



Construction Lending Services, Inc.

*Nailing the details Since 1981*

Construction Lending Services, Inc.  
P.O. Box 272  
Buffalo, NY 14205  
Phone: 716-854-0937  
Fax: 716-854-0718  
www.clsnailsit.com

## SUBSURFACE INVESTIGATION REPORT

for

VACANT COMMERCIAL PROPERTY  
420 & 426 SOUTH AVENUE  
ROCHESTER, NEW YORK 14607

PREPARED FOR:

MR. JOHN BILLONE  
FLOWER CITY PROPERTY MANAGEMENT  
277 ALEXANDER STREET  
ROCHESTER, NEW YORK 14607

PREPARED BY:

CONSTRUCTION LENDING SERVICES, INC.  
P.O. BOX 272  
BUFFALO, NEW YORK 14205

PROJECT NO. 03CLS077.90  
DATE: April 12, 2004



Construction Lending Services, Inc.  
P.O. Box 272  
Buffalo, NY 14205  
Phone: 716-854-0937  
Fax: 716-854-0718  
www.clsnailsit.com

*Nailing the details Since 1981*

April 12, 2004

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

**ATTN:** *Mr. John Billone, Jr.*

**RE:** *REPORT: Limited and Focused Subsurface Investigation for  
420 & 426 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 limited subsurface investigation which was undertaken at the above referenced property (refer to Figure No. 1). The purpose of the subsurface investigation was to investigate the potential for subsurface contamination associated with suspected underground storage tanks (UST) identified during the previous CLS geophysical survey undertaken in March 2004. The methodology and results of the survey and investigation are presented in the sections below.

### 1.0 Limited Subsurface Investigation

The limited subsurface investigation consisted of mobilizing a Geoprobe-type rig from BMS Drilling Services, Inc. to the site for the purpose of obtaining soil samples from thirteen (13) shallow soil borings (i.e., identified as B-1 through B-12 on Figure No. 1) located in the areas of the suspected USTs, the former grease pit, and other on-site areas. Continuous soil samples were obtained at each boring location. The recovered soil samples were logged in the field by the CLS senior geologist. The recovered soil samples were also scanned with a photoionization detector (PID) for total ionizable compounds (i.e., volatile organics) and evidence of olfactory/visual contamination. The subsurface investigation was undertaken on March 15, 2004.

All borings encountered topsoil and/or miscellaneous fill materials to a depth of 0.6 feet to four feet below ground surface (BGS), and underlying fine sand/silt to a depth of 12 feet BGS. Elevated photoionization detector (PID) readings were recorded between 9.5 feet and 12 feet BGS in borings B-2A and B-9. Petroleum-type odors were also recorded at the same depths. PID readings ranged from 45 parts per million (ppm) at 8 feet BGS in boring B-9, 85.5 ppm at 10 feet to 12 feet BGS in boring B-2A, to 195 ppm at 10 feet to 12 feet BGS in boring B-9.

## 2.0 Analytical Program

Based on the elevated PID readings and the gasoline odors recorded in borings B-2A and B-9 at a depth of 8 feet to 12 feet BGS, a soil sample representing the highest recorded PID reading (i.e., 195 ppm) was prepared for laboratory analysis. This soil sample was composited from a depth of 8 feet to 12 feet BGS, placed into pre-cleaned laboratory containers, and shipped under chain-of-custody protocols to the analytical laboratory, Waste Stream Technology, Inc., in Buffalo, New York. The sample description is incorrectly identified on the laboratory report as being associated with boring B-10. Boring B-10 was reidentified as boring B-9 in the field. The sample was submitted for the following analyses:

- Volatile organics (VOCs) via USEPA Method 8021,
- Semi-volatile organics (SVOCs) via USEPA Method 8270, and
- Landfill characterization including ignitability, Toxicity Characteristic Leaching Procedure (TCLP) lead, and TCLP benzene.

The results of the analytical testings are presented below.

## 3.0 Analytical Results

The analytical results are presented in the attached Table No. 1. Based on these results, the New York State Department of Environmental Conservation (NYSDEC) does not need to be contacted regarding a potential spill condition. It should be noted that, the soil clean-up guidance levels, promulgated by NYSDEC TAGM #4046, were not exceeded. The encountered subsurface contamination is minor and is below NYSDEC STARS guidance values for petroleum-impacted sites. It should also be noted that no semi-volatile organics were detected above the method detection limits.

