS A WASTE TREATMENT STORAGE, DISPOSAL PROCESSING, OR RECYCLING FACILITY?

no

17) DESCRIPTION OF TOPOGRAPHY & SURFACE DRAINAGE (ANY CREEKS, DITCHES): generally slopes northeast with no water bodies

****

BUILDING(S) INFORMATION no buildings on site

18) BUILDING(S) AGE/SIZE/LOCATIONS: _____

_____

19) ANY ADDITIONS (AGE/SIZE/LOCATIONS): _____

_____

20) NUMBER OF FLOORS: _____

21)BASEMENT,CRAWLSPACE,ATTIC: _____

22) TYPE OF HEAT: _____

22A) Has the facility ever been heated with oil in the past? _____

_____

22B) IF OIL, ANY TANKS: _____

23) BLDG(S) TIED TO SANITARY SEWER: _____

23A) IF SO, DATE OF CONNECTION: _____

24) WAS FACILITY EVER ON SEPTIC/DRYWELL: _____

24A) IF SO, LOCATION OF LEACHFIELD: _____

24B) HOW OFTEN IS SEPTIC TANK PUMPED OUT: _____

25) ANY FLOOR DRAINS: _____

25A) IF SO, LOCATION(S): _____

25B) CONNECTED TO OIL/WATER SEPARATOR: _____

25C) DISCHARGE POINT(S): _____

26) ANY SUMPS: _____

26A) IF SO, LOCATION/DISCHARGE POINT(S): _____

_____

****

BUILDING(S) INFORMATION (Cont.)

27) HAVE THERE EVER BEEN ANY FOUL ODORS OBSERVED EMANATING FROM DRAINS, SUMPS, OR OTHER LOCATIONS IN THE BUILDING OR ON THE PROPERTY?

none

28) IS THERE ANY WASTEWATER (OTHER THAN SANITARY) DISCHARGE ON-SITE OR ONTO ADJOINING PROPERTIES?

no

29) IS FACILITY SERVICED BY PUBLIC WATER: available

30) ANY WELLS ON SITE (CURRENTLY/PAST): no

Potable water wells, monitoring wells, etc.

30A) IF SO, STILL USED/ACCESSIBLE:

30B) IF SO, LOCATION:

31) INSULATION:

W = Between walls
C = Ceiling
F = Floors

S = Spray On
B = Batting
P = Poured

I = Blown-in
R = Rigid

32) ROOFING MATERIAL (e.g. asphalt shingle, rolled rubber, rolled asphalt paper):

32A) ORIGINAL ROOFING MATERIAL:

****

BUILDING DEMOLITION

33) ANY BUILDINGS DEMOLISHED? Yes No possible, no specific knowledge

33A) IF SO, WHEN:

BUILDING SIZE/LOCATION:

OPERATIONS IN BLDG:

MAT. STORED IN BLDG:

****

BUILDING DEMOLITION (Cont.)

BASEMENT FILLED IN: _____

FLOOR DRAINS/SUMPS: _____

IF SO, DISCHARGE LOCATION: _____

SEPTIC/LEACH FIELD: _____

DEMO. CONTRACTOR: _____

DISPOSAL LOCATION: _____

COMMENTS: _____

_____

****

SITE HISTORY

34) HAS ANY TYPE OF MATERIAL EVER BEEN FILLED, BURIED OR DUMPED ON OR ADJACENT TO THE PROPERTY: (e.g. clean fill, ash, c/d debris, waste oil for dust suppression, etc.)

no

_____

_____

35) HAS THERE EVER BEEN ANY SIGNIFICANT SOIL STAINING ON THE PROPERTY?

no

36) HAVE ANY SOIL SAMPLING, GROUNDWATER SAMPLING, GEOTECHNICAL, ENGINEERING OR ENVIRONMENTAL INVESTIGATIONS EVER BEEN CONDUCTED ON THE PROPERTY: (If so, when and by whom; is copy of report available)

no

_____

37A) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST LITIGATION RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY: no

****

SITE HISTORY (Cont.)

37B) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST ADMINISTRATIVE PROCEEDINGS RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY: no

37C) DO YOU KNOW OF ANY NOTICES FROM ANY GOVERNMENTAL ENTITY REGARDING ANY POSSIBLE VIOLATION OF ENVIRONMENTAL LAWS OR POSSIBLE LIABILITY RELATING TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE ASSESSED PROPERTY:

no

37D) HAVE THERE BEEN ANY ENVIRONMENTAL LIENS ON THE SITE, OR IN THE VICINITY OF THE SITE? no

38) DOES THE FACILITY CURRENTLY HAVE, OR HAS IT HAD IN THE PAST, ANY PERMITS (E.G. STATE/FEDERAL AIR, WASTEWATER (SPDES), SURFACE WATER, CONSTRUCTION/DEMOLITION):

no

39) HAS THE FACILITY EVER BEEN THE SUBJECT OF ANY COMPLAINTS OR VIOLATIONS. IF SO, DESCRIBE: no

40) HAS ANY TYPE OF MATERIAL (GREATER THAN 5 GALLONS IN QUANTITY) EVER BEEN SPILLED ON THE PROPERTY OR IN THE BUILDING(S):

no

41) HAVE THERE EVER BEEN ANY ACTIONS RELATING TO THE RELEASE OF A HAZARDOUS SUBSTANCE ON SITE OR ON ADJOINING SITES?

unknown

42) HAVE THERE EVER BEEN ANY FIRES AT THE FACILITY. IF SO, DESCRIBE:

no

43) HAVE THERE EVER BEEN ANY PITS, PONDS OR LAGOONS ON THE PROPERTY? IF YES, ARE THESE PITS, PONDS, OR LAGOONS ASSOCIATED WITH WASTE TREATMENT ACTIVITIES, HAZARDOUS SUBSTANCES, OR PETROLEUM PRODUCTS?

no

****

AGRICULTURAL ACTIVITY

44) HAS THE PROPERTY EVER BEEN FARMED IN LAST TEN YEARS: no

44A) IF SO, CROPS/YEARS:_____

45) HAS THE PROPERTY EVER CONTAINED ORCHARDS: no

45A) IF SO, FRUIT/YEARS:_____

46) HAVE PESTICIDES EVER BEEN USED OR STORED ON THE PROPERTY: no

46A) IF SO, DESCRIBE:_____

47) DOES THE PROPERTY CONTAIN A COMPOST PILE/DUMP OR POND: no

47A) IF SO, LOCATION:_____

****

TANK & DRUM INFORMATION

No Knowledge of tanks

48) ARE THERE NOW, OR HAVE THERE EVER BEEN, ANY STORAGE TANKS AT THE FACILITY (E.G. FUEL OIL, GASOLINE, WASTE OIL, CHEMICALS):

48A) IF YES, PLOT LOCATION(S) ON MAP AND PROVIDE THE FOLLOWING INFO.:

TANK #	LOCATION	SIZE	MATERIAL STORED	DATE INSTALLED	DATE REMOVED

49) HAS THE TANK(S) EVER BEEN PRESSURE TESTED: _____

49A) IF SO, WHEN, BY WHOM, COPY OF RESULTS:_____

_____

50) HAS THE TANK BEEN REGISTERED WITH THE NYSDEC, USEPA, OR LOCAL AGENCY:

_____

****

TANK & DRUM INFORMATION

51) DOES THE TANK(S) HAVE ANY TYPE OF LEAK DETECTION. IF SO, DESCRIBE:

_____

52) HAVE ANY TANKS EVER BEEN CLOSED IN-PLACE OR REMOVED FROM THE SITE:

_____

(IF YES, REFER TO TANK REMOVAL/CLOSURE FORM)

52A) ARE ANY CLOSURE/REMOVAL REPORTS AVAILABLE FOR REVIEW?

