

**Phase I Environmental Site
Assessment
88-94 Elm St
City of Rochester, New York**



August 2012



Stantec

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August 13, 2012

Mr. Joe Biondolillo
City of Rochester
Division of Environmental Quality
30 Church Street, Room 300B
Rochester, New York 14614-1278

**RE: Phase I Environmental Site Assessment
88-94 Elm Street
City of Rochester, Monroe County, New York**

190500745

Dear Joe

Pursuant to our contractual agreement, please find enclosed our Phase I Environmental Site Assessment (ESA) of the 0.14± acre parcel located at 88 Elm Street in the City of Rochester, Monroe County, New York. This investigation was conducted using the ASTM International E 1527-05 Standard (Standard Practice for Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process). All the information contained herein is true to the best of our knowledge and can be relied upon by the City of Rochester.

Should you have any questions or require further information, please feel free to call me at 585-413-5266.

Sincerely,

Michael P. Storonsky
Managing Principal, Environmental Services

Enclosure

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Executive Summary

This report presents the results of a Phase I Environmental Site Assessment (ESA) performed by Stantec Consulting Services Inc. (Stantec) of a 0.14± acre parcel located at 88-94 Elm Street in the City of Rochester, Monroe County, New York (subject property). The location of the subject property is shown on the attached Figure 1, Site Location Map.

The User, the City of Rochester, requested that Stantec complete a Phase I ESA to fulfill the requirements of the ASTM International E 1527-05 Standard (Standard Practice for Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-05)).

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the subject property. ASTM E 1527-05 defines the term RECs to mean the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release or material threat of release into structures, the ground, groundwater or surface water of the property.

Summary of Site Conditions

The subject property is a 0.14± acre parcel located at 88-94 Elm Street in the City of Rochester, Monroe County, New York (see Figure 1, Site Location Map and Figure 2, Site Plan). The property (Tax I.D. No. 121.24-1-15) is located on the northeast corner of the intersection of Elm Street and Atlas Street. The property is currently owned by the City of Rochester.

The property is improved with an 83,200± square foot thirteen story building including a basement and mechanical penthouse. The subject building is currently vacant and owned by the City of Rochester. Currently the subject building does not have operational electric, gas or water services.

The subject property is located in an urban area. Currently, commercial parcels, office space, a hotel, and parcels under construction surround the subject property. The former Midtown Plaza, which contained shops, restaurants and office space, was located west of the site; however, it was largely demolished and the site is currently under construction. North of the subject property is a Minuteman Press printing shop. The Cadillac Hotel is located to the east of the subject property. An office building is located to the south of the subject property. Occupants of the office could not be determined.

The thirteenth story mechanical penthouse contains two abandoned natural gas boilers, elevator machinery, electrical switches, an air compressor and a cooling tower. Three five-gallon buckets were observed by a compressor on the thirteenth floor. It appeared that they had been used for oil. Approximately one inch of product was observed in one of the containers, the other two were closed and it could not be determined if they were full. A one gallon container with product in it was observed in this area. *De minimis* staining was observed on the concrete around the compressor.

The basement contains a dry transformer, a sump, multiple floor drains, a centrifugal chiller, a tank which appears to have been part of the hot water system, and a pump control center. Historically, centrifugal chillers used chlorofluorocarbons as a refrigerant. On the chiller, a button was labeled "oil pump." The other floors of the building are open and each contains two bathrooms and a janitor closet with a sink. There are three elevator shafts in the subject building which open onto each floor; currently the elevators are inoperable.

The painted interior surfaces were in poor condition due to water damage and age. Considerable bird waste was observed on the upper two to three stories of the building, particularly in the eastern most stair way.

Fluorescent light bulbs, ballasts and electrical switches that have the potential to contain mercury and/or PCBs were observed in the mechanical penthouse. Additional universal waste maybe present in other electrical or HVAC equipment particularly thermostats, switches and batteries.

Asbestos abatement took place in the subject building from April through November 2010. Abatement work included: removal of spray-on fireproofing, pipe insulation, floor tiles and mastic, tar pipe wrap, transite panels and roof materials and selective demolition and disposal of asbestos containing materials including sheetrock walls, plaster walls, plaster ceiling, fiberglass insulations, ceiling panels, wiring, conduit, carpeting, mechanical ductwork and wall mounted HVAC units. Some red tape and white plastic, apparently left over from the asbestos abatement, were observed in the subject building. Asbestos containing materials that were left in place after the abatement include; structural fireproof on the bathroom and stairwell pipe chases from the basement to the 12th floor and on the 2nd floor, pipe fittings on the bathroom and stairwell pipe chases from the basement to the 12th floor and window glaze on the exterior windows from the 3rd to 12th floor and on the mechanical penthouse.

The subject property appears to have been developed prior to 1875 with two buildings, used as apartments from approximately 1905 through the late 1950s. The exact date of construction for the current building on the subject property could not be determined, however based on historical listings it appears to have been constructed during the 1960s and was originally used as part of the Rochester Hospital Services building. In 1969 a permit was issued to install elevators in an office building. From the late 1980s through the 1990s the subject property was used as an office building by various companies. The building was foreclosed on by the city in 1998 and has remained vacant. None of the past uses of the property are considered to be an REC.

Adjoining properties have historically been used as hotels, residences, office buildings and Midtown Plaza shopping center. The adjoining site to the east was listed as a hotel with a clothes cleaner in 1933 and 1937 and the adjoining site across Elm Street to the south was listed a hotel and a clothes cleaner/laundry facility in 1933, 1937 and 1943. There is no definitive evidence that these facilities were dry cleaners. Based on the available information, these former facilities are not considered to be an REC for the subject property.

Prior to the development of Midtown Plaza, the parcel that adjoined the subject property to the west was utilized as a gas station from the late 1920s through the late 1950s and the parcel adjoining the subject property to the southwest was used as a filling station from the late 1940s through the late 1950s. The locations of these former businesses were likely excavated to

facilitate construction of the basements, tunnels and subsurface parking garage for Midtown Plaza and are not considered to be RECs for the subject property.

Midtown Plaza was constructed in 1962 and served as a retail/shopping center and office space until 2008. In 1973, 1989 and 1994 there were listings for a dry cleaner within Midtown Plaza. Based on their presumed down gradient locations from the subject property and sanitary sewer connection at this location, these dry cleaners are not considered to be an REC for the subject property.

Findings and Opinions

Based on our Phase I ESA, no RECs were found in conjunction with the subject property.

Although not considered to be RECs, the following are noted:

- Confirmed asbestos containing materials that remain in the subject building include structural fireproofing, pipe fittings and window glaze. Prior to any future renovations or demolition in these areas, asbestos containing materials should be properly abated;
- Oil observed in the mechanical penthouse should be properly disposed of;
- The centrifugal chiller may contain chlorofluorocarbons or oil that should be tested and properly disposed of when they are cleaned removed;
- Universal wastes associated with fluorescent light bulbs, switches, thermostats and batteries associated with electrical and HVAC equipment should be disposed of properly;
- Damaged painted surfaces should be tested for lead and properly abated if determined to be lead based paint; and
- Pigeon waste should be removed and building openings sealed to prevent further occurrence.

Conclusions

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations ASTM Standard Practice E 1527-05 for Environmental Site Assessments, on a 0.14± acre parcel located at 88-94 Elm Street in the City of Rochester, Monroe County, New York. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 5.1, and 9 of this report. This Phase I ESA has revealed no recognized environmental conditions associated with the subject property.