In addition, the subsurface soils are not considered hazardous based on ignitability (> 200°F), TCLP benzene and TCLP lead (both non-detected).

## 4.0 Conclusions

*Construction Lending Services, Inc. (CLS)* has undertaken a limited subsurface investigation at the subject property. Based solely on analytical results and subsurface conditions, no compounds were detected above either the NYSDEC STARS Memo #1 Alternative Guidance Values or the NYSDEC TAGM #4046 Soil Clean-up Guidance Values. Subsequently, remediation of the subject property in the area of the suspected former USTs is at the discretion of the subject property owner. The presence of as many as five magnetic anomalies, all or some of which may still be associated with USTs exist on the subject property. It is recommended that these anomalies be investigated further and that the suspected USTs be properly closed in accordance with NYSDEC UST regulations. The ultimate impacted area associated with the suspected USTs could only be determined during the actual UST closure efforts to be undertaken on-site.

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



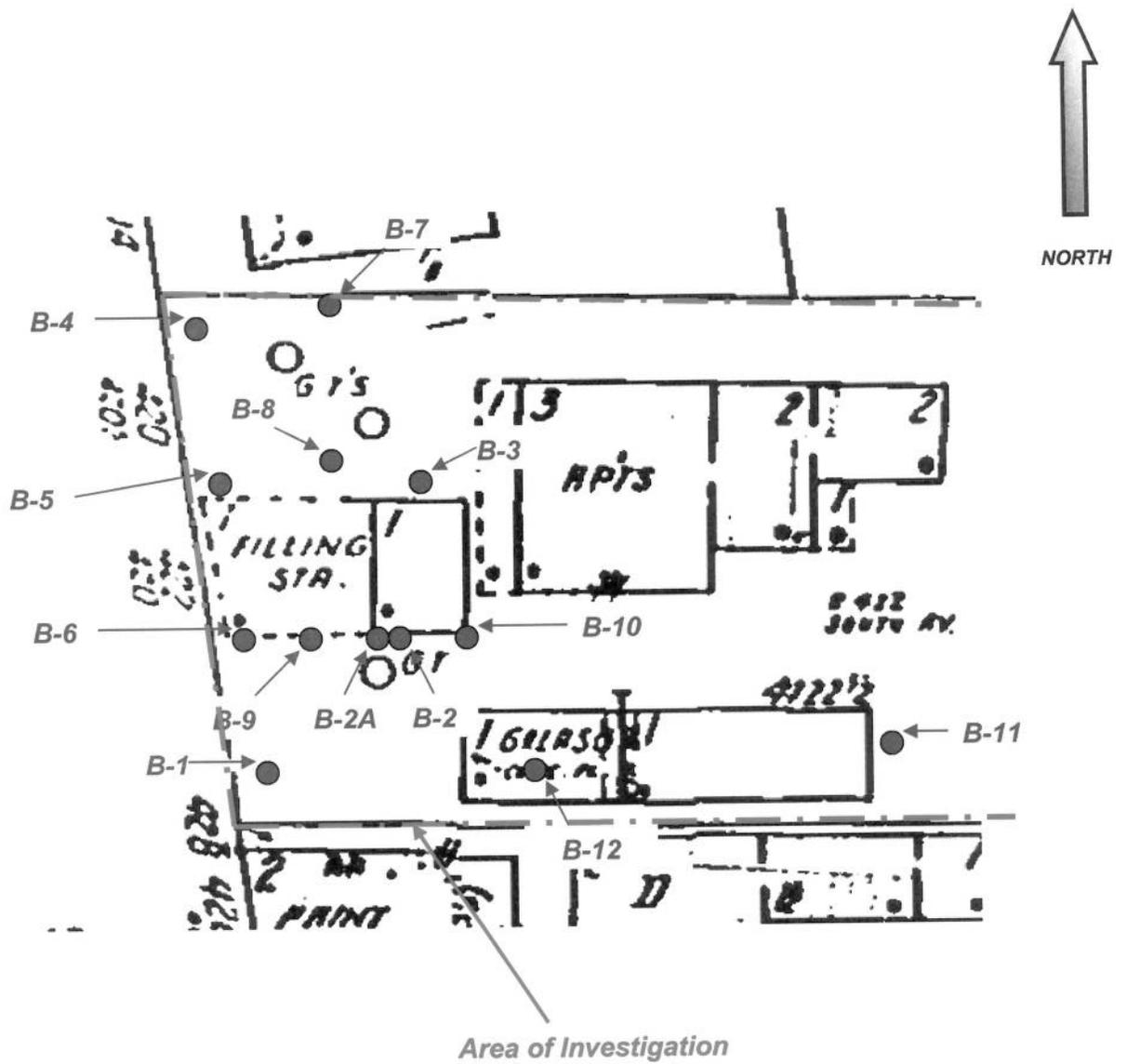
David J. Topian  
President

Attachments

**Soil - VOCS Analysis via USEPA Method 8021 (STARS)**

<i>Compound</i>	<i>Boring B-2A/B-9 (1)</i>	<i>NYSDEC STARS Memo #1 Guidance Values (2)</i>	<i>NYSDEC TAGM #4046 Guidance Values (3)</i>
Toluene	7.0	100	1,500
o-Xylene	10.0	100	1,200
1,3,5-Trimethylbenzene	35.0	100	3,300
tert-Butylbenzene	52.0	N/A	10,000
sec-Butylbenzene	47.0	100	10,000
n-Butylbenzene	29.0	100	10,000

- Notes: (1), (2), (3) All results are presented in parts per billion (ppb) or  $\mu\text{g}/\text{kg}$   
(2) The NYSDEC STARS Guidance Values determine if the encountered contamination is reportable  
(3) The NYSDEC Technical and Administrative Guidance Memorandum (TAGM) #4046 Guidance Values, promulgated August 2001, determine if clean-up is required.



- NOTES:**
- 1) The 1950 Sanborn Fire Insurance Company map was used as the base map for the soil boring location plan.