_____

53) HAS ANY CONTAMINATION BEEN IDENTIFIED OR REMEDIATION EVER BEEN REQUIRED REGARDING ANY TANK(S) ON THE PROPERTY:

_____

****

MATERIALS STORAGE

54) ARE ANY MATERIALS/CHEMICALS STORED ON THE PROPERTY: none

54A) IF SO, DESCRIBE LOCATION, TYPE OF CHEMICALS, QUANTITIES STORED AND CONTAINERS USED:

_____

_____

54B) IF SO, HAVE ANY CONTAINERS OF MATERIALS EVER LEAKED OR SPILLED:

_____

_____

54C) IF SO, HAS ANY TESTING AND/OR REMEDIATION BEEN REQUIRED FOR LEAKS/SPILLS:

_____

_____

****

WASTE DISPOSAL

Parking lot and vacant land- no waste generated

55) ARE SOLID WASTES (i.e. paper, rags, filters, etc.) GENERATED FROM OPERATIONS OR ACTIVITIES AT THIS SITE: _____ IF SO:

TYPE OF WASTE	PROCESS/ ACTIVITY	STORAGE LOCATION	DISPOSAL COMPANY

56) ARE ANY OTHER WASTES MATERIALS (e.g., waste oil, waste paint, waste solvents, medical waste etc.) GENERATED AT THIS FACILITY:

56A) IF SO, PLEASE DESCRIBE:

_____

_____

56B) ARE WASTE MANIFESTS OR ANY OTHER PERMITS/PAPERWORK AVAILABLE (e.g. HAULER, ID#, WASTE TYPE):

_____

****

PCB MATERIALS INFORMATION

57) HAVE PCB MATERIALS EVER BEEN USED AT THE FACILITY (e.g. transformers, volt regulators, capacitors, switches, hydraulic equipment):

NO

****

TRANSFORMERS

58) ARE TRANSFORMERS LOCATED ON THE PROPERTY? (INTERIOR OF BUILDING OR ON THE EXTERIOR PORTION OF THE PROPERTY). NO Knowledge

58A) IF SO, LOCATION AND AGE:

_____

****

TRANSFORMERS (cont.)

58B) IF TRANSFORMER, WET/DRY, POLE OR GROUND-MOUNTED:

_____

58C) OWNERSHIP (PRIVATE OR UTILITY):

_____

58D) IF PRIVATE, WHO MAINTAINS:

_____

58E) HAS ANY OF THIS EQUIPMENT EVER BEEN TESTED FOR PCB MATERIAL (if so, when and by whom; results):

_____

58F) HAVE THERE BEEN ANY LEAKS OR SPILLS ASSOCIATED WITH ANY OF THIS EQUIPMENT:

_____

****

ASBESTOS MATERIALS INFORMATION

Is asbestos being evaluated as part of this assessment?	Yes	(No)	
Does the age of the building suggest the presence of asbestos?	Yes	No	
Has the building been renovated?	Yes	No	Unknown

59A) ARE ASBESTOS CONTAINING MATERIALS PRESENT IN THE FACILITY (e.g. floor/ceiling tiles, pipe wrap, spray-on):

_____

_____

59B) HAS AN ASBESTOS INSPECTION OR ANY ASBESTOS SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom):

_____

_____

****

ASBESTOS MATERIALS INFORMATION (Cont.)

59C) HAS ANY ASBESTOS EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom):

_____

_____

****

LEAD BASED PAINT INFORMATION

Is lead paint being evaluated as part of this assessment?	Yes	(No)
Does the age of the building suggest the presence of lead paint?	Yes	(No)
Has the building been renovated?	Yes	No Unknown

60A) IS LEAD-BASED PAINT PRESENT IN THE FACILITY?

_____

_____

60B) HAS A LEAD-BASED PAINT INSPECTION OR SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom):

_____

_____

60C) HAS ANY LEAD PAINT EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom):

_____

_____

****

RADON

Is radon being evaluated as part of this assessment?	Yes	(No)	
Does the building have a basement?	Yes	No	
Has radon testing ever been conducted?	Yes	No	Unknown

Who completed the sampling: _____

Results of sampling: _____

****

RADON (Cont.)

Is a copy of the sample results/report available? _____

****

LEAD-IN-DRINKING WATER

Is lead-in-drinking water being evaluated as part of this assessment? Yes (No)
Is the property serviced by a private well or public water? Private Well Public Water
Has any testing ever been conducted? Yes No Unknown

Who completed the sampling: _____

Results of sampling: _____

Is a copy of the sample results/report available? _____

****

MISCELLANEOUS INFORMATION

- The Reason for performing the Phase I ESA? potential future development
- Any knowledge of documented environmental liens, or activity and use limitations (as documented in title records or otherwise)? no
- Any specialized knowledge or experience with the property that may be pertinent to the environmental professional concerning the property and its environmental condition (i.e., copies of any available prior environmental site assessment reports, documents, correspondence, etc.). ? no
- Any knowledge that the value of the assessed property has been reduced below the value of comparable properties due (at least in part) to environmental conditions associated with the property? no
- Other: none

Additional Information:

no additional information

Interview form completed by:

Printed Name: Kelly Crandall

Signature: Kelly Crandall

10/01
revised 3/25/04

DAY ENVIRONMENTAL, INC.

ASSESSOR'S RECORDS

Individual Interviewed/Title: Marie Burgos

Town/City: Assessor's Department

Date of Records Review: 9/5/07 Interviewer: K. Crandall

Project #: 3982E-07 Property Address: 101-113 Franklin Street; 98 and 106 Pleasant Street.

Notes:

SBL #: 106.8-0001-025.1, 106.8-0001-043.2, 106.8-0001-044.1

Property Size: 0.761-acres total

Owners: City of Rochester

Improvements: parking lot constructed in 1970 (approximately 0.590 acres)

Any Additional Information in the Assessor's Files?:

Serviced by the municipal storm sewer. Available - municipal water, gas + electric utilities

Signature: Kelly Crandall

APPENDIX G

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S) AND ADDITIONAL DAY REPRESENTATIVE (S)

CLAIRE G. QUADRI

EDUCATION Barnard College, Columbia University, B.A. Environmental Conservation and Management, 1982
Various continuing education courses and seminars in ASTM Environmental Site Assessments, Hazardous Waste Site Investigation, Environmental Regulations and Health & Safety.

RESPONSIBILITIES Ms. Quadri has approximately 25 years of professional experience primarily related to projects involving environmental assessment related to due diligence evaluations; hydrogeologic studies; remedial investigations; and evaluations of leaking underground storage tanks. Her experience and sample projects are summarized below:

2004-present **Senior Professional, Phase I ESA Group, Day Environmental, Inc.** In this position, Ms. Quadri is responsible for managing and reviewing Phase I Environmental Assessments for a variety of properties including chemical manufacturers, petroleum storage facilities, commercial properties, rural acreage, and residential developments.

1998-2002 **Managed Environmental Risk Analysis Unit of Major U.S. Bank**. In this position, Ms. Quadri was responsible for environmental review/risk analysis of approximately 1,000 properties per year. She reviewed consultant proposals; reviewed Phase I/II Environmental Site Assessment reports; and identified and quantified risks to internal lenders. Additionally, she developed and conducted internal environmental training programs.