1.0 Introduction

1.1. PURPOSE

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the property located at 88 Elm Street (subject property). ASTM E 1527-05 defines the term RECs to mean the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release or material threat of release into structures, the ground, groundwater or surface water of the property.

1.2. DETAILED SCOPE OF SERVICES

The Scope of Services developed for this Phase I ESA was outlined in our proposal dated July 2, 2012, which was subsequently approved by Mr. Mark Gregor, representative of the City of Rochester, on July 16, 2012 and a purchase order was issued on July 20, 2012. All work associated with this assessment was performed as proposed.

1.3. SIGNIFICANT ASSUMPTIONS

No significant assumptions, other than those listed in the relevant sections below, have been made in the preparation of this Phase I ESA.

1.4. LIMITING CONDITIONS AND METHODOLOGIES USED

This report presents a description of the conditions observed within and immediately surrounding the subject property at the time of the site visit. In addition, this assessment was based on a review of reasonably ascertainable federal, state, and local environmental records, a site reconnaissance of the properties, and interviews with individuals familiar with the current and historical uses of the property.

The findings, opinions, and conclusions presented in this report are based only on information gathered during these activities. Therefore, since much of the information has been provided by others, the accuracy of the conclusions drawn from this information is inherently related to the accuracy and reliability of the information that was provided.

1.5. SPECIAL TERMS AND CONDITIONS

As stated in the Scope of Services, this Phase I ESA does not include any of the following “non-scope considerations,” listed in E 1527-05, section 13.1.5: asbestos, lead-based paint, lead-in-drinking water, mold, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high-voltage power lines.

1.6. USER RELIANCE

This Phase I ESA report is intended for the sole use of the City of Rochester. The report may not be relied upon by any other party without the express written consent of Stantec. Any such consent will provide no greater rights to the third party than those held by the City of Rochester under the contract, and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter.

2.0 Site Description

2.1. LOCATION AND LEGAL DESCRIPTION

The subject property is a 0.14± acre parcel located at 88-94 Elm Street in the City of Rochester, Monroe County, New York (see Figure 1, Site Location Map and Figure 2, Site Plan). The property (Tax I.D. No. 121.24-1-15) is located on the northeast corner of the intersection of Elm Street and Atlas Street. The property is currently owned by the City of Rochester.

2.2. SITE AND VICINITY GENERAL CHARACTERISTICS

Site Elevation and Surface Water Drainage

According to the United States Geological Survey (USGS) 7.5 Minute topographic map (Rochester East Quadrangle), the subject property is approximately 540 feet above mean sea level (amsl). The subject property is situated on the center on a relatively high area in the City of Rochester. The subject property is generally flat. Surface drainage on the subject property and surrounding properties appears to be in multiple directions, being controlled by parking lots, buildings, roadways and associated storm drains. Storm drains are located on the sidewalk southeast of the building as well as along Atlas Street. Piping from the roof drains were stolen and missing for some time prior to replacement and as a result there has been water damage and flooding in the basement of the building.

Groundwater Flow Direction

Based on the proximity to the Genesee River, approximately 0.35 miles west of the site, and Dr. Richard Young's Groundwater Contour Maps for Monroe County (1980), regional groundwater is expected to flow to the northwest.

Geology

According to the Geologic Map of New York (Finger Lakes Sheet, by Rickard and Fisher, dated 1970) bedrock beneath the subject property is identified as the Akron Dolostone, part of the Bertie Formation.

According to the Surficial Geologic Map of New York – Finger Lakes Sheet (Cadwell, and others, 1986), the overburden soils generally consist of lacustrine silt and clay.

According to mapping prepared by the United States Department of Agriculture (USDA) Natural Resources Conservation Service, soils on the subject property are described as Urban Land, which consists of areas that have been so altered or obscured by public works and structures that identification of the native soils is not feasible.

2.3. CURRENT USE OF THE PROPERTY

The subject property is currently owned by the City as a result of a foreclosure. Prior to foreclosure it was used as office space. Currently the building on-site is vacant.

2.4. STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE

The subject property is located at the intersection of Elm Street and Atlas Street in the City of Rochester. The property is improved with an 83,200± square foot, vacant thirteen story building with a basement. The thirteenth story of the building consists of a mechanical penthouse which contains two abandoned natural gas boilers, elevator machinery, electrical switches, an air compressor and a cooling tower. The basement contains a dry transformer, a sump, multiple floor drains, a centrifugal chiller, a tank which appears to have been part of the hot water system, and a pump control center. The other floors of the building are open and each contains two bathrooms and a janitor closet with a sink. There are three elevator shafts in the subject building which open onto each floor; currently the elevators are inoperable. Public sidewalks are situated alongside the building to the south and west. South of the building on Elm Street is a ramp to the underground parking facility, previously used for Midtown Plaza.

Although not currently connected, potable water is available to the subject property from the City of Rochester Bureau of Water. Electric and natural gas services are available in the area surrounding the subject property. Municipal sanitary sewer is available to properties in the area of the subject property.

2.5. CURRENT USES OF THE ADJOINING PROPERTIES

The subject property is located in an urban area. Currently, commercial parcels, office space, a hotel and parcels under construction surround the subject property. The former Midtown Plaza, which contained shops, restaurants and office space, was located west of the site; however, it was largely demolished and the site is currently under reconstruction. North of the subject property is a Minuteman Press printing shop. The Cadillac Hotel is located to the east of the subject property. An office building is located to the south of the subject property. Occupants of the office could not be determined.

3.0 User Provided Information

The City of Rochester provided the following documentation as part of the completion of this Phase I ESA:

- A User Questionnaire dated August 6, 2012¹;
- An Asbestos Inspection Report for 88 Elm Street, prepared by ENSR for the City of Rochester Department of Environmental Services, dated October 29, 2001;
- An Asbestos Abatement Project Monitoring Report prepared by Barton & Loguidice for the City of Rochester Department of Neighborhood and Business Development dated January 2011;
- A legal Description of 88-94 Elm Street;
- A Building Condition Report – Mechanical Condition Assessment for 88 Elm Street, prepared by LaBella Associates, PC dated April 2011;
- A Summary Appraisal Report for 88-94 Elm Street, prepared by Bruckner, Tillett, Rossi, Cahill & Associates for the City of Rochester, dated February 15, 2011;
- A Typical Floor Plan for 88 Elm Street, prepared by LaBella Associates, PC dated April 6, 2011;
- Plat maps for the years 1875, 1888, 1900, 1910, 1926 and 1935; and
- Sanborn maps for the years 1961 and 1971.

3.1. TITLE RECORDS

An Abstract of Title was not provided for Stantec's review.

3.2. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. Joseph Biondolillo, representative of the City of Rochester, the User, indicated in a User Questionnaire dated August 6, 2012 that he does not know if any environmental liens or use limitations are associated with the subject property.

3.3. SPECIALIZED KNOWLEDGE

Mr. Biondolillo provided no specialized knowledge or experience that is material to any recognized environmental conditions in connection with the property.

¹ No specific individual employee of the City of Rochester was identified as the Key Site Manager as defined in the ASTM E1527-05 Standard. Joseph Biondolillo, from the Department of Environmental Services, completed the questionnaire to the best of his knowledge.

3.4. COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

It is Stantec's understanding that all commonly known or reasonably ascertainable information was provided by the User, the City of Rochester, to complete this Phase I ESA.

3.5. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No information was provided to Stantec that would indicate a valuation reduction in connection with the subject property due to environmental issues.

