

EMPIRE **GEO** SERVICES, INC.

A SUBSIDIARY OF SJB SERVICES, INC.

June 4, 2010
Empire Project Number RE-10-003

Flower City Management & Development
The Medical Arts Building (USGBC LEED Certified)
277 Alexander Street, Suite 200
Rochester, New York 14607

Phone: 585-697-3399
Fax: 585-232-3474

Attention: Mr. John Billone, Jr. - President

Reference: Results of Environmental Subsurface Investigation
Site Located at 420 South Avenue
Rochester, New York

Dear Mr. Billone:

Empire GeoServices, Inc. (Empire) recently completed an Environmental Subsurface Investigation on the referenced parcel of property, as requested and authorized by Flower City Development. This report presents the findings of the investigation.

I. Background

Historical information included in a report prepared in 2004 by LCS, Inc. indicated that the site was used as a gasoline filling station during 1939-1953, including three underground storage tanks (USTs) and fuel dispensing pumps. Previous subsurface soil sampling by LCS, Inc. (2004) and NYETECH (2010) indicated localized areas of petroleum impact in subsurface soils. Three USTs and remnants of an in-ground hydraulic vehicle lift were excavated and removed by NYETECH during April, 2010. Based on this information, Flower City Development directed Empire to complete a subsurface investigation to evaluate current subsurface soil conditions, in preparation for site development.

**CORPORATE/
BUFFALO OFFICE**

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535 Summit Point Drive
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II. Subsurface Investigation

Empire's subsurface investigation included the advancement of 9 test borings (EGS-1 through EGS-9) using hollow stem augers with split-spoon soil sampling. The test borings were completed on May 21, 2010 under the direction of an Empire environmental geologist and the boring locations are indicated on the attached figure. The soil sampling was completed in general accordance with *ASTM D1586 – Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils*. At each boring location, continuous soil sampling was completed from a depth of five feet below ground surface to the termination depth at auger or sampler refusal. Auger refusal is assumed to indicate the top of competent bedrock. No soil samples were collected above a depth of five feet because previous studies did not indicate evidence of petroleum impact above this level. The Empire geologist visually classified the recovered soil samples in the field, and prepared individual subsurface logs indicating the soil or fill types, indications of contamination, and other pertinent observations including water level, if any.

Recovered soil samples were screened for vapors containing volatile organic compounds (VOCs) using an Ion Science PhoCheck 1000 Photoionization Detector (PID) equipped with a 10.6 eV lamp. The PID will detect, if present, the aggregate concentration of many VOCs at a practical threshold of approximately 1-2 parts per million (ppm). In addition, the soil samples were visually inspected for discoloration and staining. Test boring information is summarized in Table 1 and included on the attached test boring logs.

Table 1 – Summary of Test Borings

Location ID	Refusal Depth (ft)	Depth to Water (ft)	PID (ppm)	Depth Interval of PID Detection / Observations
EGS-1	6.0	no water	Background	
EGS-2	11.8	no water	Background	
EGS-3	16.6	11.4	140 - 2,900	10'-14' / petroleum odor 10'-12'
EGS-4	16.0	no water	Background	
EGS-5	12.0	no water	6	11'-11.8' / slight petroleum odor
EGS-6	10.9	no water	550	10.5'-10.9' / petroleum odor
EGS-7	11.2	no water	Background	
EGS-8	14.1	10.8	Background	
EGS-9	11.4	no water	13	10.6'-11' / slight petroleum odor

III. Subsurface Conditions

The subsurface conditions encountered at the nine test boring locations included fill materials ranging in thickness from less than five feet to nine feet. The fill materials generally consisted of silty sand with varying amounts of gravel and occasional traces of cinders and cobbles. Beneath the fill, native soils typically consisted of wet sands with varying amounts of gravel and silt and occasional silty clay seams. Free-standing water was encountered at two of the boring locations at depths of approximately 10.8 feet and 11.4 feet.

As indicated in Table 1, soil samples recovered from locations EGS-3, EGS-5, EGS-6, and EGS-9 had petroleum odors and elevated PID readings. Soil samples from depths of about 10 - 14 feet in test boring EGS-3, located in the excavation area for Northwest Tank #3, had very high PID readings (maximum of 2,900 ppm) and strong petroleum odors. Soil recovered from a depth of about 10.5 - 10.9 feet in boring EGS-6, located in the excavation area for South Tank #1, had elevated PID readings (maximum of 550 ppm) and petroleum odors. Slight petroleum odors and PID readings just above background on soil recovered from borings EGS-5 and EGS-9 at a depth of approximately 11 feet are considered to be insignificant. PID readings were at background levels for soil samples obtained from locations EGS-1, EGS-2, EGS-4, EGS-7, and EGS-8.