1982-1998 **Phase I Assessments Throughout New England, New York State, other U.S areas and Canada.** As a Senior Project Manager with environmental consulting firms in Boston, Massachusetts, Buffalo, New York and Erie, Pennsylvania, Ms. Quadri completed 1000+ environmental assessments conducted for the purpose of real estate transactions. These assessments were conducted on a variety of facilities, including apartment buildings, recreational facilities, office buildings, gas stations, dry cleaners, industrial sites, and manufacturing operations.

Quarry/Concrete Batch Facility, Central Massachusetts. Managed a comprehensive evaluation of a 320-acre facility which included rock, sand and gravel quarries, concrete batch operations, truck fleet maintenance areas and numerous underground fuel storage tanks. Identified leaking underground storage tanks and documented removal of the tanks. Evaluated the impact of these operations on soil, groundwater and surface water quality. Identified the status of the property with regard to state regulations governing contaminant release sites.

Former Aircraft Manufacturing Facility, Buffalo, New York. Managed environmental studies for a national retail developer to facilitate its lease, demolition and development of a portion of the former aircraft manufacturing building. When Phase I studies identified several areas of concern, including drains, underground tanks and filled areas, additional Phase II studies were completed. The studies identified several contaminated areas, which would affect the proposed construction. The data collected allowed allocation of responsibility for environmental remediation, and construction proceeded.

- Over -

Paint Manufacturing Site, Springfield, Illinois. Managed a hydrogeologic study of site contaminated with paint waste: completed work plans, designed and supervised field exploration program, coordinated with regulatory agencies, analyzed chemical and hydrogeologic data, wrote Remedial Investigation Report. Developed and implemented follow-up study to monitor groundwater treatment system effectiveness.

Remedial Investigation/Feasibility Study, Silresim Superfund Site: Lowell, Massachusetts. Part of project team completing comprehensive studies to evaluate this former chemical recycling facility where past disposal of hazardous and industrial waste resulted in its listing as a federal Superfund site. Work included extensive environmental media sampling, drilling and monitoring well installation. Work completed under direct EPA observation and in accordance with detailed health and safety protocol.

Firearms Manufacturing Facility, Gardner, Massachusetts. Managed an assessment of contaminant releases from this active manufacturing facility. The investigation assessed potential source areas based on detailed site reconnaissance and historical review. A program of test boring/monitoring well installation was completed and soil, groundwater and drains were sampled to evaluate releases of chlorinated volatile organic compounds, oils, cyanide and heavy metals.

KELLY A. CRANDALL

EXPERIENCE

Day Environmental, Inc.: April 2005 to present
Years with Other Firms: 7 years

AREAS OF SPECIALIZATION

- Environmental Site Assessment
- Asbestos Inspection

EDUCATION

SUNY College of Environmental Science and Forestry; M.P.S Environmental Science; 2004
University of Rochester; B.S. Environmental Science; 1998

TRAINING

ASTM Standards Course

REGISTRATIONS/AFFILIATIONS

- OSHA Hazardous Waste Site Confined Space Training
- USEPA/NYSDOL Asbestos Inspector Training and Certification
- NYSDOL Asbestos Project Monitor/ Air Sampling Technician Certification

RESPONSIBILITIES AND EXPERIENCE

Phase I Group, Day Environmental, Inc.: Ms. Crandall is responsible for completing Phase I Environmental Site Assessments (ESA) and asbestos building inspections.

Phase II Group, Day Environmental, Inc.: Ms. Crandall is responsible for field activities.

Paradigm Environmental Services, Inc., Rochester, New York: Environmental laboratory experience as an environmental analyst. Conducted extractions and digestions for semi-volatile/ volatile organics and inorganic metals and the analysis of environmental organic, inorganic, and asbestos data.

Chopra Environmental Management, Rochester, New York: Inspected Kodak Park for suspect asbestos containing material and implemented OSHA asbestos regulations, labeled suspect asbestos material following Kodak-OSHA asbestos program. Quantified asbestos containing material and created asbestos database for Kodak.

DAVID J. GNAGE

EXPERIENCE

Day Environmental, Inc: December 2006-present
Years with Other Companies: 14 years

AREAS OF SPECIALIZATION

- Environmental Site Assessment
- Environmental Restoration/Remediation
- Geology

EDUCATION

University of Rochester, B.S. Environmental Science, 1993

REGISTRATIONS/AFFILIATIONS

National Ground Water Association, Principles of Ground Water-Flow, Transportation and Remediation
40-Hour OSHA Personal Protection and Safety Training,
8-Hour OSHA Refresher Training,
Member, New York State Council of Professional Geologists
Member, National Ground Water Association

RESPONSIBILITIES AND PROJECT EXPERIENCE

Mr. Gnage has approximately 14 years of professional experience working on environmental projects as a consultant. Mr. Gnage is responsible for the coordination and completion of Phase II studies and Brownfield projects for both public and private clients. Mr. Gnage's experiences include environmental studies at inactive hazardous waste sites, industrial facilities, Brownfield sites and municipal properties. Some of his representative projects are described below:

Projects completed with other firms:

Site Investigation, Rochester, New York (Geologist): Conducted and coordinated a remedial design investigation of a 5.7 acre parcel, to allow for the development of a Corrective Action Plan which will lead to the successful redevelopment of the site as residential housing. The investigation utilized various methods ranging from geophysical surveys to soil boring and groundwater monitoring well installations.

Site Investigation, Rochester, New York (Geologist): Conducted and coordinated a multi-media phase II site assessment of a 12+ acre industrial parcel. The investigation included: a soil gas survey, industrial sewer inspection, soil and groundwater investigations, sediment and surface water sampling and an asbestos survey.

Site Investigation, Rochester, New York (Geologies): Conducted and coordinated remedial site investigation for a property which was part of the City of Rochester's 2003 Brownfield Assessment Grant from the USEPA. The objective of the investigation was to identify soil and groundwater data gaps, then conduct the required investigative activities to allow for the establishment of appropriate remedial objectives and methods.

Remedial Oversight, Missisaguga, Ontario (Field Engineer): Conducted third party oversight of a $500,000 (CND) remediation project. Responsible for ensuring proper industry standards were met by project contractor and consultant, and the property owner's interests were protected.

Site Investigation, Monroe County, Greece, New York (Geologist): Coordinated and conducted environmental investigation for 500+ acre property, utilizing various methods.

Water Supply System (Resident Inspector). Responsible for construction oversight during the installation of a $1.6M water supply system. Responsibilities included conducting biweekly progress meetings; coordinating communications

between the owner (Town), engineer, contractor and water authority; reviewing pay estimates and contract inherence to the project specifications.

Water Supply Wells, Coudersport, Pennsylvania (Field Geologist). Responsible for contractor oversight during the installation and testing of five water supply wells for irrigation systems.

Site Investigation, Syracuse, New York (Geologist); Conducted environmental investigation of 25-acre site using various sampling methods.

Site Investigation, New York State (Geologist); Conducted and coordinated multiple investigations along transportation corridor, involving various environmental investigation methods.

Site Investigation, Rochester, New York (Geologist); Coordinated and conducted soil and groundwater investigation for a marina property along the Genesee River.

Site Investigation, Rochester, New York (Geologist). Coordinated and conducted multi-site soil groundwater investigations for an urban renewal project along old railroad line and the Genesee River.

Remedial Oversight, Rochester, New York (Geologist/Site Representative). Conducted and coordinated site remedial activities to remove petroleum and metals impacted materials along a former canal bed, as part of an urban renewal project.

Site Investigation, Williamson, New York (Geologist). Conducted and coordinated an environmental site investigation for a food processing facility which included soil boring and sampling program, groundwater sampling program, various water and sediment sampling.