  - 2) All soil boring locations are approximate and are accurate to the scale of the drawing and field measurements obtained during the drilling activities.

<b>Construction Lending Services, Inc.</b> P.O. Box 272 Buffalo, New York 14205 Tel. (716) 854-0937 Fax (716) 854-0718	<b>Soil Boring Location Plan</b> 420 & 426 South Avenue Rochester, New York 14607
	Job No. 03CLS077.90 Date: April 12, 2004





























**WASTE STREAM TECHNOLOGY, INC.**

302 Grote Street  
Buffalo, NY 14207  
(716) 876-5290

**Analytical Data Report**  
Report Date: 04/01/04  
Work Order Number: 4C16010

**Prepared For**  
Andrew Kucserik  
Construction Lender Services  
Po Box 272  
Buffalo, NY 14205  
Fax: (716) 854-0718  
Site: 420-426 South Ave., Rochester

Enclosed are the results of analyses for samples received by the laboratory on 03/16/04. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



\_\_\_\_\_  
Brian S. Schepart, Ph.D., Laboratory Director

ENVIRONMENTAL LABORATORY ACCREDITATION CERTIFICATION NUMBERS  
NYSDOH ELAP #11179 NJDEPE #73977 PADEP #68757



Construction Lender Services  
Po Box 272  
Buffalo NY, 14205

Project: 420-426 South Ave., Rochester  
Project Number: 420-426 South Ave., Rochester  
Project Manager: Andrew Kucserik

**Reported:**  
04/01/04 15:15

**ANALYTICAL REPORT FOR SAMPLES**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Boring B-2 & B-10	4C16010-01	Soil	03/15/04 15:35	03/16/04 08:20

Construction Lender Services  
Po Box 272  
Buffalo NY, 14205

Project: 420-426 South Ave., Rochester  
Project Number: 420-426 South Ave., Rochester  
Project Manager: Andrew Kucserik

Reported:  
04/01/04 15:15

**TCLP Metals by 6000/7000 Series Methods**  
**Waste Stream Technology Inc.**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Boring B-2 &amp; B-10 (4C16010-01) Soil</b> <b>Sampled: 03/15/04 15:35</b> <b>Received: 03/16/04 08:20</b>									
Lead	ND	0.075	mg/L	5	AC42307	03/23/04	03/24/04	EPA 6010B	

Construction Lender Services  
 Po Box 272  
 Buffalo, NY, 14205

Project: 420-426 South Ave., Rochester  
 Project Number: 420-426 South Ave., Rochester  
 Project Manager: Andrew Kucsewik

