



Construction Lending Services, Inc.

Nailing the details Since 1981

Construction Lending Services, Inc.
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MAGNETOMETER SURVEY

420 South Avenue
Rochester, NY 14607

FLOWER CITY PROPERTY MANAGEMENT

277 Alexander Street
Rochester, NY 14607

Mr. John Billone, Jr

Site Visit Conducted:
2/27/04

Issue Date:
3/03/04

Project Number: 04CLS077.90



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March 2, 2004

Flower City Property Management
Medical Arts Building
277 Alexander Street
Rochester, New York 14607

ATTN: *Mr. John Billone, Jr.*

RE: *Report*
**PROPOSAL: Geophysical (Magnetometer) Survey for
420 South Avenue, Rochester, New York
Job No. 03CLS077.90**

Dear John:

Construction Lending Services, Inc. (CLS) is pleased to submit this summary report for the performance of a geophysical (magnetometer) survey at the above referenced property (refer to Figure No. 1). The purpose of the magnetometer survey was to investigate the potential for underground storage tanks (USTs) being present on-site. The methodology and results of the survey are presented in the sections below.

1.0 Geophysical (Magnetometer) Survey

A Geonics Model EM-61 magnetometer was utilized to undertake the geophysical survey of the accessible areas of the subject property. A slight snow cover was present during the survey.

The EM-61 is a highly sensitive, two-antenna magnetometer, which is capable of detecting both ferrous (i.e., iron, steel) and non-ferrous (i.e., copper, aluminum) objects which may be associated with underground USTs, drums, etc. The recorded time-domain data does not distinguish between the ferrous and non-ferrous anomalies which were encountered, nor are any quantitative interpretations made as to the source or type of anomalies as part of this preliminary survey.

The survey was undertaken at the subject property by means of obtaining readings along a grid system with a typical five (5) foot spacing. The magnetometer survey progressed generally northward from the survey origin point, which is located five feet north of the northwest corner of the building at 428 South Avenue, behind the sidewalk right-of-way. The EM-61 was programmed to obtain total (i.e., bottom) and top (differential) magnetic readings every 0.63 feet along each of the respective grid lines. The magnetic readings were stored in a data logger during the field activities. Subsequently, the data was downloaded via a laptop computer, and the data was processed by means of a computer gridding program. The results of the EM-61 survey for the property consist of plan view (refer to Figure No. 2) produced by means of gridding the differential magnetic data points with a modeling program known as QuikGrid™ Version 4.5 (2002). A three dimensional representation of the graphed results is presented as Figure No. 3.

2.0 Results of Investigation

Based on the results of the EM-61 survey, Figure No. 2 (plan view), the presence of at least five (5) anomalies, some or all possibly associated with former underground storage tank (USTs), were identified. Table No. 1 indicates the locations of the suspected magnetic anomalies and the potential source for the recorded data. Based on a review of the 1950 Sanborn Fire Insurance Company map (which was used as the base map for Figure No. 1), suspected anomalies "B", "C", and "D" (refer to Table No. 1) are believed to be associated with the three USTs (i.e., "G.T.") shown on the 1950 Sanborn map. The remaining anomalies are believed to be associated with other building structures, foundations, underground utilities, piping, etc. currently present on-site.

3.0 Recommendations

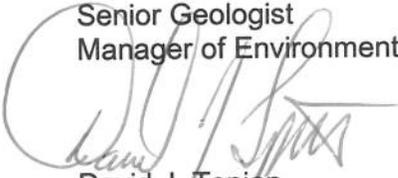
To further investigate the areas of the suspected magnetic anomalies, *Construction Lending Services, Inc.* recommends that a focused subsurface investigation, utilizing excavation equipment, be undertaken. The purpose of this investigation is primarily to determine the presence/absence of USTs on the subject property. If subsurface contamination is encountered during the subsurface investigation, the client will be notified. The lateral and vertical extent of any suspected subsurface contamination will not be determined during this portion of the subsurface investigation. Soil sampling of any encountered contaminated soils will be undertaken for characterization purposes, only. Pending receipt of any analytical results, the New York State Department of Environmental Conservation (NYSDEC) may need to be notified of a spill incident. The NYSDEC will require development and implementation of a Remedial Action Plan (RAP) if contamination is encountered.

Thank you for the opportunity to assist you with this project. Please call the undersigned at your earliest convenience, if you have any questions.

Very truly yours,
CONSTRUCTION LENDING SERVICES, INC.