Remedial Design, Scottsville, New York (Geologist). Conducted post-remedial groundwater sampling, then designed supplemental remedial action in response to continued groundwater contaminant levels.

Site Investigation, Corning, New York (Field Geologist/Field Supervisor). Responsible for a multi-site environmental investigation involving contractor oversight, and various forms of environmental sampling.

Groundwater Sampling Program, Geneva, New York (Field Geologist). Responsible for the development and implementation of a low stress/low-rate groundwater sampling program.

Installation of Multiple Shallow Bedrock Trenches, Middleport, New York (Field Geologist). Responsible for contractor oversight during the installation of multiple shallow bedrock blast fracture trenches and performed hydrological testing to determine effectiveness of these trenches at a manufacturing facility in Middleport, New York.

Installation of Multiple Bedrock Monitoring Wells, Neshanic Station, New Jersey (Field Geologist). Responsible for installation of multiple bedrock monitoring wells. Performed hydrologic testing to determine aquifer performance and direction of groundwater movement at a former industrial manufacturing facility.

Transportation Planning

Steuben County, Painted Port, New York (Geologist). Drilling inspection during soil boring program conducted on a NYSDEC listed waste site in support of the redesign of the I-86/Rt. 15 Interchange. The borings were installed using both

hollow system augers and drive casing, with the collection of Shelby tubes in very soft materials. The borings were completed to NYSDOT bridge criteria.

Erie County, Niagara Falls, New York (Geologist). Drilling inspections for soil borings for the redesign of NYS Route 62, Utilizing various drilling methods in accordance with NYSDOT protocols.

Bridges

Oswagachie River, Franklin County, Goveneur, New York (Geologist). Drilling inspection and oversight during soil boring and bedrock cores for bridge foundation design.

NYS Thruway Berkshire Spur, Columbia County, New York (Geologist). Drill rig inspection for soil borings and rock cores for the foundation design of a replacement bridge.

Canaseraga Creek, North Dansville, New York (Geologist). Drill rig inspection for soil borings and rock cores for the design of a replacement bridge and roadway.

Old Penfield Road Bridge over Irondequoit Creek, Rochester, New York (Geologist). Drill rig inspection for soil borings and standard penetration testing for the foundation design of a replacement bridge.

Steel Structure Improvement Project Hunt's Point Avenue Bridge, New York City, New York (Project Coordinator). Performed and coordinated high volume air monitoring and contractor oversight during a steel structure improvement project.

Bridge Project, Corning, New York (Field Geologist). Supervised the installation of multiple deep soil borings and rock cores for a bridge project using multiple drilling methods.

Environmental Assessment

Various Lead Based Paint Surveys, Albany, New York (Project Manager). Various lead based paint surveys utilizing both XRF technologies and paint chip analysis.

Lead Based Paint Survey (Region Project Coordinator). Lead based paint survey of HUD funded housing in various areas (Martin Marietta).

Various Bridge and Tunnel Facilities, New York City, New York (Project Coordinator). Coordinated and performed various forms of lead sampling and remediation oversight.

SANDI M. MILLER

CERTIFICATION

New York State Department of Health Certified Asbestos Inspector

RESPONSIBILITIES

Phase I Coordinator and Phase I Environmental Site Assessment (Phase I ESA) Assessor. As DAY's Phase I ESA Coordinator, Ms. Miller's duties include being the primary client liaison for Phase I ESA related matters, providing quotes and proposals, preparing reliance letters, providing a non-technical review of Phase I ESA reports prepared by others within the firm, updating regulatory databases and performing regulatory reviews. Ms. Miller currently performs Phase I ESAs in general accordance with ASTM Standard E1527 and Transaction Screens in general accordance with ASTM Standard E1528.

SEMINARS/TRAINING

ASTM Due Diligence Seminar Sponsored by Environmental Data Resources, Inc. (EDR)
Environmental Assessment Association (EAA) Certified Environmental Inspector (CEI) Training
New York State Department of Health 24-hour Asbestos Inspector Training and 4-hour Inspector Refresher Training

EXPERIENCE

Ms. Miller has been employed by DAY since 1990, and has worked in the Phase I ESA Group for over 15 years where she has served as the Phase I ESA Coordinator and an Assessor. As an Assessor, Ms. Miller has completed more than 100 Phase I ESAs.

Representative projects include:

Phase I ESAs:

- A property that formerly contained a municipal vehicle repair garage and a jail.
- A retail sales facility, which was formerly used as a gasoline station.
- A parcel of vacant land that was formerly improved by a tire warehouse, which was destroyed by fire.
- A machine shop located in a rural area, which is serviced by a septic system and a private water well.
- A vacant parcel of land adjoining a Monroe County Confirmed Local Waste Site.
- Three active gasoline stations.
- A facility used for the manufacture and paint finishing of valve actuators.

Transaction Screens:

- A tombstone/monument manufacturing/sand-blasting company.
- A fence manufacturing facility.

APPENDIX H

PREVIOUS ENVIRONMENTAL REPORTS / ADDITIONAL DOCUMENTS

FRANKLIN STREET AND PLEASANT AVENUE SITE

ENVIRONMENTAL SCREENING REPORT

Prepared for: City of Rochester
30 Church Street
Rochester, New York 14614

Prepared by: Day Hampton, Associates
2144 Brighton Henrietta Town Line Road
Rochester, New York 14623

Date: December, 1992

DAY HAMPTON, ASSOCIATES

ENGINEERING CONSULTANTS

December 21, 1992

Mr. Mark Gregor
Environmental Specialist
Department of Environmental Services
City of Rochester
30 Church Street
Rochester, New York 14614

RE: Environmental Screening Report
Proposed Downtown Stadium Sites
Franklin Street/North Plymouth Avenue
Rochester, New York

Dear Mr. Gregor:

Enclosed are the Environmental Screening Reports which have been prepared by Day Hampton, Associates for the above-referenced sites. Each of the two proposed sites includes multiple parcels and addresses, as well as a variety of current and former land uses. The Franklin Street site currently includes 31 parcels; the North Plymouth Avenue site currently includes 20 parcels.

The reports include a summarization of pertinent information for each parcel, as well as a description of the potential concerns identified. Former addresses are referenced for parcels where this information is applicable.

The references which have been used to compile the data for the Environmental Screening Reports include the following: a history of property title and deed information prepared by the City of Rochester Office of Maps and Surveys; computerized assessment information maintained by the City of Rochester; historic aerial photographs maintained by the Monroe County Environmental Management Council (MCEMC) and the City of Rochester; historic plat books and Sanborn maps maintained by the City of Rochester; a telephone interview with staff of the Monroe County Department of Health (MCDOH) regarding environmental records maintained for each site; a December 8, 1992 memorandum on underground gasoline storage tanks prepared by the City of Rochester Fire Department; City of Rochester Building Information System permit lists; City of Rochester Building Permits; City of Rochester Fire Department files; the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) records; the United States Environmental Protection Agency (USEPA) federal Underground Storage Tank (UST) records; the NYSDEC Inactive Hazardous Waste Site Registry; the USEPA National Priorities List (NPL); the USEPA Comprehensive Environmental Response, Compensation & Liability Information System (CERCLIS) database; a search for suspected waste sites and

2144 BRIGHTON-HENRIETTA TOWN LINE ROAD ROCHESTER, NEW YORK 14623 716-292-1090 FAX 716-292-0425

confirmed local waste sites using data provided by the MCEMC; and a search of the NYSDEC spill reports database. Also included was a visual inspection of each of the sites from public access points. Note, no access was gained to any of the parcels or buildings associated with either site.