Reported:  
 03/30/04 11:28

**Volatile Organic Compounds by EPA Method 8021A**  
**Waste Stream Technology Inc.**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Boring B-2 & B-10 (4C16010-01RE1) Soil Sampled: 03/15/04 15:35 Received: 03/16/04 08:20									
Methyl tert-butyl ether	ND	24	ug/kg dry	1	AC42604	03/26/04	03/26/04	8021	U
benzene	ND	2	"	"	"	"	"	"	U
toluene	7	2	"	"	"	"	"	"	U
ethylbenzene	ND	2	"	"	"	"	"	"	U
m,p-xylene	ND	5	"	"	"	"	"	"	U
o-xylene	10	2	"	"	"	"	"	"	U
isopropylbenzene	ND	5	"	"	"	"	"	"	U
n-propylbenzene	ND	5	"	"	"	"	"	"	U
1,3,5-trimethylbenzene	35	5	"	"	"	"	"	"	U
tert-butylbenzene	52	5	"	"	"	"	"	"	U
1,2,4-trimethylbenzene	ND	5	"	"	"	"	"	"	U
sec-butylbenzene	47	5	"	"	"	"	"	"	U
p-isopropyltoluene	ND	5	"	"	"	"	"	"	U
n-butylbenzene	29	5	"	"	"	"	"	"	U
naphthalene	ND	5	"	"	"	"	"	"	U
Surrogate: n,a,a-Trifluorotoluene		90.6%	73-130						

Construction Lender Services  
 Po Box 272  
 Buffalo NY, 14205

Project: 420-426 South Ave., Rochester  
 Project Number: 420-426 South Ave., Rochester  
 Project Manager: Andrew Kucserik

Reported:  
 04/01/04 15:15

**Semivolatile Organic Compounds by EPA Method 8270C**  
**Waste Stream Technology Inc.**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Boring B-2 &amp; B-10 (4C16010-01) Soil    Sampled: 03/15/04 15:35    Received: 03/16/04 08:20</b>									
naphthalene	ND	67	ug/kg dry	1	AC41710	03/17/04	03/17/04	8270	U
anthracene	ND	67	"	"	"	"	"	"	U
acenaphthene	ND	67	"	"	"	"	"	"	U
Acenaphthylene	ND	67	"	"	"	"	"	"	U
Benzo (a) anthracene	ND	67	"	"	"	"	"	"	U
Benzo (b) fluoranthene	ND	67	"	"	"	"	"	"	U
Benzo (k) fluoranthene	ND	67	"	"	"	"	"	"	U
Benzo (g,h,i) perylene	ND	67	"	"	"	"	"	"	U
Benzo (a) pyrene	ND	67	"	"	"	"	"	"	U
chrysene	ND	67	"	"	"	"	"	"	U
Dibenz (a,h) anthracene	ND	67	"	"	"	"	"	"	U
fluoranthene	ND	67	"	"	"	"	"	"	U
fluorene	ND	67	"	"	"	"	"	"	U
Indeno (1,2,3-cd) pyrene	ND	67	"	"	"	"	"	"	U
phenanthrene	ND	67	"	"	"	"	"	"	U
pyrene	ND	67	"	"	"	"	"	"	U
<i>Surrogate: Nitrobenzene-d5</i>		76.1 %	48-122		"	"	"	"	
<i>Surrogate: 2-Fluorobiphenyl</i>		76.1 %	50-121		"	"	"	"	
<i>Surrogate: Terphenyl-d14</i>		80.2 %	36-134		"	"	"	"	

Construction Lender Services  
Po Box 272  
Buffalo NY, 14205

Project: 420-426 South Ave., Rochester  
Project Number: 420-426 South Ave., Rochester  
Project Manager: Andrew Kucserik

Reported:  
04/01/04 15:15

**TCLP Volatile Organic Compounds by EPA Method 1311/8260B**  
**Waste Stream Technology Inc.**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Boring B-2 &amp; B-10 (4C16010-01) Soil    Sampled: 03/15/04 15:35    Received: 03/16/04 08:20</b>									
Benzene	ND	5	ug/l	10	AC42304	03/22/04	03/23/04	8021	U
Surrogate: a,a,a-Trifluorotoluene		103 %	74-132		"	"	"	"	

Construction Lender Services  
Po Box 272  
Buffalo NY, 14205

Project: 420-426 South Ave., Rochester  
Project Number: 420-426 South Ave., Rochester  
Project Manager: Andrew Kucserik