Andrew J. Kucserik, CPG, PG
Senior Geologist
Manager of Environmental Services



David J. Topian
President

Attachments

TABLE NO. 1

**LOCATION OF SUSPECTED MAGNETIC ANOMALIES
BASED ON EM-61 SURVEY AND QUIKGRID™ RESULTS**

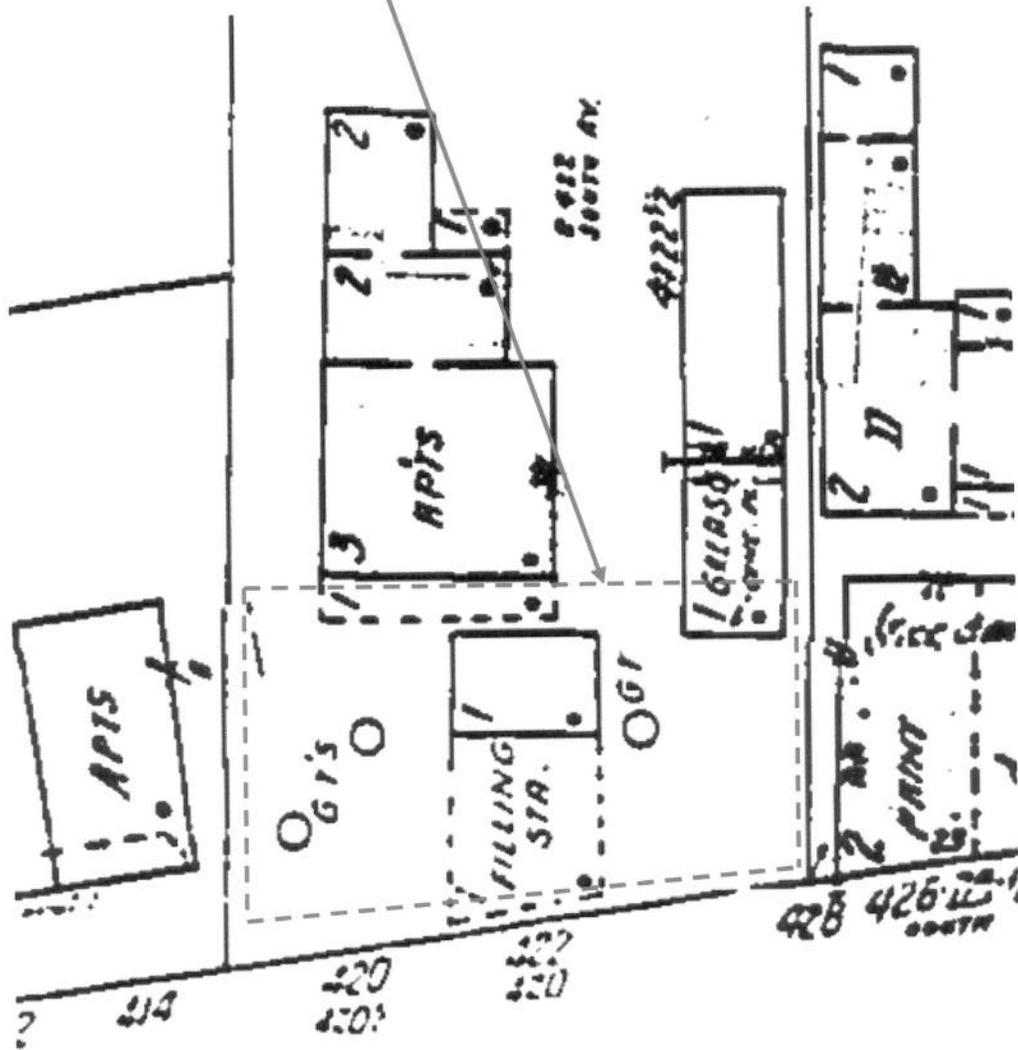
ANOMALY	NORTHING (Feet) (Note 1)	EASTING (Feet) (Note 2)	POTENTIAL ANOMALY SOURCE
A	-5.1 to -10.1	+3.8 to 5.8	Unknown
B	-30.1	+34.5	Suspected UST
C	-55.4	+34.8	Suspected UST
D	-75.0	+4.3	Suspected UST
E	-75.0	+28.8	Unknown

NOTE 1: These dimensions are referenced to the Survey Origin Point (refer to Figure No. 2) where a negative dimension indicates a distance to the north of the Survey Origin Point.

NOTE 2: These dimensions are referenced to the Survey Origin Point (refer to Figure No. 2) where a positive dimension indicates a distance to the east of the Survey Origin Point.