Outstanding items which may be addressed as part of the final Environmental Screening Report for the above-referenced sites include: the review of City Directories maintained at Rundel Library; the review of property assessment cards for each parcel (maintained in the City of Rochester Assessor's office); responses to written Freedom of Information Law (FOIL) requests made to the New York State Department of Environmental Conservation and Monroe County Pure Waters; and additional records research pertaining to potential off-site environmental concerns.

Day Hampton, Associates acknowledges the efforts and assistance of personnel at the City of Rochester, the Monroe County Environmental Management Council, the Monroe County Department of Health, and the New York State Department of Environmental Conservation, without whose cooperation the completion of this work product would not have been possible.

If there are questions, please call this office.

Sincerely,
Day Hampton, Associates

David D. Day, P.E.

DDD/kh

DD928-1
92-1734E
92-1733E

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #1

CURRENT ADDRESS:	8 Franklin Court Rochester, New York 14604
FORMER ADDRESS:	58 Franklin Street
SBL Map #:	106.80-01-38
PARCEL SIZE:	3,254.20 square feet
IMPROVEMENTS:	1,260 square feet One-Story Building Date of Construction 1920
CURRENT USE:	Staub Cleaners, Inc.
CURRENT OWNER:	Benjamin Barnet

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Underground Storage Tanks:** Permits from the City of Rochester Fire Department indicate that up to six underground storage tanks (USTs) were present on this site in the late 1930's. Plat maps and serial photos show a gasoline service station on this parcel since approximately 1926. The 1943 Sanborn map shows three tanks on the parcel. Fire Department records indicate that the on-site tanks were filled with sand in 1961. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with the former UST systems occurred.

2) **Grease Pit:** Building Department records indicate that a grease pit was installed at the gasoline service station in 1941. Potential concerns associated with vehicle repair/service include suspect floor drains, sumps, hydraulic lifts, and waste disposal of petroleum and hazardous materials.

3) **Existing Fillport & Vent Pipe:** The site visit showed that a fill port and vent pipe are located along the west side of the present building. During an audit of this parcel conducted by Day Engineering for the City of Rochester in May 1992, the present operator of the existing building indicated that a small above ground tank was located in the basement of the building. The basement was reported to have a concrete floor. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with this tank system occurred.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #2

CURRENT ADDRESS:	22 Franklin Court Rochester, New York 14604
FORMER ADDRESS:	72 Franklin Street
SBL Map #:	106.80-01-40.1
PARCEL SIZE:	7,386.92 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lot
CURRENT OWNER:	G. Thomas Slattery

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Prior Use:** Based on information from the 1934 Plat maps and the Sanborn map, this parcel was utilized as a Greyhound bus terminal for approximately 10 years. Due to the use of this property as a bus terminal, the potential exists that underground tanks may have been present at this site during that period. If tanks were present, spills or leaks of petroleum products could have resulted in soil and/or groundwater contamination.

2) **Suspect Asbestos Containing Materials:** Building Department records indicate that fire retardant materials were applied within the building in 1965.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #3

CURRENT ADDRESS:	40 Franklin Street Rochester, New York 14605
FORMER ADDRESS:	Not Applicable
SBL Map #:	106.80-01-30
PARCEL SIZE:	33,977.00 square feet
IMPROVEMENTS:	50,660 square feet Four-story building Date of Construction 1930
CURRENT USE:	Rochester Community Savings Bank and several Asphalt Parking Lots
CURRENT OWNER:	Rochester Community Savings Bank

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Underground Storage Tanks:** Sanborn and Plat maps show that the Star Palace Laundry was located on this parcel from approximately 1900 until 1959 when the building was demolished. Permits from the City of Rochester Fire Department indicate that 2,300 gallons of a solvent were stored in this building from, at least 1939 until 1959. The tanks were reportedly removed when the building was demolished. The potential exists for soil and/or groundwater contamination if leaks or spills of solvents associated with the former UST systems occurred.

2) **Grease Pit:** Building Department records indicate that a grease pit was installed at this parcel in 1934. The exact location and use of this grease pit is not known at this time. (Note, this information obtained from Building Information System records for permit #105061. See information for 110 Franklin Street.). Potential concerns associated with grease pits include sumps, hydraulic lifts, and waste disposal of petroleum and hazardous materials.

3) **Suspect Asbestos Containing Material:** Building Department records indicate that a fire retardant paint was applied to a building on this parcel in May, 1958.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #4

CURRENT ADDRESS:	110 Franklin Street Rochester, New York 14605
FORMER ADDRESS:	68 Franklin Square
SBL Map #:	106.80-01-21
PARCEL SIZE:	12,737.94 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lots
CURRENT OWNER:	G. Thomas Slattery

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Underground Storage Tanks:** The 1943 Sanborn map shows that the three USTs were located on this parcel. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with the former UST systems occurred.

2) **Grease Pit:** Building Department records indicate that a grease pit was installed at this parcel in 1934. The exact location and use of this grease pit is not known at this time. (Note, this information obtained from the actual building permit #105061. See information for 40 Franklin Street.). Potential concerns associated with grease pits include sumps, hydraulic lifts, and waste disposal of petroleum and hazardous materials.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #5

CURRENT ADDRESS:	120 Franklin Street Rochester, New York 14605
FORMER ADDRESS:	72 Franklin Square
SBL Map #:	106.80-01-22
PARCEL SIZE:	3,464.23 square feet
IMPROVEMENTS:	3,816 square feet Two-Story Building Date of Construction 1900
CURRENT USE:	Office Building
CURRENT OWNER:	Robert J. and Kathryn Burke

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Fill Port and Vent Pipe:** The site visit showed that a fill port and vent pipe are located along the southern side of the present building. Although no evidence of oil spillage was noted during the site visit, snow cover prevented the thorough observation of the area. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with this tank system occurred.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #6

CURRENT ADDRESS:	124 Franklin Street Rochester, New York 14605
FORMER ADDRESS:	78 Franklin Square
SBL Map #:	106.80-01-23
PARCEL SIZE:	3,570.94 square feet
IMPROVEMENTS:	None
CURRENT USE:	Parking Area
CURRENT OWNER:	G. Thomas Slattery

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Underground Storage Tanks:** Fire Department records indicate that up to six USTs and two pumps were located at this parcel from the late 1930's until 1953 when the tanks were closed by filling with water. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with the former UST systems occurred.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #7

CURRENT ADDRESS:	132-140 Franklin Street Rochester, New York 14605
FORMER ADDRESS:	82-84 Franklin Square
SBL Map #:	106.80-01-07
PARCEL SIZE:	3,431.88 square feet
IMPROVEMENTS:	11,800 square feet Three-Story Building Date of Construction 1910
CURRENT USE:	Office Building
CURRENT OWNER:	Constantine Stefanou

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Fill Port and Vent Pipe:** The site visit showed that a fill port and vent pipe are located along the northern side of the present building. Although no evidence of oil spillage was noted during the site visit, snow cover prevented the thorough observation of the area. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with this tank system occurred.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #8

CURRENT ADDRESS:	107-115 Liberty Pole Way Rochester, New York 14604
FORMER ADDRESS:	105-115 North Street
SBL Map #:	106.80-01-15.1
PARCEL SIZE:	17,237.20 square feet
IMPROVEMENTS:	23,562 square feet Three-Story Building Date of Construction 1900
CURRENT USE:	Office Building
CURRENT OWNER:	Tim N. Tompkins

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Underground Storage Tanks:** Fire Department records indicate that three USTs and two pumps were located at this property in 1940's. Sanborn map shows two USTs were located on this parcel. There is no record of removal in Fire Department records. Building Department records indicate that an additional 1-1,000 gallon UST was installed in June, 1950; and maintenance was conducted on 1-550 gallon UST and pump in August, 1971. Building Department records indicate the removal of 1-1,000 gallon UST, 2-550 gallon USTs, and 2 pumps in October, 1977. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with the former UST systems occurred.