3.6. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the City of Rochester Geographic Information System (GIS) and the response to the Questionnaire, the subject property is currently owned by the City of Rochester.

3.7. REASON FOR PERFORMING PHASE I ENVIRONMENTAL SITE ASSESSMENT

This investigation was requested to identify, to the extent feasible, recognized environmental conditions with the subject property. It is understood that the parcel is owned by the City of Rochester via foreclosure. The City requested that Stantec complete a Phase I ESA to fulfill the requirements of the ASTM International E 1527-05 Standard (Standard Practice for Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process).

4.0 Records Review

4.1. STANDARD ENVIRONMENTAL RECORDS

An environmental regulatory database report, prepared by First Search Technology Corporation (FSTC), was obtained to assist in identifying recognized environmental conditions (RECs) in connection with the subject property. A copy of the FSTC database report is included as Appendix B of this report.

Federal Environmental Database/Records Review	Subject Property	Surrounding Properties	Radius
United States Environmental Protection Agency (EPA) National Priority List (NPL) Sites	--	--	1 mile
EPA Delisted NPL Sites	--	--	0.5 mile
EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	--	--	0.5 mile
EPA CERCLIS No Further Remedial Action Planned (NFRAP) Sites	--	--	0.5 mile
EPA Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) Facilities	--	--	1 mile
EPA RCRA Non-CORRACTS Treatment, Storage, and Disposal (TSD) Facilities	--	--	0.5 mile
EPA RCRA Small and Large Quantity Generators	Yes	2	Immediately Adjacent
US Brownfields	--	3	0.5 mile
EPA Institutional Control/Engineering Control Registries	--	--	Subject Property
Emergency Response Notification System (ERNS) Database	--	--	Subject Property
State NPL/CERCLIS Equivalent	--	6	1 mile
New York State Department of Environmental Conservation (NYSDEC) Volunteer Cleanup Program (VCP)	--	1	0.5 mile
NYSDEC Brownfields	--	2	0.5 mile
NYSDEC Solid Waste Landfill (SWL)	--	1	0.5 mile
NYSDEC Leaking Underground Storage Tanks (LUSTs) Spill Incidents	--	21	0.5 mile
NYSDEC Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST)	--	2	Immediately Adjacent
NYSDEC Index of Surficial Spill Incidents	--	5	Immediately Adjacent
Tribal Environmental Database/File Review	--	--	1 mile

EPA RCRA Small and Large Quantity Generators:

Subject Property: The site is listed as a no longer registered (NLR) RCRA small quantity generator (EPA ID #NYR000178814). The City of Rochester is listed as the owner. No other details are given. Based on the date in the listing (November 2010), it is assumed that this listing pertains to the asbestos, lead and PCB abatement discussed below in section 4.2.

Surrounding Properties: There are two listings on the EPA RCRA generator database for Midtown Plaza.

The first listing is for an active large quantity generator for "Asbestos and Hazardous Materials Abatement of Midtown Plaza Complex" located at 285 East Main Street (EPA ID #NYR000169334). Hazardous waste information includes ignitable waste, corrosive waste, mercury, benzene, chlordane, chloroform and spent halogenated solvents used for degreasing including; tetrachloroethylene, trichloroethylene, methylene chloride, 1,1,1-trichloroethane, carbon tetrachloride and chlorinated fluorocarbons.

The second listing is a NLR RCRA generator for Midtown Holdings Corporation located at 300 Midtown Trwy (EPA ID #NYD986948107). No other details were provided

The presence on the EPA listings only identifies, for regulatory purposes, that these facilities generate hazardous waste or did so in the past. It does not infer that contamination problems exist at these facilities.

US Brownfields:

Subject Property: Not listed.

Surrounding Properties: There are three listings located within one-half mile of the site.

The first site is the Former Hallman Chevrolet (EPA ID #54540363-22) located at 200 East Avenue, approximately 0.25 miles northeast of the site. No details were given in the database listing; however, according to information from the EPA website, remediation for this location was completed in 2000. Based on distance from the site and remedial activities, this location is not considered to be an REC for the site.

The second site is the Windsor Lofts located at 480 East Main Street (EPA ID #119601), approximately 0.26 miles northeast of the site. Based on distance from the site and its interpreted cross gradient location, this listing is not considered to be an REC for the site.

The third US Brownfield is 80-100 Charlotte Street located approximately 0.34 miles northeast of the site. No details were provided about this location. Given its distance from the site and its interpreted cross gradient location, this listing is not considered to be an REC for the site.

State CERCLIS/NPL Equivalent:

Subject Property: Not listed.

Surrounding Properties: There are six listings located within one mile of the site.

The RG&E, Front Street location, approximately 0.55 miles northwest of the subject property, is a former coal gas manufacturing plant. The second listing pertains to abandon drums discovered at 208 Mill Street approximately 0.72 miles northwest of the subject property. The drums were not leaking and NYSDEC assumed responsibility for the disposal of the drums. The third listing occurred at the RG&E Beebee station located at 254 Mill Street, approximately 0.83 miles northwest of the subject property. The fourth site is Staubs Textile Services, Inc. located at 935 E Main Street, approximately 0.89 miles northeast of the subject property. The fifth site is Davidson S. Collision located at 399 Gregory Street, approximately 0.93 miles southeast of the subject property. The sixth site is Artco Industrial laundries located at 331 W Main Street approximately 0.94 miles southwest of the subject property.

Based on the distances from subject property (over 0.5 miles) none of the above sites are considered to be an REC for the subject property.

NYSDEC Brownfields:

Subject Property: Not listed.

Surrounding Properties: There are two NYSDEC Brownfield sites located within one-half mile of the subject property. The Andrews Street site is located at 300 Andrews Street, approximately 0.35 miles northwest of the site (NYSDEC ID #E828144). According to groundwater data from this location, groundwater flows to the north.

The Kristen Building and Parking lot (NYSDEC ID #C828127) is located at 242 Andrews Street, approximately 0.38 miles northwest of the site. Groundwater at this location was determined to flow west-northwest.

Based on groundwater flow direction and their distances these sites are not considered to be RECs for the subject property.

NYSDEC VCP:

Subject Property: Not listed.

Surrounding Properties: There are two VCP listings within one-half mile of the site. One is the Former Hallman Chevrolet site (NYSDEC ID #V00163), discussed above under US Brownfields. The other listing is for Speedy Cleaners, located on Court Street, approximately 0.27 miles southwest of the site (NYSDEC ID #V00001). Remedial activities at this location included excavation of contaminated soils and installation of a soil venting system. Based on remedial activities performed and distance from the site, this location is not considered to be an REC.

SWL:

Subject Property: Not listed.

Surrounding Properties: There is one SWL listing within one-half mile of the site. Russell Gas and Electric (NYSDEC ID #8-28D13) located at 89 East Avenue, approximately 130 feet northeast of the site. This location is listed as an inactive construction and demolition debris landfill, however this location is the main office for RG&E. Based on aerial photography and the FOIL response from Monroe County (see section 6.0) it is believed that the SWL does not pertain to this location but to another site for which the main office address was mistakenly assigned.

LUST:

Subject Property: Not listed.

Surrounding Properties: There are 21 LUST listings within one-half mile of the site. All listings are over 500 feet from the site and are not considered to be RECs.

UST/AST:

Subject Property: Not listed.