IV. Laboratory Testing

Two soil samples were selected for laboratory analysis. A sample collected from test boring EGS-3 at a depth of 10 - 12 feet, and a sample collected from boring EGS-6 at a depth of 10.5 - 10.9 feet were analyzed utilizing EPA Method 8260 for NYSDEC STARS listed volatile organic compounds (VOCs) and NYSDEC STARS listed semivolatile organic compounds (SVOCs).

V. Laboratory Results

No NYSDEC STARS listed SVOCs were detected in either of the two soil samples. STARS listed VOCs were detected in both soil samples as indicated below collected from soil probe P-11 at a depth of 6.8 - 8.0 feet, as summarized in Tables 2 & 3. The laboratory reports are attached.

Add a column for Part 375 values?

6/18/10 DER 10 Part 375? Restricted Res.

Table 2 - Summary of VOCs Detected in Soil Samples

Compound	EGS-3 Result (ppb)	EGS-6 Result (ppb)	NYSDEC TAGM 4046 Soil Cleanup Objective (ppb)
n-Propylbenzene	484		3,700
1,2,4-Trimethylbenzene	954	9.99	10,000
sec-Butylbenzene		21.1	10,000
m,p-Xylene		10.0	1,200
Total Detected VOCs	1,438	41.09	10,000

10-12' is this worst case? very high PID but low lab results

As indicated in Table 2, the detected individual and total VOC concentrations are below their NYSDEC TAGM 4046 respective soil cleanup objectives.

VI. Discussion

Northwest Tank #2 Area

OK

The total detected VOC concentration for the soil sample collected from boring EGS-3 is much lower than expected considering the very high PID reading and strong petroleum odor in the field. The total VOC concentration of 1,438 ppb is similar to that obtained by NYETECH for a soil sample collected from the tank excavation floor of 966 ppb. No PID

readings above background levels were obtained in the LCS, Inc. test borings in this area, although the LCS locations were outside the tank area.

South Tank #1 Area

The total detected VOC concentration for the soil sample collected from boring EGS-6 is somewhat lower than expected considering the elevated PID reading and petroleum odor in the field. The total VOC concentration of 41.09 ppb is well-below that obtained by NYETECH for a soil sample collected from the tank excavation floor of 62,900 ppb. A soil sample analyzed by LCS, Inc. in this area had a total VOC concentration of 180 ppb.

General

In some cases, NYSDEC requires a remedial effort based on odors and/or elevated PID readings, even when lab results indicate VOC concentrations below the TAGM 4046 objectives. This may apply in the area of Northwest Tank #2, where total VOC concentrations are well-below the TAGM 4046 objectives, but very high PID readings (2,900 ppm) and very strong petroleum odors were obtained on soil from depths of approximately 10 – 14 feet. In the area of South Tank #1, soil recovered by Empire, NYETECH, and LCS had elevated PID readings, odors, and detected VOC lab results, with the NYETECH result (62,900 ppb) exceeding the NYSDEC TAGM 4046 cleanup objective of 10,000 ppb. Results of investigations by all three consultants appear to indicate that petroleum impacts are limited to the immediate areas of Northwest Tank #2 and South Tank #1.

Empire understands that current site development plans include a building with a basement, with construction including excavations into the depth intervals where evidence of petroleum impacts was encountered. Therefore it may be advisable to excavate and remove the petroleum impacted soil from the two localized areas ~~prior to construction.~~

during the construction project

VI. Cost Estimate for Removal of Petroleum Impacted Soil

The following cost estimate assumes that an area of 20 feet by 20 feet will be excavated in each of the two tank areas, with a vertical impacted interval of five feet. Assumed soil density is 110 pounds per cubic foot. We have also assumed that clean backfill will not be needed due to the pending building construction.

1. Collection and Analysis of Soil for Waste Characterization for Landfill Acceptance \$2,000 lump sum	\$2,000.00
2. Excavator with Operator, including Mob / Demob 3 days @ \$1,500/day	\$4,500.00
3. Transport and Disposal of Non-Hazardous Petroleum Impacted Soil 220 tons @ \$40/ton	\$8,800.00

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

City recommends removing Cost Estimate portion from Report submitted to NYSDEC

4. Field Oversight and Documentation 3 days at \$350/day	\$1,050
5. Project Coordination, Regulatory Interface, and Reporting \$500 lump sum	<u>\$500.00</u>
TOTAL ESTIMATE	\$16,850.00

This estimated cost is for budgetary purposes only and actual costs may be greater or less, depending on conditions encountered during the work.