2) **Prior Use:** Current Building Department assessment records indicate the presence of a body shop on the property. Potential concerns associated with vehicle repair/service include suspect floor drains, sumps, hydraulic lifts, and waste disposal of petroleum and hazardous materials.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #9

CURRENT ADDRESS:	127-145 Liberty Pole Way Rochester, New York 14604
FORMER ADDRESS:	401 Andrews Street
SBL Map #:	106.80-01-13
PARCEL SIZE:	7,249.98 square feet
IMPROVEMENTS:	25,416 square feet Three-Story Building Date of Construction 1920
CURRENT USE:	Office/Commercial Building
CURRENT OWNER:	Michael and Lois Scarfia

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Suspect Asbestos Containing Materials:** Building Department records indicate that fire retardant materials were applied to a building on this parcel in 1965.

2) **Property Use:** This parcel was issued a Fire Department permit to handle "Highly Toxic Chemicals", and was issued a flammable liquid storage permit. The potential exists that improper disposal of these toxic and/or flammable chemicals may have taken place at this site.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #10

CURRENT ADDRESS:	159 Liberty Pole Way Rochester, New York 14604
FORMER ADDRESS:	389 Andrews Street
SBL Map #:	106.80-01-11
PARCEL SIZE:	5,086.31 square feet
IMPROVEMENTS:	None
CURRENT USE:	Parking Area
CURRENT OWNER:	Rosemarie Caulfield

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Property Use:** During site visit, six 55-gallon drums were discovered along the western property line. Due to the proximity of the drums to the property line, it is possible that the drums are actually located on the 167 Liberty Pole Way parcel. The drums were basically empty with a limited amount of residual product. Also, a pile of construction & demolition debris (C&D) material was located along the southern property line. Due to snow cover, it was not possible to determine whether discolored soils were present in these areas. The potential exists that improper disposal of solid and/or hazardous wastes may have taken place at this site.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #11

CURRENT ADDRESS:	167 Liberty Pole Way Rochester, New York 14604
FORMER ADDRESS:	381-385 Andrews Street
SBL Map #:	106.80-01-10
PARCEL SIZE:	12,743.50 square feet
IMPROVEMENTS:	5,922 square feet One-Story Building Date of Construction 1950
CURRENT USE:	Apartment Building
CURRENT OWNER:	John E. Van Dussen

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Underground Storage Tanks:** Fire Department records indicate that two USTs and two pumps were located at this parcel from the late 1930's until 1944 when the tanks and pumps were removed. Building Department records indicate the removal of one 550-gallon UST in December, 1990. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with the former UST systems occurred.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #12

CURRENT ADDRESS:	331 Andrews Street Rochester, New York 14604
FORMER ADDRESS:	Not Applicable
SBL Map #:	106.80-01-04
PARCEL SIZE:	4,389.41 square feet
IMPROVEMENTS:	4,266 square feet Two-Story Building Date of Construction 1850
CURRENT USE:	Office Building
CURRENT OWNER:	G. Thomas Slattery

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Fill Port and Vent Pipe:** The site visit showed that two fill ports and vent pipes are located along the western and eastern sides of the present building. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with these tank systems occurred.

PROPERTY #13

CURRENT ADDRESS:	339 Andrews Street Rochester, New York 14604
FORMER ADDRESS:	Not Applicable
SBL Map #:	106.80-01-05
PARCEL SIZE:	7,375.23 square feet
IMPROVEMENTS:	None
CURRENT USE:	Parking Area
CURRENT OWNER:	Sam and Ida Cherovsky

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Prior Use:** According to the 1943 Sanborn map, an auto repair and welding shop was located on this parcel. Potential concerns associated with vehicle repair/service include suspect floor drains, sumps, hydraulic lifts, and waste disposal of petroleum and hazardous materials.

PROPERTY #14

CURRENT ADDRESS:	343 Andrews Street Rochester, New York 14604
FORMER ADDRESS:	Not Applicable
SBL Map #:	106.80-01-06
PARCEL SIZE:	10,645.81 square feet
IMPROVEMENTS:	None
CURRENT USE:	Parking Area
CURRENT OWNER:	Sam and Ida Cherovsky

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

1) **Underground Storage Tanks:** Fire Department records indicate that up to six USTs and two pumps were located at this parcel from the late 1930's until 1945. The 1943 Sanborn map shows one UST on this parcel. Based on Fire Department records, the USTs were filled with water in 1945. The potential exists for soil and/or groundwater contamination if leaks or spills of petroleum products associated with the former UST systems occurred.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #15

CURRENT ADDRESS:	16 Franklin Court Rochester, New York 14604
SBL Map #:	106.80-01-39
PARCEL SIZE:	3,329.44 square feet
IMPROVEMENTS:	2,100 square feet One-Story Building Date of Construction 1948
CURRENT USE:	Vacant
CURRENT OWNER:	Kenneth Fosco & Eugene Garland

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #16

CURRENT ADDRESS:	30 Franklin Court Rochester, New York 14604
SBL Map #:	106.80-01-41.3
PARCEL SIZE:	9159.06 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lot
CURRENT OWNER:	G. Thomas Slattery

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #17

CURRENT ADDRESS:	84 Franklin Street Rochester, New York 14605
SBL Map #:	106.80-01-29.1
PARCEL SIZE:	3,792.03 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lot
CURRENT OWNER:	Rochester Community Savings Bank

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

PROPERTY #18

CURRENT ADDRESS:	98 Pleasant Street Rochester, New York 14604
SBL Map #:	106.80-01-43.2
PARCEL SIZE:	931.39 square feet
IMPROVEMENTS:	None
CURRENT USE:	Vacant Land
CURRENT OWNER:	City of Rochester

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

PROPERTY #19

CURRENT ADDRESS:	90 Pleasant Street Rochester, New York 14605
SBL Map #:	106.80-01-28.1
PARCEL SIZE:	1,402.23 square feet
IMPROVEMENTS:	None
CURRENT USE:	Parking Lot/Vacant Land
CURRENT OWNER:	City of Rochester

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

PROPERTY #20

CURRENT ADDRESS:	101 Franklin Street Rochester, New York 14604
SBL Map #:	106.80-01-27.1
PARCEL SIZE:	5,718.69 square feet
IMPROVEMENTS:	None
CURRENT USE:	Parking Lot
CURRENT OWNER:	City of Rochester

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #21

CURRENT ADDRESS:	102 Franklin Street Rochester, New York 14604
SBL Map #:	106.80-01-20.2
PARCEL SIZE:	4,903.34 square feet
IMPROVEMENTS:	None
CURRENT USE:	Parking Lot
CURRENT OWNER:	City of Rochester

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #22

CURRENT ADDRESS:	106 Pleasant Street Rochester, New York 14604
SBL Map #:	106.80-01-44.1
PARCEL SIZE:	6,595.95 square feet
IMPROVEMENTS:	None
CURRENT USE:	Vacant Land
CURRENT OWNER:	City of Rochester

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #23

CURRENT ADDRESS:	107 Franklin Street Rochester, New York 14604
SBL Map #:	106.80-01-26.1
PARCEL SIZE:	9,441.78 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lot
CURRENT OWNER:	City of Rochester