Surrounding Properties: There are two UST/AST listings for Midtown Plaza, which adjoins the site to the west. One (NYSDEC ID # PBS8-600085) is a 6,000 gallon AST containing #2 fuel oil. This tank was closed and removed in 2009. The second listing (NYSDEC ID # PBS8-503479) also pertains to a 6,000 gallon AST containing #2 fuel oil. This tank is listed as having been closed and removed in 2009. Based on the closed status for both of these tanks, they are not considered to be RECs for the site.

Spills:

Subject Property: Not listed.

Surrounding Properties: There are five spills listed for locations adjoining the site.

Griffith Oil-Midtown (NYSDEC Spill #8602340) on Atlas Street pertains to a 150 gallon spill of #2 fuel oil on July 9, 1986. According to the listing, an AST was over filled resulting in a spill into the combined sewer. No other details are provided. The spill was closed on July 10, 1986.

The remaining four spills were listed for either Midtown Parking Garage or Midtown Plaza. A spill was listed at Marine Midland Garage at Midtown Plaza (NYSDEC Spill # 8302711) in 1984 as a result of a leaking car tank. The spill was closed in 1986, no other details are provided. The second spill occurred in the Midtown Plaza garage in 1982 (NYSDEC Spill #8281028). 20 gallons of gasoline was spilled by a passenger vehicle. The spill was closed in 1999 and no other details are provided. The third spill occurred at Record Theatre in Midtown Plaza in 1988 (NYSDEC Spill #8803964). Asbestos is listed as the material spilled, and the spill report

was closed the same day it was reported. In 1982, 20 gallons of gasoline was spilled in the Midtown Parking garage by a passenger vehicle (NYSDEC Spill #8201297). The spill was closed in 1998 and no other details are provided.

Based on the closed status of the spills, the sizes of the spills, and the interpreted down gradient locations, these spills are not considered to be RECs for the site.

4.2. ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to the Asbestos Inspection Report by ENSR, the following building materials were confirmed asbestos containing materials: blown-in insulation, transite board, 9"x9" and 12"x12" floor tiling, mud fittings, mag pipe insulation, red mastic material, black mastic material and black plastic wrap.

The Asbestos Abatement Project Monitoring Report states that abatement work occurred on-site from April 2010 through November 2010. Abatement work included: removal of spray-on fireproofing, pipe insulation, floor tiles and mastic, tar pipe wrap, transite panels and roof materials and selective demolition and disposal of asbestos containing materials including sheetrock walls, plaster walls, plaster ceiling, fiberglass insulations, ceiling panels, wiring, conduit, carpeting, mechanical ductwork and wall mounted HVAC units. Abatement work also included the removal of peeling lead-based paint and potential PCB light ballasts and fluorescent light bulbs and the removal of pigeon waste. No specific details were provided on the lead-based paint abatement or the removal of potential PCB materials. Asbestos containing materials that were left in place after the abatement include; structural fireproof on the bathroom and stairwell pipe chases from the basement to the 12th floor and on the 2nd floor, pipe fittings on the bathroom and stairwell pipe chases from the basement to the 12th floor and window glaze on the exterior windows from the 3rd to 12th floor and on the mechanical penthouse.

4.3. PHYSICAL SETTING SOURCES

This Phase I ESA included a review of: Dr. Richard Young's Groundwater Contour Maps for Monroe County (1980); United States Geological Survey (USGS) 7.5 Minute Series topographic map (Rochester East Quadrangle, 1978 and 2010); the Geologic Map of New York (Finger Lakes Sheet, by Rickard and Fisher, dated 1970); the Surficial Geologic Map of New York – Finger Lakes Sheet (Cadwell, and others, 1986); and mapping prepared by the United States Department of Agriculture (USDA) Natural Resources Conservation Service.

4.4. HISTORICAL USE INFORMATION ON THE PROPERTY

The history of the subject property was researched through the review of:

- United States Geological Survey (USGS) 7.5 Minute Series topographic map (Rochester East Quadrangle) dated 1978 and 2010;

- United States Geological Survey (USGS) 15 Minute Series topographic map (Rochester Quadrangle) dated 1898 and 1912;
- Polk Directories for the City of Rochester dated 1922-23, 1927, 1933, 1937, 1943, 1947, 1953, 1957, 1963, 1967, 1973, 1977, 1983-84, 1989, 1994, 1999, 2004 and 2009;
- Plat maps dated 1875, 1888, 1900, 1910, 1924, 1926, and 1935;
- Sanborn Fire Insurance Maps dated 1912, 1938, 1950, 1961, and 1971;
- Historical aerial photos dated 1938, 1951, 1971, 1985, 1994 and 2009 obtained from FSTC (Appendix D); and
- City of Rochester BIS information.

Polk City Directories

The subject property was listed as 50-54 Elm Street from 1905-06 through 1927. In 1905 the subject property was listed as “site of new apartment house” and in 1911-12 it was listed as multiple residences. From 1922-23 through 1967, it was listed as The Cornwall Apartments. From 1973 through 1983-84, 94 Elm Street was listed as the side entrance to the Rochester Hospital Service building, which was located on the 41 Chestnut Street parcel to the north. From 1989 through 1994, the site was listed as “Metro Center.” In 1989 businesses located in the Metro Center included; First Federal Loan and Savings, Personal Consultants of Rochester, Inc. Xerox-quality department, and Network Design Group. In 1994 the Metro Center was listed as being occupied by various RG&E departments including the utilization department, human works, quality performance and public relations. In 1999 the subject property was listed as “not verified” and in 2004 and 2009 the property was not listed.

Sanborn Fire Insurance Company Maps

In 1912 the subject property is addressed as 50, 52, and 54 Elm Street. The building on site is labeled as a flat called “The Cornwall.”

In 1938 and 1950 and the subject property is addressed as 88, 92, and 94 Elm Street. Apartments and a flat are depicted on site. In 1961 apartments are depicted on the subject property; however, there is an X drawn over them.

In 1971 an office building is depicted on the subject property.

Plat Maps

Two structures labeled JF Cornwall are depicted on the subject property in the 1875 and three structures labeled J. Cornwall are shown on the 1888 map. In 1900 three buildings are depicted on the subject property. In 1910, 1918, 1924, 1926, and 1935, one building is depicted on site and is labeled “Cornwall.”

Aerial Photographs

Aerial photographs were provided by FSTC for the years 1938, 1951, 1971, 1985, 1994 and 2009. In all photographs the site appears to be developed with a multiple story structure. The resolution on the 1938 photograph is poor and details of the building on the subject property cannot be seen. The building in the 1951 photograph appears to be different than the current

structure on the subject. The building visible in the 1971, 1985, 1994 and 2009 aerial photographs appear to be the current building on the subject property.

Historical Topographic Maps

There are no buildings depicted on site in the 1898 and 1912 maps. There are no buildings depicted on site in the 1978 map, however based on the shading of the site on the map it is considered to be in an “urban area.” The 2010 map shows the property to be in the configuration observed during the visit, except the building for Midtown Plaza is present.

City of Rochester Building Information System (BIS)

The City of Rochester BIS information (Appendix F) indicates a permit was issued in 1941 to remodel a brick 1 family unit into a 16 family apartment. In 1950 there was a permit to remodel from a 6 family into an 8 family apartment. In 1968 there was a permit to “Demo” and in 1969 a permit to install “3 pass elevators in office bldg” and to “erect 3 ft of bldg. projection plus footing projection. In 1971 there was a permit to install partitions in a masonry office building and in 1985 to install 10 water heaters. In 1986 and 1988 there were permits for miscellaneous plumbing repairs. In 1989 there was a permit for remodeling the 11th and 12th floors. In 1989 and 1995 there were miscellaneous plumbing repairs/installations. In 2010 there was a permit to install temporary electrical service. Also in 2010 there is a permit to install temporary water hookup for an asbestos abatement project.