IX. Closing

This report has been prepared for the exclusive use of Flower City Development for the specific application to the subject site in accordance with generally accepted environmental practices. If you have any questions or if we can provide further assistance, please contact our office at (585) 359-2730.

Respectfully Submitted,
EMPIRE GEO SERVICES, INC.



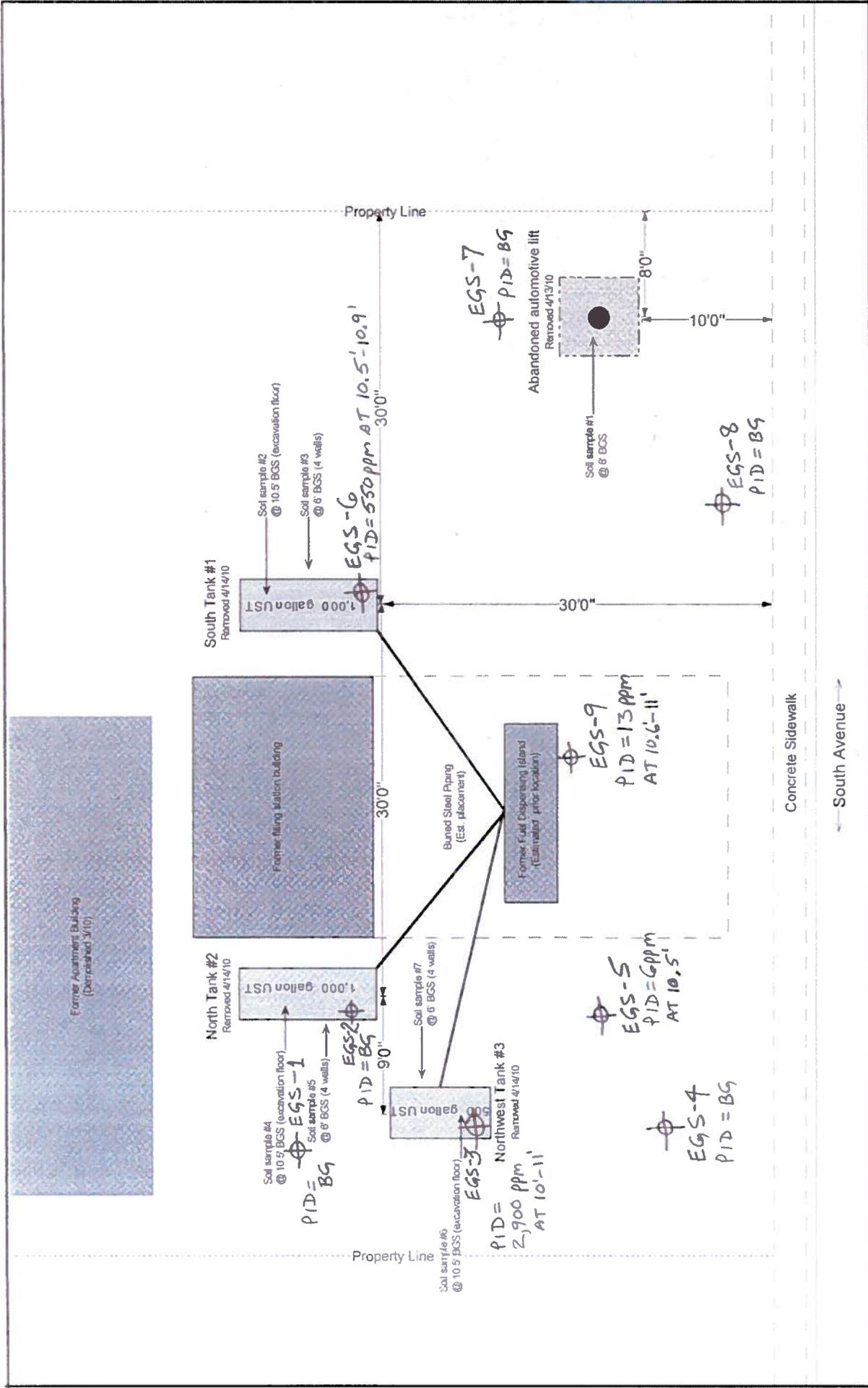
David R. Steiner
Senior Engineering Geologist
Project Manager



Charles B. Guzzetta
Rochester District Manager

Attachments:

- Figure
- Direct Push Logs
- Paradigm Environmental Services, Inc. Analytical Report



UST Removal- Site Map

Approximate Scale 1" = 10'