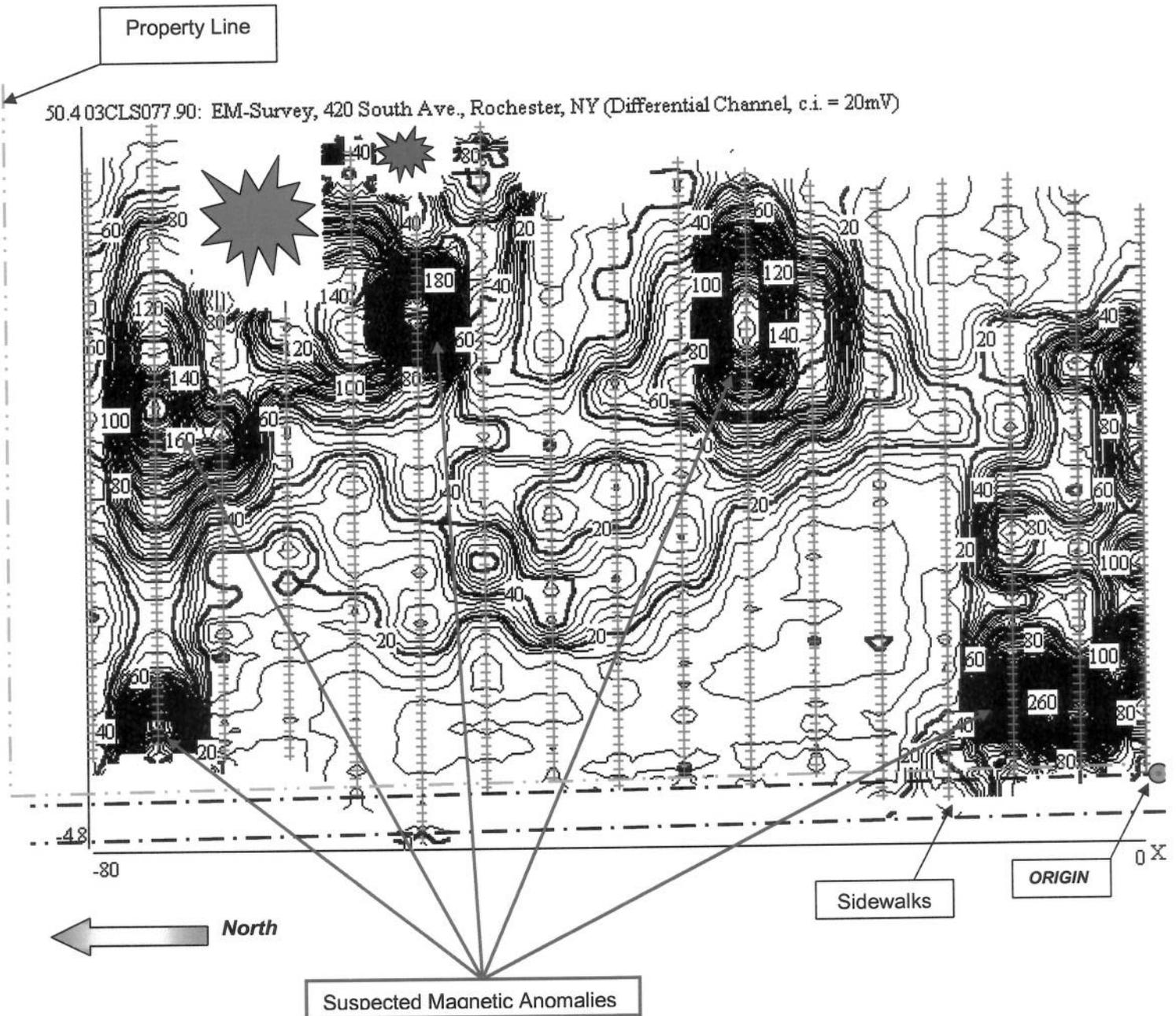


Geophysical (Magnetometer) Survey Area



CONSTRUCTION LENDING SERVICES, INC.
P.O. Box 272
Buffalo, New York 14205
Job No. 03CLS077.90 February 27, 2004

GEOPHYSICAL (MAGNETOMETER) SURVEY
1950 Sanborn Fire Insurance Map Base
420 South Avenue
Rochester, New York