4.5. HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Polk City Directories

Adjoining properties were historically listed as the following:

41 Chestnut Street/8 Atlas Street: North of the subject property, this location was listed as residential and a printing company from 1905-06 through 1922-23. This location was listed as the Y & E Building from 1933 through 1943 which was occupied by an advertising agency and an office supply company. In 1943 Rochester Hospital Services was also listed at this location. From 1947 through 1983-84, this location was listed as Rochester Hospital Services which included medical insurance companies and “Genesee Valley Health Associates.” This location was listed as vacant in 1989 and 1994 and not listed in 1999. In 2004 and 2009 it was listed as elevators sales and services.

49-51 Chestnut Street/98-104 Elm Street: East of the subject property, this location was listed as residential from 1905-06 through 1911-1912 and as the “Fine Arts Building” from 1917-18 through 1922-23. In 1927 it was listed as vacant. From 1933 through 2009 this location was listed as Hotel Cadillac. The Cadillac pharmacy and clothes cleaner was listed at this location in 1933 and 1937.

65-67 Chestnut Street: Southeast of the subject property, this location was listed as residential from 1905-06 through 1917-18. From 1922-23 through 1967 this location was listed as a hotel. From 1957 through 1967 it was also listed as a restaurant. From 1973 through 1989 this location was listed as “Richard Office Building” which was occupied by various businesses. In 1994 this location as listed as vacant and listed by individuals’ names from 1999 through 2009.

89-95 Elm Street: This location adjoins the subject property to the southwest across Elm Street and was listed as residential from 1905-06 through 1922-23. In 1927 this location was listed as a cigar shop, restaurant and tailor's. In 1933 this location was listed as a hotel and as a clothes cleaner. In 1937 this location was listed as a hotel and as "Elm Laundry" and in 1943 as a hotel, tailor, barber and "Elite Laundry." From 1953 through 1967 this location was listed as a hotel and a restaurant. In 1973 it was listed as vacant and in 1977 as a bar and hotel. There were no listings for this location from 1983-84 through 2009.

Midtown Plaza Parcels: Midtown Plaza historically adjoined the subject property to the west and southwest. It was built in 1962 and served as a retail/shopping center and office space until 2008. In 1973, 167 Midtown Plaza was listed as "Crescent Puritan Dry Cleaners – storage" and in 1989 and 1994, 178 Midtown Plaza was listed as "Speedy Dry Cleaners." The exact locations of these listings within Midtown could not be determined.

Prior to the development of Midtown Plaza, the following adjoining properties had notable listings:

- 44 Elm Street, which adjoined the subject property across Atlas Street to the west, was listed as "Monroe County Home Defense Committee" in 1917-18. This location was listed as a gas station from 1927 through 1957.
- 81 Elm Street, which adjoined the subject property across Elm Street to the southwest, was listed as a parking station from 1927 through 1943. In 1947 this location was listed as "Richard Hotel Service Station" and from 1953 through 1957 as Elm-Chestnut parking station.

Sanborn Fire Insurance Company Maps

Date of Sanborn Map	Adjacent Property Conditions
1912	<p><u>North:</u> A building labeled printing and a dwelling. <u>East:</u> A dwelling <u>South:</u> Elm Street, two dwellings and a building labeled “The Croston Apartment Hotel” <u>Southwest:</u> A dwelling <u>West:</u> Atlas Street and a dwelling</p>
1938	<p><u>North:</u> A building labeled as a store <u>East:</u> Hotel Cadillac and a store <u>South:</u> Elm Street, Hotel Edison and a Store <u>Southwest:</u> A parking lot and a filling station with two gas tanks depicted <u>West - Northwest:</u> Atlas Street and an automobile parking lot, which is adjoined by a filling station with four gasoline tanks depicted.</p>
1950	<p><u>North:</u> An unlabeled building <u>East:</u> Hotel Cadillac and a store <u>South:</u> Elm Street, Hotel Edison and a Store <u>Southwest:</u> A parking lot and a filling station with two gas tanks depicted <u>West - Northwest:</u> Atlas Street and an automobile parking lot, which is adjoined by a filling station with four gasoline tanks depicted.</p>
1961	<p><u>North:</u> An unlabeled building <u>East:</u> Hotel Cadillac and a restaurant <u>South:</u> Elm Street and a ramp, Hotel Edison, a store and an unlabeled building <u>Southwest-West:</u> Atlas Street and a large unlabeled building</p>
1971	<p><u>North:</u> An unlabeled building <u>East:</u> Hotel Cadillac and a store <u>South:</u> Elm Street and a ramp, Hotel Edison and a restaurant <u>Southwest-West:</u> Atlas Street and Midtown Plaza which contained multiple stores, a post office and restaurants</p>

Plat Maps

The 1875 and 1888 maps show development on all the adjoining properties labeled with individuals’ names. In the 1900 and 1910 maps, buildings are depicted on the adjoining properties, however they are not labeled except for the Crosston in the 1910 map which is south across Elm Street from the subject property. In the 1918, 1924 and 1926 maps two unlabeled buildings are depicted north of the subject property, a building labeled Fine Arts Building is depicted to the east and a hotel and apartment building is depicted to the south. A building labeled Atlas Building is depicted to the west. The 1935 map appear unchanged except that instead of two separate buildings to the north there is one and the parcel west of the site is labeled as Brown Rochester Realty Group.

Aerial Photographs

In 1938 and 1951 all adjoining properties appear to be developed with multiple story buildings except a parcel to the west-northwest and to the southwest, both of which appear to be open parking lots. In 1971, 1985, 1994 and 2009 the photographs appear unchanged except that Midtown Plaza is visible to the west and southwest.

Historical Topographic Maps

There are no buildings depicted on adjoining properties in the 1898 and 1912 topographic maps. There are no buildings depicted on adjoining properties in the 1978 map, however based on the shading of the site on the map it is considered to be in an "urban area." The 2010 map shows the adjoining properties to be in the configuration observed during the visit, except that the building for Midtown is present.

Summary of Historical Findings on the Subject Property and Adjoining Properties

The subject property appears to have been developed prior to 1875 with two buildings, used as apartments from approximately 1905 through the late 1950s. The exact date of construction for the current building on the subject property could not be determined, however based on historical listings it appears to have been constructed during the 1960s and was originally used as part of the Rochester Hospital Services building. In 1969 a permit was issued to install elevators in an office building. From the late 1980s through the 1990s the subject property was used as an office building by various companies. The building was foreclosed on by the city in 1998 and has remained vacant. None of the past uses of the property are considered to be an REC.

Adjoining properties have historically been used as hotels, residences, office buildings and Midtown Plaza shopping center. The adjoining site to the east was listed as a hotel with a clothes cleaner in 1933 and 1937 and the adjoining site across Elm Street to the south was listed a hotel and a clothes cleaner/laundry facility in 1933, 1937 and 1943. There is no definitive evidence that these facilities were dry cleaners, regardless chlorinated solvents were not used during this time period in cleaning operations. Based on the available information these are not considered to be an REC for the subject property. Prior to the development of Midtown Plaza, the parcel that adjoined the subject property to the west was utilized as a gas station from the late 1920s through the late 1950s and the parcel adjoining the subject property to the southwest was used as a filling station from the late 1940s through the late 1950s. The locations of these former businesses were likely excavated to facilitate construction of the basements, tunnels and subsurface parking garage for Midtown Plaza and are not considered to be RECs for the subject property. Midtown Plaza was constructed in 1962 and served as a retail/shopping center and office space until 2008. In 1973, 1989 and 1994 there were listings for a dry cleaner within Midtown Plaza. Based on their presumed down gradient locations from the subject property and sanitary sewer connection at this location, these dry cleaners are not considered to be an REC for the subject property.