ENVIRONMENTAL SOIL SAMPLING
 MAY 21, 2010
 Site Name: 420 South Avenue
 Rochester, NY 14607



May 5, 2010



Prepared by:

EGS-2 - LOCATION OF SOIL SAMPLING ON 5-21-2010

DATE
 START 5/21/2010
 FINISH 5/21/2010
 SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG



HOLE NO. EGS-1
 SURF. ELEV. _____
 G.W. DEPTH See Notes

PROJECT: ENVIRONMENTAL SOIL SAMPLING LOCATION: 420 SOUTH AVENUE
 PROJ. NO.: RE-10-003 ROCHESTER, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER					SOIL OR ROCK CLASSIFICATION	NOTES
		0/6	6/12	12/18	N	PID		
0							Auger only 0' - 5' - No Split Spoon Sampling	
1								
2								
3								
4								
5	1	11	50/0.2	REF		BG	Red-Brown, f-m SAND, little Silt (moist-wet, FILL)	
6							Red-Brown Clayey SILT, little f-m Sand, tr.-little f-c Gravel (moist, ML-CL)	
7							Boring Complete with Auger Refusal at 6.0'	No free standing water encountered at boring completion. PID = Photoionization detector readings in parts per million (ppm). BG = Background PID reading.
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW CLASSIFIED BY: Geologist
 DRILLER: A. KOSKE DRILL RIG TYPE: CME-550X
 METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

DATE
 START 5/21/2010
 FINISH 5/21/2010
 SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG



HOLE NO. EGS-2
 SURF. ELEV. _____
 G.W. DEPTH See Notes

PROJECT: ENVIRONMENTAL SOIL SAMPLING LOCATION: 420 SOUTH AVENUE
 PROJ. NO.: RE-10-003 ROCHESTER, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER					SOIL OR ROCK CLASSIFICATION	NOTES
		0/6	6/12	12/18	N	PID		
							Auger only 0' - 5' - No Split Spoon Sampling	
5	1	2	1				Brown f-m SAND, little Silt, tr. gravel (moist, loose, SP-SM) FILL	S-1 Poor Recovery
		1	2		2	BG		S-2 Poor Recovery
	2	3	4					
		2	2		6	BG		
10	3	WOR	2				Red-Brown Silty CLAY, tr.-little f-m Sand (moist, stiff, CL)	WOR = Weight of Rods
		12	22		14	BG	Grey and Red-Brown f-c SAND, some f-m Gravel, tr.-little Silt (wet, SW)	
	4	50/0.4			REF	BG		
							Boring Complete with Auger Refusal at 11.8'	No free standing water encountered at boring completion.
15								
20								

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW CLASSIFIED BY: Geologist
 DRILLER: A. KOSKE DRILL RIG TYPE: CME-550X
 METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

DATE
 START 5/21/2010
 FINISH 5/21/2010
 SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG



HOLE NO. EGS-3
 SURF. ELEV. _____
 G.W. DEPTH See Notes

PROJECT: ENVIRONMENTAL SOIL SAMPLING LOCATION: 420 SOUTH AVENUE
 PROJ. NO.: RE-10-003 ROCHESTER, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER					SOIL OR ROCK CLASSIFICATION	NOTES
		0/6	6/12	12/18	N	PID		
5							Auger only 0' - 5' - No Split Spoon Sampling	PID = Photoionization detector readings in parts per million (ppm). BG = Background PID reading.
	1	5	1/12"					
10	2	WOH/18"			1	BG	Brown f-c SAND, tr.gravel, tr.cinders, tr.silt (moist, FILL)	S-2 Poor Recovery WOH = Weight of Hammer and Rods
				2	WOH	BG		
15	3	WOR	5				Dark Grey f-c SAND, some f-c Gravel, tr.-little Silt (wet, firm, SW-SM)	Black Staining and Strong Petroleum odor at 10' - 12'
			12	18		17		
20	4		15	20		1100	(compact)	
			23	50/0.4		43		
15	5		35	49		140	Grey-Brown f-c GRAVEL, little f-c Sand, tr.silt (wet, v.compact, GW)	
			45	33		94		
20	6		18	15			Boring Complete with Sample Spoon Refusal at 16.6'	Free standing water recorded at 11.4' at boring completion.
			18	50/0.1		34		

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT FALLING 30-INCHES PER BLOW CLASSIFIED BY Geologist
 DRILLER: A. KOSKE DRILL RIG TYPE: CME-550X
 METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

DATE
 START 5/21/2010
 FINISH 5/21/2010
 SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG