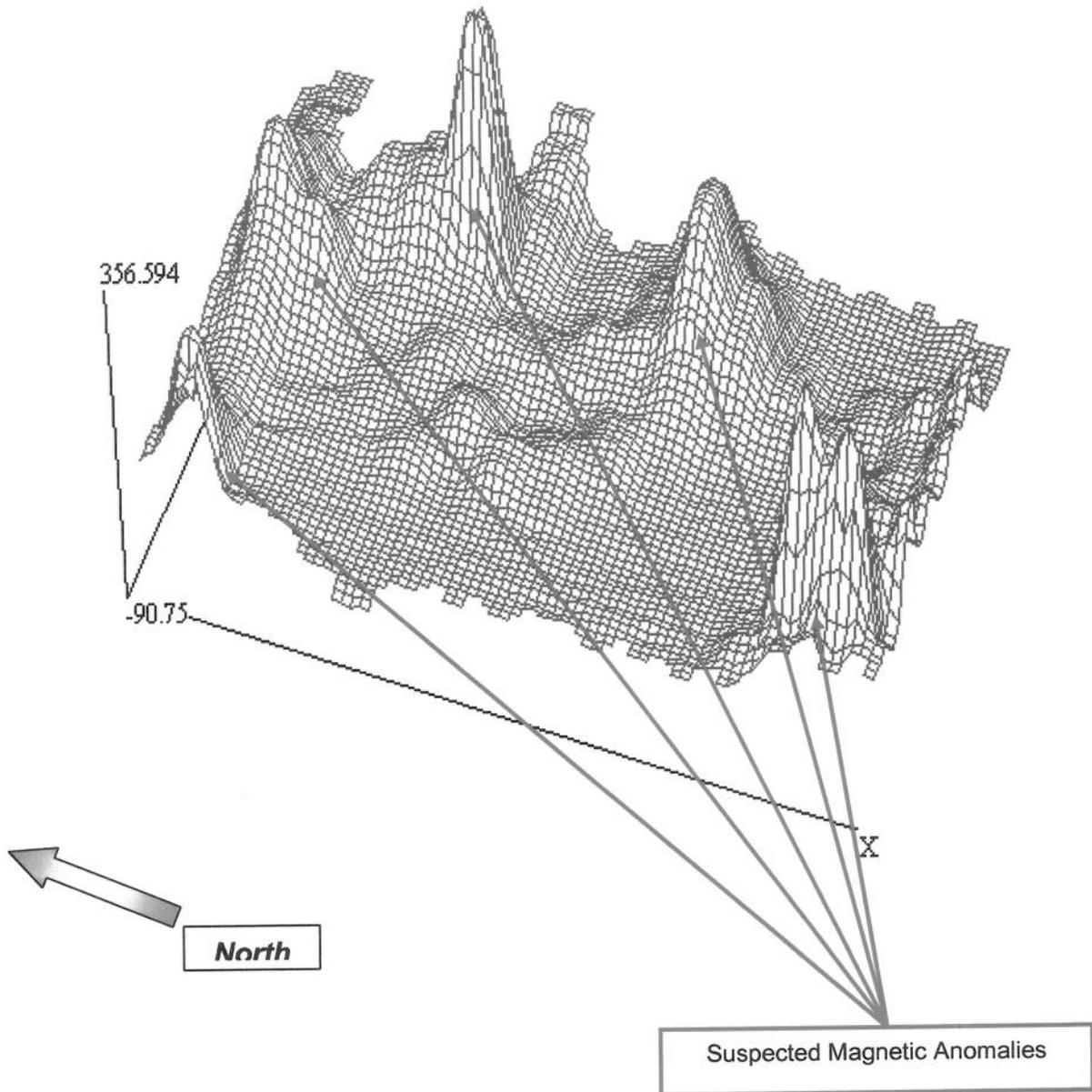
NOTES:

- (1) The base map for the geophysical survey was a 1950 Sanborn Map Co. fire insurance map.
- (2) The red survey grid lines (above) are spaced five (5) feet on-centers, and are referenced to the origin point, located at the northwest corner of the building at 428 South Avenue (see above).
- (3) Some snow cover was present during the survey.
- (4) Refer to Table No. 1 for locations of suspected magnetic anomalies and potential sources.

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GEOPHYSICAL (MAGNETOMETER) SURVEY
Differential Channel Results
420 South Avenue
Rochester, New York

03CLS077.90: EM-Survey, 420 South Ave., Rochester, NY (Differential Channel, a=20, e=50)



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GEOPHYSICAL (MAGNETOMETER) SURVEY
Differential Channel Results – "3D View"
420 South Avenue
Rochester, New York