5.0 Site Reconnaissance

On July 25, 2012 Stantec conducted a site visit to obtain information indicating the likelihood of “recognized environmental conditions” (RECs), as defined in the ASTM International E 1527-05 Standard, in connection with the site. Photographs from the site visit are included as Appendix E of this report.

The site reconnaissance focused on the following elements: topographic conditions; indications of current uses of the site; evidence of past uses; indications of environmental issues; identification of buildings, outdoor drainage features, miscellaneous debris, areas of disturbed soils; and areas of stressed vegetation. This section describes the observations made by Stantec during the site reconnaissance.

5.1. METHODOLOGY AND LIMITING CONDITIONS

The site visit consisted of a walkthrough of the building and around the perimeter of the property. No limiting conditions were encountered.

5.2. GENERAL SITE SETTING

Information on the general site setting was discussed previously in Section 2.0.

5.3. INTERIOR AND EXTERIOR OBSERVATIONS

Current Use(s) of the Property

The subject property is owned by the City of Rochester and is currently vacant. Electricity and water are currently not provided to the subject property except for a temporary electrical line.

Past Use(s) of the Property

Based on the configuration of the floors, it appears that the building was once used as office space. There were no other readily apparent indications of the past use(s) of the subject property. Interviews and records reviewed pertaining to the past use(s) of the property are discussed in Section 4.4 of this report.

Hazardous Substances and Petroleum Products

Three five-gallon buckets were observed by a compressor on the thirteenth floor. It appeared that they had been used for oil. Approximately an inch of product was observed in one of the containers, the other two were closed and it could not be determined if they were full. A one gallon container with product in it was observed in this area. Also by the compressor, a two liter bottle labeled “Hydro Foam” was observed. *De minimis* staining was observed on the concrete around the compressor.

Some red tape and white plastic, apparently left over from the asbestos abatement, were observed in the subject building.

Some lead paint abatement work was performed as discussed above in section 4.2. However, the painted interior surfaces were in poor condition as a result of age and water damage. Based on the dates of construction the paint does have the potential to contain lead.

Fluorescent light bulbs and ballasts that have the potential to contain mercury and PCBs were observed in the mechanical penthouse. Additional universal waste (eg. thermostats, switches, batteries) maybe present in the electrical or HVAC equipment throughout the building.

Storage Tanks and Drums

A tank, which appears to have been a part of the water heating system, was observed in the basement. No other readily apparent indications of storage tanks or drums were observed on the subject property.

PCBs

Elevators appear to operate on a motor-cable system and hydraulic oil is not expected to have been used in the system. Potential PCB light bulb ballasts were observed in the mechanical penthouse.

No other potential PCB containing equipment was observed.

Odors

There was a mildew odor in the basement presumed to be related to past flooding. Strong odors were noted in the top two to three stories of the building related to bird droppings.

Pools of Liquid

There was flooding in the basement of the building and in the elevator shafts at the time of the site visit. A sump and floor drains, filled with water, were also observed in the basement. No sheen was observed on the water.

5.4. INTERIOR OBSERVATIONS

Heating/Cooling

Heating/cooling systems on the property are currently inoperable. A centrifugal chiller was observed in the basement. Historically, centrifugal chillers used chlorofluorocarbons as a refrigerant. On the chiller, a button was labeled "oil pump."

A tank, assumed to be a remnant of the hot water system, was observed in the basement.

Two natural gas boilers were observed in the mechanical penthouse. A cooling tower was observed on the roof of the building.

Stains or Corrosion

De minimis staining was observed around a compressor in the mechanical penthouse.

Considerable bird waste was observed on the upper two to three stories of the building, particularly in the eastern most stair way.

Floor Drains

Floor drains were observed in the basement. The discharge locations of these floor drains are unknown. At the time of the site visit there was standing water in the basement. A sump was observed in the basement, and at the time of the site visit it was full of water. In the sump pump area, a mechanical door labeled "sewage ejector" was observed.

Through floor penetrations were observed on multiple floors of the subject building and are presumed to be for utilities.

5.5. EXTERIOR OBSERVATIONS

Pits, Ponds, or Lagoons

No pits, ponds or lagoons were observed during the site visit.

Stained Soil or Pavement

No readily apparent indications of stained soil or pavement were observed on the site at the time of the site visit.

Stressed Vegetation

No readily apparent indications of stressed vegetation resulting from environmental contamination were observed on the site at the time of the site visit.

Septic Systems

During the property visit, no readily apparent indications of septic systems were observed on the subject property.

Wastewater

Municipal sanitary sewer service is available to properties in the vicinity of the subject property.

Wells

No wells were observed on the subject property.

Solid Waste Disposal

Currently there is no waste generated on site.

6.0 Interviews

The following individuals/agencies were interviewed or requested to provide information on the site.

6.1. INTERVIEW WITH OWNER

A User Questionnaire was given to the City of Rochester, which leases a portion of the subject property. Joe Biondollillo from the City of Rochester Department of Environmental Services and Curt Colombo, Principal Staff Assistant from the City of Rochester's Department of Neighborhood and Business Development were interviewed during the site visit. The response to this User Questionnaire is discussed in section 3.0.

6.2. INTERVIEW WITH OCCUPANTS

The subject property is currently unoccupied.

6.3. INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

Written Freedom of Information Law (FOIL) requests were submitted to the City of Rochester and Monroe County to review their files regarding the subject property (see Appendix A). On July 27, 2012, the City of Rochester responded and provided BIS information, inspection reports from the Rochester Fire Department, and Rochester Fire Department files for 88 Elm Street. According to a report dated October 22, 2010, two 2-inch natural gas mains were cut with a sawsall, resulting in release of residual gas in the lines. The fire department investigated and the site was cleared for re-entry.

A FOIL response was received from Monroe County on August 3, 2012. None of the confirmed waste sites or suspected fill sites identified within one mile of the subject property are expected to be an REC for the site based on presumed groundwater flow direction and their distances from the subject property. An Environmental Health Assessment Investigation form dated November 5, 2001 was provided with the FOIL response. The form states that the interior of the building has been gutted and notes potential asbestos containing materials. Asbestos abatement has occurred in the building since the date of this form.

6.4. INTERVIEW WITH OTHERS

A written FOIL request was submitted to the NYSDEC to review their files regarding the subject property (see Appendix A). As of the date of this report, a FOIL response from the NYSDEC had yet to be received. Should the response contain information that would change the conclusions of the report, the user will be notified.

7.0 Findings and Opinions

This report presents the results of a Phase I Environmental Site Assessment (ESA) performed by Stantec Consulting Services Inc. (Stantec) of a 0.14± acre parcel located at 88-94 Elm Street in the City of Rochester, Monroe County, New York (subject property). The location of the subject property is shown on the attached Figure 1, Site Location Map.

The User, the City of Rochester, requested that Stantec complete a Phase I ESA to fulfill the requirements of the ASTM International E 1527-05 Standard (Standard Practice for Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-05)).