HOLE NO. EGS-4
 SURF. ELEV. _____
 G.W. DEPTH See Notes

PROJECT: ENVIRONMENTAL SOIL SAMPLING LOCATION: 420 SOUTH AVENUE
 PROJ. NO.: RE-10-003 ROCHESTER, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER					SOIL OR ROCK CLASSIFICATION	NOTES
		0/6	6/12	12/18	N	PID		
							Auger only 0' - 5' - No Split Spoon Sampling	PID = Photoionization detector readings in parts per million (ppm). BG = Background PID reading.
5	1	4	48			Brown f-m SAND, tr.silt, occasional cobbles (moist, FILL)		
		20	7		68	BG		
	2	8	5			Red-Brown f-c SAND, little f-m Gravel, little Clayey Silt (moist, firm, SW-SM)		
		6	10		11	BG		
10	3	5	7			Contains tr.silt (wet, SW)		
		14	19		21	BG		
	4	18	18			(compact)		
		18	15		36	BG		
	5	12	19			Contains f-m Sand, tr.gravel, little Clayey Silt (wet, SP)		
15		23	27		42	BG		
	6	1	7			BG		
		50/0.0			REF	BG	Boring Complete with Sample Spoon Refusal at 16.0'	
							No free standing water encountered at boring completion.	
20							REF = Sample Spoon Refusal.	

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW CLASSIFIED BY Geologist
 DRILLER: A. KOSKE DRILL RIG TYPE: CME-550X
 METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

DATE
 START 5/21/2010
 FINISH 5/21/2010
 SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG



HOLE NO. EGS-5
 SURF. ELEV. _____
 G.W. DEPTH See Notes

PROJECT: ENVIRONMENTAL SOIL SAMPLING LOCATION: 420 SOUTH AVENUE
 PROJ. NO.: RE-10-003 ROCHESTER, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER					SOIL OR ROCK CLASSIFICATION	NOTES
		0/6	6/12	12/18	N	PID		
							Auger only 0' - 5' - No Split Spoon Sampling	PID = Photoionization detector readings in parts per million (ppm). BG = Background PID reading.
5	1	6	6				Brown f-c SAND, tr.-little Silt, tr.gravel (moist, firm, SP-SM)	S-2 Poor Recovery
		10	15		16	BG		
	2	12	14				Contains little f-m Gravel, little Clayey Silt (moist, SW-SM)	S-4 has very slight petroleum odor
		13	14		27	BG		
10	3	8	9				Contains some f-c Gravel, tr.silt (moist-wet, SW)	Boring Complete with Auger Refusal at 12.0'
		7	18		16	BG		
	4	28	50/0.2		REF	6		REF = Sample Spoon Refusal.
15								
20								

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW CLASSIFIED BY: Geologist
 DRILLER: A. KOSKE DRILL RIG TYPE: CME-550X
 METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

DATE
 START 5/21/2010
 FINISH 5/21/2010
 SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG



HOLE NO. EGS-6
 SURF. ELEV. _____
 G.W. DEPTH See Notes

PROJECT: ENVIRONMENTAL SOIL SAMPLING LOCATION: 420 SOUTH AVENUE
 PROJ. NO.: RE-10-003 ROCHESTER, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER					SOIL OR ROCK CLASSIFICATION	NOTES
		0/6	6/12	12/18	N	PID		
							Auger only 0' - 5' - No Split Spoon Sampling	Surface is approx. 1.5' below surrounding elevation in UST excavation area. PID = Photoionization detector readings in parts per million (ppm). BG = Background PID reading.
5	1	WOH/1'					Brown f-c SAND, some f-c Gravel, little Silt (moist, FILL)	S-1 Poor Recovery
		1/1'			1	BG		
	2	1	1				Contains some Clayey Silt	
		6	5		7	BG		
10	3	16	17				Brown f-c SAND, little f-m Gravel, tr.-little Silt (wet, v.compact, SW-SM)	S-3 Petroleum Odor at 10.5' - 10.9' with PID = 550
		49	50/0.4		66	550		
							Boring Complete with Auger Refusal at 10.9'	No free standing water encountered at boring completion.
15								
20								

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW CLASSIFIED BY: Geologist
 DRILLER A. KOSKE DRILL RIG TYPE: CME-550X
 METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

DATE
 START 5/21/2010
 FINISH 5/21/2010
 SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG