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #24

CURRENT ADDRESS:	115 Franklin Street Rochester, New York 14605
SBL Map #:	106.80-01-25
PARCEL SIZE:	9,046.83 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lot
CURRENT OWNER:	City of Rochester

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

PROPERTY #25

CURRENT ADDRESS:	119 Franklin Street Rochester, New York 14605
SBL Map #:	106.80-01-24
PARCEL SIZE:	1,258.34 square feet
IMPROVEMENTS:	1,000 square feet One-Story Building Date of Construction 1952
CURRENT USE:	Office/Commercial Building
CURRENT OWNER:	John Greathead and Barb Smith

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

FRANKLIN STREET AND PLEASANT AVENUE SITE
ENVIRONMENTAL SCREENING REPORT

PROPERTY #26

CURRENT ADDRESS:	117-125 Liberty Pole Way Rochester, New York 14604
SBL Map #:	106.80-01-14
PARCEL SIZE:	7,914.00 square feet
IMPROVEMENTS:	24,209 square feet Three-Story Building Date of Construction 1920
CURRENT USE:	Office/Commercial Building
CURRENT OWNER:	Q-B Enterprises, Inc.

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

PROPERTY #27

CURRENT ADDRESS:	153 Liberty Pole Way Rochester, New York 14604
SBL Map #:	106.80-01-12
PARCEL SIZE:	5,439.83 square feet
IMPROVEMENTS:	4,299 square feet Two-Story Building Date of Construction 1900
CURRENT USE:	Office/Commercial Building
CURRENT OWNER:	Renee Lippa

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

PROPERTY #28

CURRENT ADDRESS:	317 Andrews Street Rochester, New York 14604
SBL Map #:	106.80-01-02
PARCEL SIZE:	7,660.25 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lot
CURRENT OWNER:	Sam and Ida Cherovsky

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

PROPERTY #29

CURRENT ADDRESS:	325 Andrews Street Rochester, New York 14604
SBL Map #:	106.80-01-03
PARCEL SIZE:	6,642.52 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lot
CURRENT OWNER:	Sam and Ida Cherovsky

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

PROPERTY #30

CURRENT ADDRESS:	363 Andrews Street Rochester, New York 14604
SBL Map #:	106.80-01-08
PARCEL SIZE:	3,605.13 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lot
CURRENT OWNER:	Rosemarie Caulfield

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

PROPERTY #31

CURRENT ADDRESS:	371 Andrews Street Rochester, New York 14604
SBL Map #:	106.80-01-09
PARCEL SIZE:	3,263.80 square feet
IMPROVEMENTS:	None
CURRENT USE:	Asphalt Parking Lot
CURRENT OWNER:	Rosemarie Caulfield

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

Based on the information reviewed to date, environmental concerns were not identified.

SUMMARY OF

POTENTIAL ON-SITE ENVIRONMENTAL CONCERNS

FRANKLIN STREET AND PLEASANT AVENUE SITE
CITY OF ROCHESTER

POTENTIAL ON-SITE ENVIRONMENTAL CONCERNS
December 21, 1992

Current Address	Former Address	SBL Map No.	Owner(s)	Potential Environmental Concern(s)
8 Franklin Court	58 Franklin Street	106.80-01-38	Benjamin Barnet	1) Fire Department records indicate that up to six underground storage tanks (USTs) and two pumps were located at this property from the late 1930's until 1961 when the tanks were filled with sand. Plat maps and aerial photos show a gasoline service station on this parcel since approximately 1926. The 1943 Sanborn map shows three USTs at the property. 2) Grease pit installed at gas station in 1941. 3) Site visit showed that a fill port and vent pipe are located along west side of the present building.
22 Franklin Court	72 Franklin Street	106.80-01-40.1	G. Thomas Slattery	1) Sanborn map and 1934 Plat map showed that a Greyhound Bus Depot was located on this property. Potential exists that underground oil storage tanks are located on the property. There is no confirmation of underground storage tanks at this property from Fire Department and Building Department records, or from Sanborn or Plat maps. 2) The application of fire retardant chemicals indicated by Building Department records.

40 Franklin Street	Unchanged	106.80-01-30	Rochester Community Savings Bank	1) Sanborn and Plat maps show that the Star Palace Laundry was located on this parcel from approximately 1900 until 1959 when the building was demolished. Fire Department records indicate that 2,300 gallons of solvents were stored in this building. Tanks were reportedly removed when the building was demolished. 2) Building Department records indicate that a grease pit was installed in the ground in 1934. (Note, this information obtained from Building Information System records for permit #105061. See information for 110 Franklin Street.) 3) Building Department records indicate that fire retardant paint was applied in May, 1958.
110 Franklin Street	68 Franklin Square	106.80-01-21	G. Thomas Slattery	1) Sanborn map shows three USTs at the property. Fire Department records do not confirm the presence of USTs on this parcel. 2) Building Department records indicate that a grease pit was installed in the ground in 1934. (Note, this information obtained from the actual building permit #105061. See information for 40 Franklin Street.)
120 Franklin Street	72 Franklin Square	106.80-01-22	Robert J. & Kathryn Burke	1) Site visit showed that a fill port and vent pipe are located along southern side of the present building
124 Franklin Street	78 Franklin Square	106.80-01-23	G. Thomas Slattery	1) Fire Department records indicate that six USTs and two pumps were located at this property from the late 1930's until 1953, when the tanks were filled with water. The presence and location of these USTs were not confirmed in either Plat books, Sanborn maps, or aerial photographs.

132-140 Franklin Street	82-84 Franklin Square	106.80-01-07	Constantine Stefanou	1) Site visit showed that a fill port and vent pipe were located along the northern side of the present building.
107-115 Liberty Pole Way	105-115 North Street	106.80-01-15.1	Tim Tompkins	1) Fire Department records indicate that three USTs and two pumps were located at this property in 1940's. Sanborn map shows two USTs at property. There is no record of removal in Fire Department records. Building Department records indicate that 1-1,000 gallon UST was installed in June, 1950; and maintenance was conducted on 1-550 gallon UST and pump in August, 1971. Building Department records indicate the removal of 1-1,000 gallon UST, 2-550 gallon USTs, and 2 pumps in October, 1977. 2) Current Building Department assessment records indicate the presence of a body shop on the property.
127-145 Liberty Pole Way	401 Andrews Street	106.80-01-13	Michael & Lois Scarfia	1) The application of fire retardant chemicals indicated by Building Department records. 2) A tenant at this property was issued a Fire Department permit in 1989 to handle "Highly Toxic Chemicals", and was issued a flammable liquid storage permit.
159 Liberty Pole Way	389 Andrews Street	106.80-01-11	Rosemarie Caufield	1) During site visit, six 55-gallon drums were discovered along the western property line. The drums were basically empty with a limited amount of residual product. Also, a pile of C&D material was located along the southern property line. Due to snow cover, it was not possible to determine whether discolored soils were present in these areas.

167 Liberty Pole Way	381-385 Andrews Street	106.80-01-10	John VanDussen	1) Fire Department records indicate that two USTs and two pumps were located at this property in the late 1930's and were removed in 1944. 2) Building Department records indicate the removal of 1-550 gallon UST in December, 1990.
331 Andrews Street	Unchanged	106.80-01-04	G. Thomas Slattery	1) Site visit showed that two fill ports and vent pipes are located along western and eastern sides of the present building
339 Andrews Street	Unchanged	106.80-01-05	Sam & Ida Cherovsky	1) Auto repair and welding shop shown on 1943 Sanborn map. There is no confirmation of underground storage tanks or other disposal problems at this property from Fire Department and Building Department records, or from Sanborn or Plat maps.
343 Andrews Street	Unchanged	106.80-01-06	Sam & Ida Cherovsky	1) Fire Department records indicate that six USTs were located at this property in 1940's. Sanborn map shows one UST at property. Fire Department records indicate USTs filled with water in 1945.