Reported:  
04/01/04 15:15

**Physical Parameters by APHA/ASTM/EPA Methods**  
**Waste Stream Technology Inc.**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Boring B-2 &amp; B-10 (4C16010-01) Soil    Sampled: 03/15/04 15:35    Received: 03/16/04 08:20</b>									
Ignitability by Flashpoint	>200		°F	I	AC42224	03/22/04	03/22/04	EPA 1010	

Construction Lender Services  
Po Box 272  
Buffalo NY, 14205

Project: 420-426 South Ave., Rochester  
Project Number: 420-426 South Ave., Rochester  
Project Manager: Andrew Kucserik

**Reported:**  
04/01/04 15:15

### Notes and Definitions

U Analyte included in the analysis, but not detected  
DET Analyte DETECTED  
ND Analyte NOT DETECTED at or above the reporting limit  
NR Not Reported  
dry Sample results reported on a dry weight basis  
RPD Relative Percent Difference

## NOTICE TO CLIENTS

RE: Thermal Preservation of Samples

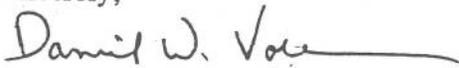
The New York State Department of Health ELAP requires that the thermal preservation of samples be checked at the time of receipt. If the temperature of the samples is not within the required  $4^{\circ}\text{C} \pm 2^{\circ}\text{C}$ , the temperature discrepancy must be noted on our sample receipt form and noted in the final result report.

There are some exceptions to the thermal preservation requirement as follows;

- Samples that are received on the same day that they are collected do not need to meet this requirement.
- Oil samples do not require thermal preservation.
- Wipe samples do not require thermal preservation.
- Samples for metal analysis do not require thermal preservation, however, aqueous samples must be acid preserved to a  $\text{pH} < 2$ .

We would like to make every effort to assist our clients in meeting the thermal preservation requirement and encourage you to call Mr. Paul Morrow or me if you have any questions. Thank you.

Sincerely,



Daniel W. Vollmer  
QA/QC Officer



**CHAIN OF CUSTODY**

REPORT TO: *Construction Lending Service*  
 P.O. Box 272  
 Buffalo, N.Y. 14205  
 CONTACT: *Andrew J. Kucenak*  
 PH. # ( ) *716-854-0937*  
 FAX # ( ) *716-854-0718*  
 BILL TO: *Same*  
 PO# *03665077.90*  
 PROJECT DESCRIPTION: *420-1226 South Ave Rochester*  
 SAMPLER SIGNATURE: \_\_\_\_\_

OFFICE USE ONLY  
 GROUP # *4C16010*  
 DUE DATE \_\_\_\_\_

PAGE *1* OF *1*

ARE SPECIAL DETECTION LIMITS REQUIRED:  
 YES  NO   
 If yes please attach requirements.

TURN AROUND TIME: *10 BD*  
 QUOTATION NUMBER: \_\_\_\_\_

DW DRINKING WATER  
 GW GROUND WATER  
 SW SURFACE WATER  
 WW WASTE WATER  
 O OIL

SL SLUDGE  
 SO SOIL  
 S SOLID  
 W WIPE  
 OTHER \_\_\_\_\_

Is a QC Package required:  
 YES  NO   
 If yes please attach requirements

SAMPLE I.D.	DATE SAMPLED	TIME OF SAMPLING	SAMPLE TYPE	TOTAL NO. OF CONTAINERS	ANALYSES TO BE PERFORMED										TYPE OF CONTAINER/ COMMENTS:	OFFICE USE ONLY WST. I.D.	
					8021 STRKS	8070 STRKS	TCLP Benzene	TCLP Lead	Ignitability	8021 STRKS	8070 STRKS	TCLP Benzene	TCLP Lead	Ignitability			
1 <i>Boring B-2 of B-10</i>	<i>3/15</i>	<i>3:35</i>	<i>50</i>	<i>4</i>	<input checked="" type="checkbox"/>	<i>PID ~ 95ppm</i>	<i>01</i>										
2																	
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	

REMARKS:

RELINQUISHED BY: <i>Paul V. [Signature]</i>	DATE: <i>3/16/04</i>	TIME: <i>8:20AM</i>	RECEIVED BY: <i>[Signature]</i>	DATE: <i>3/16/04</i>	TIME: <i>8:20</i>
RELINQUISHED BY: _____	DATE: <i>1/1</i>	TIME: _____	RECEIVED BY: _____	DATE: <i>1/1</i>	TIME: _____