HOLE NO. EGS-7
 SURF. ELEV. _____
 G.W. DEPTH See Notes

PROJECT: ENVIRONMENTAL SOIL SAMPLING LOCATION: 420 SOUTH AVENUE
 PROJ. NO.: RE-10-003 ROCHESTER, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER					SOIL OR ROCK CLASSIFICATION	NOTES
		0/6	6/12	12/18	N	PID		
5							Auger only 0' - 5' - No Split Spoon Sampling	Few feet east of hydr. lift excavation. PID = Photoionization detector readings in parts per million (ppm). BG = Background PID reading.
	1	9	10					
		14	11		24	BG		
10	2	10	10				Red-Brown f-c SAND, tr.-little Silt, tr.gravel (moist, firm, SP-SM) Contains little f-c Gravel, little Silt (SW-SM) Contains occaional silty Clay seams Contains some f-m Gravel (wet)	S-1 Poor Recovery Silty, Clay seam at 9.2' - 9.6'
		11	10		21	BG		
	3	2	9					
		27	50/0.1		36	BG		
15							Boring Complete with Auger Refusal at 11.2'	No free standing water encountered at boring completion.
20								

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW CLASSIFIED BY: Geologist
 DRILLER A. KOSKE DRILL RIG TYPE: CME-550X
 METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

DATE
 START 5/21/2010
 FINISH 5/21/2010
 SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG



HOLE NO. EGS-8
 SURF. ELEV. _____
 G.W. DEPTH See Notes

PROJECT: ENVIRONMENTAL SOIL SAMPLING LOCATION: 420 SOUTH AVENUE
 PROJ. NO.: RE-10-003 ROCHESTER, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER					SOIL OR ROCK CLASSIFICATION	NOTES	
		0/6	6/12	12/18	N	PID			
							Auger only 0' - 5' - No Split Spoon Sampling	PID = Photoionization detector readings in parts per million (ppm). BG = Background PID reading.	
5	1	8	6				Tan-Brown f-m SAND, tr.silt (moist, FILL)		
		6	11		12	BG	(moist-wet)		
	2	9	23				Red-Brown f-c SAND, little Clayey Silt, tr.gravel (moist, compact, SP-SM)		
		17	17		40	BG			
10	3	9	8				Contains little f-c Gravel (wet, firm, SW-SM)		
		15	15		23	BG	Becomes Brown		
	4	16	15				Contains tr.-little f-m Gravel		
		15	13		30	BG	(compact)		
	5	50	60						
15		50/0.1			REF	BG	Boring Complete with Sample Spoon Refusal at 14.1'		Free standing water recorded at 10.8' at boring completion.
20									REF = Sample Spoon Refusal

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW CLASSIFIED BY: Geologist
 DRILLER: A. KOSKE DRILL RIG TYPE: CME-550X
 METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

DATE
 START 5/21/2010
 FINISH 5/21/2010
 SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG



HOLE NO. EGS-9
 SURF. ELEV. _____
 G.W. DEPTH See Notes

PROJECT: ENVIRONMENTAL SOIL SAMPLING LOCATION: 420 SOUTH AVENUE
 PROJ. NO.: RE-10-003 ROCHESTER, NEW YORK

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER					SOIL OR ROCK CLASSIFICATION	NOTES
		0/6	6/12	12/18	N	PID		
							Auger only 0' - 5' - No Split Spoon Sampling	PID = Photoionization detector readings in parts per million (ppm). BG = Background PID reading.
5	1	8	50/0.1		REF	BG	Brown f-m SAND, tr.gravel, tr.silt (moist, FILL)	
	2	9	5				Red-Brown f-c SAND, little Clayey Silt, tr.little f-m gravel (moist-wet, firm, SW-SM)	very slight petroleum odor 10.6' - 11.0'
		5	6		10	BG		
10	3	9	15					
		31	100/0.5		46	13		
							Boring Complete with Auger Refusal at 11.4'	No free standing water encountered at boring completion.
15								
20								REF = Sample Spoon Refusal

N = NO BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW CLASSIFIED BY Geologist
 DRILLER: A. KOSKE DRILL RIG TYPE CME-550X
 METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS



Analytical Report Cover Page

Empire Geoservices

For Lab Project # 10-2106
Issued May 28, 2010
This report contains a total of 6 pages

The reported results relate only to the samples as they have been received by the laboratory.

Any noncompliant QC parameters having impact on the data are flagged or documented on the final report.

All soil/sludge samples have been reported on a dry weight basis, unless qualified "reported as received". Other solids are reported as received.

Each page of this document is part of a multipage report. This document may not be reproduced except in its entirety, without the prior consent of Paradigm Environmental Services, Inc.

The Chain of Custody provides additional information, including compliance with sample condition requirements upon receipt. Sample condition requirements are defined under the 2003 NELAC Standard, sections 5.5.8.3.1 and 5.5.8.3.2.