SUMMARY OF

POTENTIAL OFF-SITE ENVIRONMENTAL CONCERNS

FRANKLIN STREET AND PLEASANT AVENUE SITE
CITY OF ROCHESTER

POTENTIAL OFF-SITE ENVIRONMENTAL CONCERNS
December 21, 1992

Number	Current Address	Former Address	SBL No.	Owner(s)	Potential Environmental Concern(s)
OS-1	NIO	69-71 Franklin Street	NIO	NIO	1) 1926 and 1934 Plat maps showed that an RG&E power plant was located across the street from what is now 8 Franklin Court.
OS-2	NIO	NIO	NIO	NIO	1) 1934 Plat map and the Sanborn map showed that Secony-Vacuum Co. had a facility at the corner of what is now Andrews St. and North Street. Two USTs are shown on the 1943 Sanborn map.
OS-3	304-308 Andrews Street	NIO	NIO	NIO	1) The NYS DEC has several spill records in 1986 for discharges from this facility. NYSDOH had records that a former employee had informed the agencies that dry cleaning materials were illegally disposed at the 304 - 308 Andrews Street property in August, 1986. The NYSDEC investigated.
OS-4	168 Liberty Pole Way	NIO	NIO	NIO	1) The NYS DEC and the Fire Department have a record of a December, 1990 leaking oil storage tank located at this property.
OS-5	NIO	75-111 Franklin Street	NIO	NIO	1) Two parking lots and a garage were located along the west side of what is now Franklin Court. Potential exists for underground oil storage.
OS-6	NIO	NIO	NIO	NIO	1) Atlantic gas station was located at the corner of what is now Andrews Street and Franklin Square.

OS-7	NIO	NIO	NIO	NIO	1) Parking area located along the north side of Andrews Street.
OS-8	NIO	320 Andrews Street	NIO	NIO	1) Morrison Press located along the north side of Andrews Street.
OS-9	430 Andrews Street	NIO	NIO	NIO	1) NYS DEC has a record of a spill at 430 Andrews Street.
0S-10	NIO	94 & 96 North Street	NIO	NIO	East side of Liberty Pole Way - 1918 Plat map showed the location of Heiber Motor Company.

NIO - No Information Obtained

BASE MAP

OVERSIZED MAP NOT INCLUDED IN PDF

LOCAL WASTE SITE MAPS

FRANKLIN STREET AND PLEASANT AVENUE SITE

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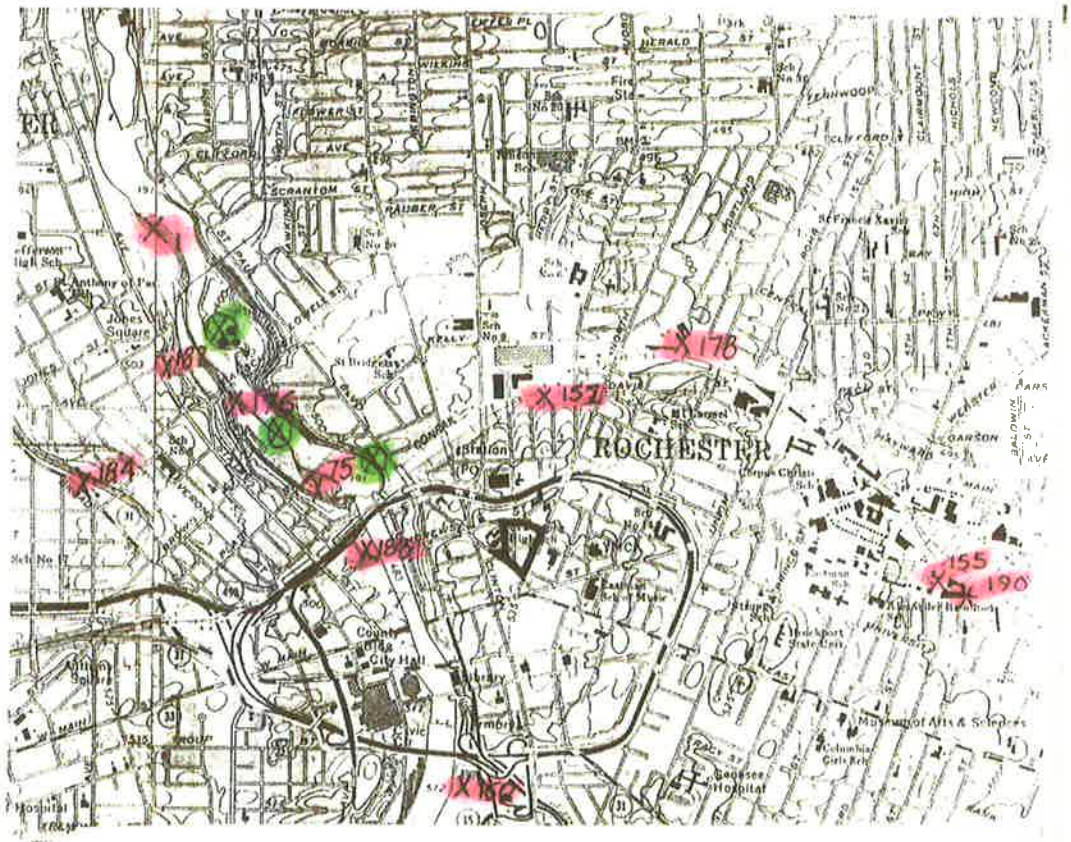

LEGEND:

Confirmed Local Waste Site ID#	Listed Waste Type
RO1	Ash
RO75	Industrial
RO150	C/D
RO151	C/D
RO155	C/D
RO176	C/D
RO178	Scrap Material
RO182	Industrial
RO183	Industrial
RO184	Industrial
RO190	Industrial

Suspected Local Waste Sites (3)

REFERENCES

INFORMATION REVIEWED		SOURCE OF INFORMATION
1.	Title & Deed History	Office of Maps & Surveys City of Rochester
2.	Assessment Information	Department of Finance City of Rochester
3.	Aerial Photographs	Monroe County Environmental Management Council (MCEMC): 1930, 1951, 1961, 1970, 1976, 1988. Office of Maps & Surveys City of Rochester: Various years
4.	Plat Books	Office of Maps & Surveys City of Rochester: 1875, 1888, 1910, 1926, 1935
5.	Sanborn Maps	Department of Community Development City of Rochester: 1961
6.	Monroe County Department of Health Telephone Interview	Edward Yurkstas
7.	Underground Storage Tank Records	December 8, 1992 Memorandum RE: Underground Gasoline Storage Tanks, prepared by the City of Rochester Fire Department; City of Rochester Building Department Records; City of Rochester Fire Department Records; Sanborn Map, 1961; NYSDEC Petroleum Bulk Storage Records; USEPA Underground Storage Tank Records.

REFERENCES (Cont.)

8.	Building Information System Permit List	Department of Community Development City of Rochester
9.	Building Permits	Department of Community Development City of Rochester
10.	Fire Department Records	Fire Safety Division City of Rochester
11.	Waste Sites	NYSDEC Inactive Hazardous Waste Registry List; USEPA National Priorities List; USEPA CERCLIS List; Local List (MCEMC)
12.	Spill Reports	NYSDEC Spills Database