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the subject property. ASTM E 1527-05 defines the term RECs to mean the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release or material threat of release into structures, the ground, groundwater or surface water of the property.

Summary of Site Conditions

The subject property is a 0.14± acre parcel located at 88-94 Elm Street in the City of Rochester, Monroe County, New York (see Figure 1, Site Location Map and Figure 2, Site Plan). The property (Tax I.D. No. 121.24-1-15) is located on the northeast corner of the intersection of Elm Street and Atlas Street. The property is currently owned by the City of Rochester.

The property is improved with an 83,200± square foot thirteen story building including a basement and mechanical penthouse. The subject building is currently vacant and owned by the City of Rochester. Currently the subject building does not have operational electric, gas or water services.

The subject property is located in an urban area. Currently, commercial parcels, office space, a hotel, and parcels under construction surround the subject property. The former Midtown Plaza, which contained shops, restaurants and office space, was located west of the site; however, it was largely demolished and the site is currently under construction. North of the subject property is a Minuteman Press printing shop. The Cadillac Hotel is located to the east of the subject property. An office building is located to the south of the subject property. Occupants of the office could not be determined.

The thirteenth story mechanical penthouse contains two abandoned natural gas boilers, elevator machinery, electrical switches, an air compressor and a cooling tower. Three five-gallon buckets were observed by a compressor on the thirteenth floor. It appeared that they had been used for oil. Approximately one inch of product was observed in one of the containers, the other two were closed and it could not be determined if they were full. A one

gallon container with product in it was observed in this area. *De minimis* staining was observed on the concrete around the compressor.

The basement contains a dry transformer, a sump, multiple floor drains, a centrifugal chiller, a tank which appears to have been part of the hot water system, and a pump control center. Historically, centrifugal chillers used chlorofluorocarbons as a refrigerant. On the chiller, a button was labeled "oil pump." The other floors of the building are open and each contains two bathrooms and a janitor closet with a sink. There are three elevator shafts in the subject building which open onto each floor; currently the elevators are inoperable.

The painted interior surfaces were in poor condition due to water damage and age. Considerable bird waste was observed on the upper two to three stories of the building, particularly in the eastern most stair way.

Fluorescent light bulbs, ballasts and electrical switches that have the potential to contain mercury and/or PCBs were observed in the mechanical penthouse. Additional universal waste maybe present in other electrical or HVAC equipment particularly thermostats, switches and batteries.

Asbestos abatement took place in the subject building from April through November 2010. Abatement work included: removal of spray-on fireproofing, pipe insulation, floor tiles and mastic, tar pipe wrap, transite panels and roof materials and selective demolition and disposal of asbestos containing materials including sheetrock walls, plaster walls, plaster ceiling, fiberglass insulations, ceiling panels, wiring, conduit, carpeting, mechanical ductwork and wall mounted HVAC units. Some red tape and white plastic, apparently left over from the asbestos abatement, were observed in the subject building. Asbestos containing materials that were left in place after the abatement include; structural fireproof on the bathroom and stairwell pipe chases from the basement to the 12th floor and on the 2nd floor, pipe fittings on the bathroom and stairwell pipe chases from the basement to the 12th floor and window glaze on the exterior windows from the 3rd to 12th floor and on the mechanical penthouse.

The subject property appears to have been developed prior to 1875 with two buildings, used as apartments from approximately 1905 through the late 1950s. The exact date of construction for the current building on the subject property could not be determined, however based on historical listings it appears to have been constructed during the 1960s and was originally used as part of the Rochester Hospital Services building. In 1969 a permit was issued to install elevators in an office building. From the late 1980s through the 1990s the subject property was used as an office building by various companies. The building was foreclosed on by the city in 1998 and has remained vacant. None of the past uses of the property are considered to be an REC.

Adjoining properties have historically been used as hotels, residences, office buildings and Midtown Plaza shopping center. The adjoining site to the east was listed as a hotel with a clothes cleaner in 1933 and 1937 and the adjoining site across Elm Street to the south was listed a hotel and a clothes cleaner/laundry facility in 1933, 1937 and 1943. There is no definitive evidence that these facilities were dry cleaners. Based on the available information, these former facilities are not considered to be an REC for the subject property.

Prior to the development of Midtown Plaza, the parcel that adjoined the subject property to the west was utilized as a gas station from the late 1920s through the late 1950s and the parcel adjoining the subject property to the southwest was used as a filling station from the late 1940s through the late 1950s. The locations of these former businesses were likely excavated to facilitate construction of the basements, tunnels and subsurface parking garage for Midtown Plaza and are not considered to be RECs for the subject property.

Midtown Plaza was constructed in 1962 and served as a retail/shopping center and office space until 2008. In 1973, 1989 and 1994 there were listings for a dry cleaner within Midtown Plaza. Based on their presumed down gradient locations from the subject property and sanitary sewer connection at this location, these dry cleaners are not considered to be an REC for the subject property.

Findings and Opinions

Based on our Phase I ESA, no RECs were found in conjunction with the subject property.

Although not considered to be RECs, the following are noted:

- Confirmed asbestos containing materials that remain in the subject building include structural fireproofing, pipe fittings and window glaze. Prior to any future renovations or demolition in these areas, asbestos containing materials should be properly abated;
- Oil observed in the mechanical penthouse should be properly disposed of;
- The centrifugal chiller may contain chlorofluorocarbons or oil that should be tested and properly disposed of when they are cleaned removed;
- Universal wastes associated with fluorescent light bulbs, switches, thermostats and batteries associated with electrical and HVAC equipment should be disposed of properly;
- Damaged painted surfaces should be tested for lead and properly abated if determined to be lead based paint; and
- Pigeon waste should be removed and building openings sealed to prevent further occurrence.

Conclusions

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations ASTM Standard Practice E 1527-05 for Environmental Site Assessments, on a 0.14± acre parcel located at 88-94 Elm Street in the City of Rochester, Monroe County, New York. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 5.1, and 9 of this report. This Phase I ESA has revealed no recognized environmental conditions associated with the subject property.

8.0 Conclusions

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations ASTM Standard Practice E 1527-05 for Environmental Site Assessments, on a 0.14± acre parcel located at 88-94 Elm Street in the City of Rochester, Monroe County, New York. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 5.1, and 9 of this report. This Phase I ESA has revealed no recognized environmental conditions associated with the subject property.

9.0 Deviations

No deletions or deviations were made from the ASTM International E 1527-05 Standard (Standard Practice for Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process), except that:

- an environmental lien and title search for the site was not provided to Stantec by the User.

10.0 Additional Services

All work associated with this assessment was performed as proposed. No additional services beyond the scope of the ASTM International E 1527-05 Standard were contracted between the City of Rochester and Stantec.

11.0 References

Persons Interviewed

Please refer to Section 6.0 for a listing of the persons interviewed as part of this Phase I ESA.

Documents Reviewed

- USDA NRCS Web Soil Survey
- The Geologic Map of New York (Finger Lakes Sheet, by Rickard and Fisher, dated 1970);
- The Surficial Geologic Map of New York – Finger Lakes Sheet (Cadwell, and others, 1986);
- United States Geological Survey (USGS) 7.5 Minute Series topographic map (Rochester East Quadrangle) dated 1978 and 2010;
- United States Geological Survey (USGS) 15 Minute Series topographic map (Rochester Quadrangle) dated 1898 and 1912;
- Polk Directories for the City of Rochester dated 1922-23, 1927, 1933, 1937, 1947, 1953, 1957, 1963, 1967, 1973, 1977, 1983-84, 1989, 1994, 1999, 2004 and 2009;
- Plat maps dated; 1875, 1888, 1900,1910, 1924, 1926, and 1935;
- Sanborn Fire Insurance Maps dated 1912, 1938, 1950, 1961 and 1971;
- Historical aerial photos dated 1938, 1951, 1971, 1985, 1994 and 2009 obtained from FSTC;
- Dr. Young's 1980 Groundwater Contour Map; and
- City of Rochester BIS information.