NYSDOH ELAP does not certify for all parameters. Paradigm Environmental Services or the indicated subcontracted laboratory does hold certification for all analytes where certification is offered by ELAP unless otherwise specified.

Data qualifiers are used, when necessary, to provide additional information about the data. This information may be communicated as a flag or as text at the bottom of the report. Please refer to the following list of frequently used data flags and their meaning:

"ND" = analyzed for but not detected.

"E" = Result has been estimated, calibration limit exceeded.

"Z" = See case narrative.

"D" = Duplicate results outside QC limits. May indicate a non-homogenous matrix.

"M" = Matrix spike recoveries outside QC limits. Matrix bias indicated.

"B" = Method blank contained trace levels of analyte. Refer to included method blank report.



Semi-Volatile STARS Analysis Report for Soils/Solids/Sludges

Client: Empire Geoservices

Client Job Site: 420 South Ave.
Rochester, NY

Lab Project Number: 10-2106
Lab Sample Number: 7245

Client Job Number: N/A
Field Location: EGS-3, 10'-12'
Field ID Number: N/A
Sample Type: Soil

Date Sampled: 05/21/2010
Date Received: 05/24/2010
Date Analyzed: 05/27/2010

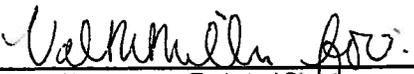
Base / Neutrals	Results in ug / Kg
Acenaphthene	ND< 312
Acenaphthylene	ND< 312
Anthracene	ND< 312
Benzo (a) anthracene	ND< 312
Benzo (a) pyrene	ND< 312
Benzo (b) fluoranthene	ND< 312
Benzo (g,h,i) perylene	ND< 312
Benzo (k) fluoranthene	ND< 312
Chrysene	ND< 312
Dibenz (a,h) anthracene	ND< 312
Fluoranthene	ND< 312
Fluorene	ND< 312
Indeno (1,2,3-cd) pyrene	ND< 312
Naphthalene	ND< 312
Phenanthrene	ND< 312
Pyrene	ND< 312

ELAP Number 10958

Method: EPA 8270C

Data File: S51296.D

Comments: ND denotes Non Detect
ug / Kg = microgram per Kilogram

Signature: 
Bruce Hoogesteger: Technical Director



Semi-Volatile STARS Analysis Report for Soils/Solids/Sludges

Client: Empire Geoservices

Client Job Site: 420 South Ave.
Rochester, NY
Client Job Number: N/A
Field Location: EGS-6, 10.5'-10.9'
Field ID Number: N/A
Sample Type: Soil

Lab Project Number: 10-2106
Lab Sample Number: 7246
Date Sampled: 05/21/2010
Date Received: 05/24/2010
Date Analyzed: 05/27/2010

Base / Neutrals	Results in ug / Kg
Acenaphthene	ND< 311
Acenaphthylene	ND< 311
Anthracene	ND< 311
Benzo (a) anthracene	ND< 311
Benzo (a) pyrene	ND< 311
Benzo (b) fluoranthene	ND< 311
Benzo (g,h,i) perylene	ND< 311
Benzo (k) fluoranthene	ND< 311
Chrysene	ND< 311
Dibenz (a,h) anthracene	ND< 311
Fluoranthene	ND< 311
Fluorene	ND< 311
Indeno (1,2,3-cd) pyrene	ND< 311
Naphthalene	ND< 311
Phenanthrene	ND< 311
Pyrene	ND< 311

ELAP Number 10958

Method: EPA 8270C

Data File: S51297.D

Comments: ND denotes Non Detect
ug / Kg = microgram per Kilogram

Signature: Bruce Hoogesteger
Bruce Hoogesteger: Technical Director



Volatile STARS Analysis Report for Soils/Solids/Sludges

Client: Empire Geoservices

Client Job Site: 420 South Ave.
Rochester, NY
Client Job Number: N/A
Field Location: EGS-3, 10'-12'
Field ID Number: N/A
Sample Type: Soil

Lab Project Number: 10-2106
Lab Sample Number: 7245
Date Sampled: 05/21/2010
Date Received: 05/24/2010
Date Analyzed: 05/26/2010

Aromatics	Results in ug / Kg
Benzene	ND< 170
n-Butylbenzene	ND< 850
sec-Butylbenzene	ND< 170
tert-Butylbenzene	ND< 425
Ethylbenzene	ND< 170
n-Propylbenzene	484
Isopropylbenzene	ND< 850
p-Isopropyltoluene	ND< 850
Naphthalene	ND< 425
Toluene	ND< 170
1,2,4-Trimethylbenzene	954
1,3,5-Trimethylbenzene	ND< 170
m,p-Xylene	ND< 170
o-Xylene	ND< 170
Miscellaneous	
Methyl tert-butyl Ether	ND< 170

ELAP Number 10958

Method: EPA 8260B

Data File: V75583.D

Comments: ND denotes Non Detect
ug / Kg = microgram per Kilogram

Signature: 
Bruce Hoogesteger: Technical Director



Volatile STARS Analysis Report for Soils/Solids/Sludges

Client: Empire Geoservices

Client Job Site: 420 South Ave.
Rochester, NY
Client Job Number: N/A
Field Location: EGS-6, 10.5'-10.9'
Field ID Number: N/A
Sample Type: Soil

Lab Project Number: 10-2106
Lab Sample Number: 7246
Date Sampled: 05/21/2010
Date Received: 05/24/2010
Date Analyzed: 05/26/2010

Aromatics	Results in ug / Kg
Benzene	ND< 8.07
n-Butylbenzene	ND< 40.3
sec-Butylbenzene	21.1
tert-Butylbenzene	ND< 20.2
Ethylbenzene	ND< 8.07
n-Propylbenzene	ND< 8.07
isopropylbenzene	ND< 40.3
p-Isopropyltoluene	ND< 40.3
Naphthalene	ND< 20.2
Toluene	ND< 8.07
1,2,4-Trimethylbenzene	9.99
1,3,5-Trimethylbenzene	ND< 8.07
m,p-Xylene	10.0
o-Xylene	ND< 8.07
Miscellaneous	
Methyl tert-butyl Ether	ND< 8.07

ELAP Number 10958

Method: EPA 8260B

Data File: V75584.D

Comments: ND denotes Non Detect
ug / Kg = microgram per Kilogram
Matrix spike outliers indicate probable matrix effects

Signature:
Bruce Hoogesteger: Technical Director

CHAIN OF CUSTODY



PROJECT NAME/SITE NAME:
420 SOUTH AVE.
ROCHESTER, NY

REPORT TO:

INVOICE TO:

COMPANY: EMPIRE GESS SERVICES	COMPANY: Same	LAB PROJECT #:	CLIENT PROJECT #:
ADDRESS: 5167 SOUTH PARK AVE	ADDRESS:	10-2106	
CITY: HAMBURG STATE: NY ZIP: 14075	CITY: STATE: ZIP:	TURNAROUND TIME: (WORKING DAYS)	
PHONE: 716-649-8118 FAX: 716-649-8057	PHONE: FAX:	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 5	STD OTHER
ATTN: D. STEINER / C. GUZZARDA	ATTN:	Quotation #	

COMMENTS: **PLEASE EMAIL RESULTS**

REQUESTED ANALYSIS

DATE	TIME	COMPOSITE	GRADES	SAMPLE LOCATION/FIELD ID	MATERIAL	CONTAMINANTS	REMARKS	PARADIGM LAB SAMPLE NUMBER
15-21-10	10:28	X		EGS-3, 10'-12'	SOIL	8260 STARS	PTD = 2, 900	7245
25-21-10	13:20	X		EGS-6, 10.5'-10.9'	SOIL	8270 STARS	PTD = 550	7246
3								
4								
5								
6								
7								
8								
9								
10								

LAB USE ONLY BELOW LINE

Sample Condition: Per NELAC/EIAP 210/2411242/243/244

Receipt Parameter: **NELAC Compliance**

Container Type: Y N

Preservation: **N/A** Y N

Holding Time: Y N

Temperature: **14°Ciced** Y N

Sampled By: *[Signature]* Date/Time: **5-21-10 / 13:20**

Relinquished By: *[Signature]* Date/Time: **5-21-10 / 13:04**

Received @ Lab By: *[Signature]* Date/Time: **5/24/10 1520**

P.L.F.

Total Cost:

Tank Remediation 1st Phase	\$	736	NYETECH	6834
Tank Remediation 1st Phase	\$	1,600	DDS	29771
Tank Removal	\$	9,176	NYETECH	6863
Lab Analysis/Closure Report	\$	3,208	NYETECH	6887

Invoice

Deposit on 420 South	\$	8,142	FCD
Payment in lieu of Taxes	\$	<u>2,622</u>	FCD
Sub-Total:	\$	25,484	

Empire Geo	\$	2,650.00
Empire Geo	\$	16,850.00

Work completed, waiting on invoice
Proposal for clean-up

Total: \$ 44,984

420 Purchase Price \$ 25,000

Kathy + John Billone
Fri 10⁰⁰ AM

DEC Meet?

DEQ investigation? \$

*update contract
for Billone*