Resources Reviewed

- The ASTM International E 1527-05 Standard (Standard Practice for Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process - 2005); and
- An environmental regulatory database report, prepared by FSTC.

12.0 Signature(s) of Environmental Professional(s)

The following Stantec employees participated in the Phase I Environmental Site Assessment of 88 Elm Street in the City of Rochester, Monroe County, New York. Copies of resumes for these individuals are presented in Appendix G.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Part 312.10 of 40 CFR 312.

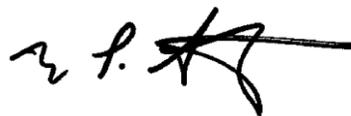


Michael P. Storonsky
Managing Principal, Environmental Services



Dorothy Bauch-Barker
Environmental Geologist

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Michael P. Storonsky
Managing Principal, Environmental Services



Dorothy Bauch-Barker
Environmental Geologist



Katherine Premo
Environmental Scientist

13.0 Qualifications of Environmental Professionals Participating in Phase I ESA

Copies of resumes for the environmental professionals involved in the completion of this report are presented in Appendix G.

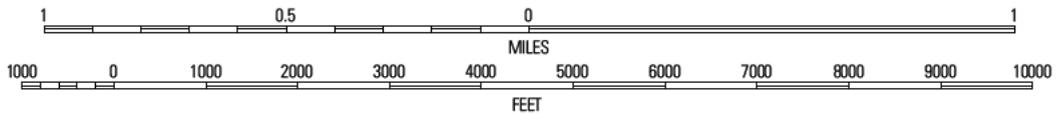
DISCLAIMER

This report has been prepared for the exclusive use of the client. It is a professional opinion and judgment, dependent upon Stantec's knowledge, information supplied by the present owners of the property or their managers, employees, agents or tenants, and data and information provided by governmental agencies. Stantec warrants only that it provides services in accordance with generally accepted practices in the environmental site assessment field. No other warranty or representation, either expressed or implied, is included or intended as part of its services, proposals, contracts or reports.

In addition, Stantec cannot provide guarantees, certifications or warranties that the property is or is not free of environmental impairment without a subsurface investigation involving drilling, vapor analysis, laboratory soil analysis, groundwater monitoring well installation, and laboratory groundwater analysis. Even with such a program, the data and samples from any given soil boring or monitoring well will indicate conditions that exist only at that location and may not necessarily apply to the general site as a whole.

Furthermore, Stantec cannot provide guarantees, certifications or warranties that the building is or is not free of environmental impairment without exhaustive building material and ambient air sampling programs. Even with such programs, the results from any given sampling location will indicate conditions that apply only at that particular location, and such conditions may not necessarily apply to the building as a whole.

Figures



CONTOUR INTERVAL 10 FEET



Stantec

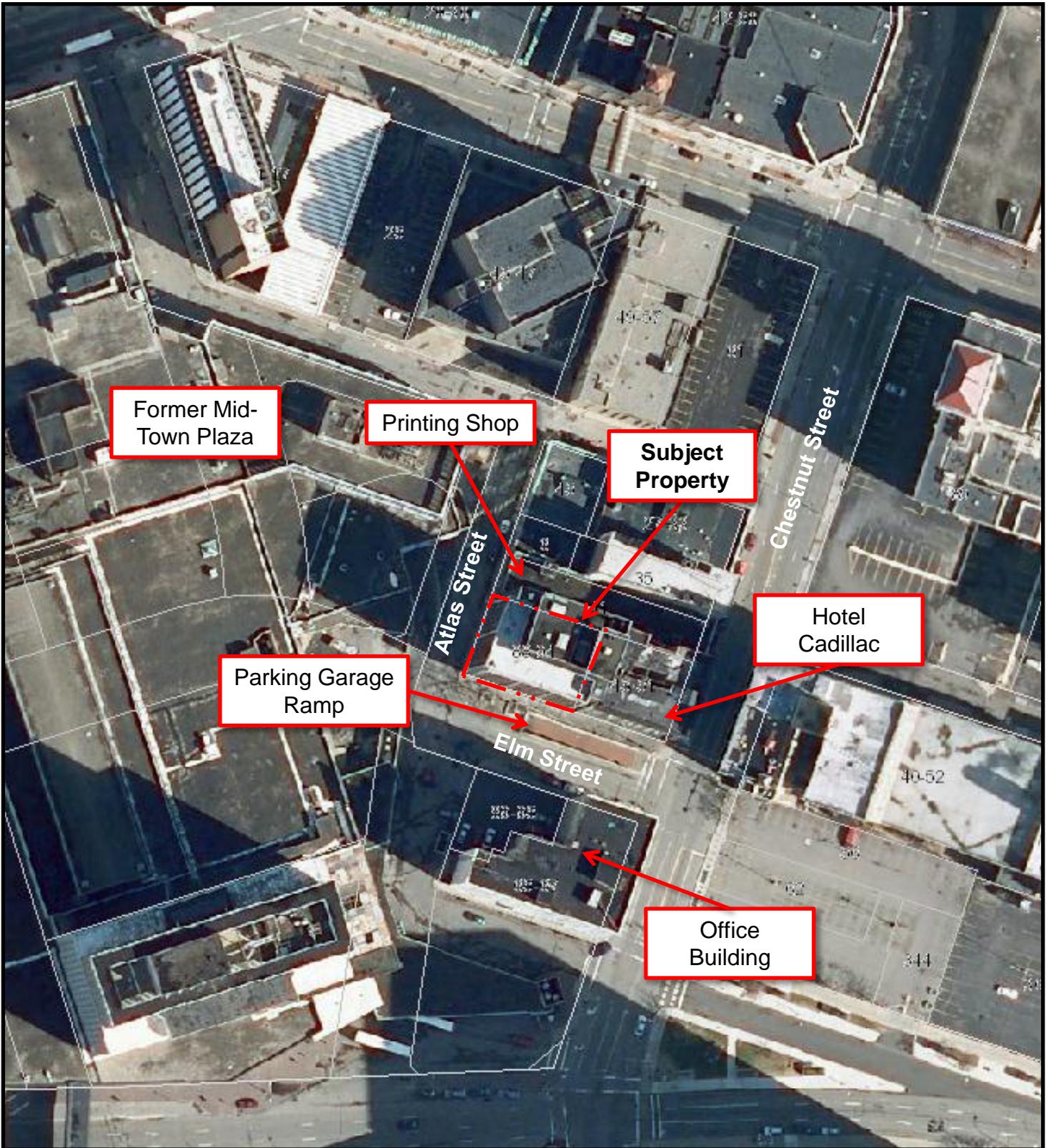
Figure 1

Site Location Map

88 Elm Street
 City of Rochester, Monroe County, New York



Source: USGS Topographic Quadrangle (2010 Rochester East NY)



Stantec

Figure 2

Site Plan

88 Elm Street
City of Rochester, Monroe County, New York

Source: Monroe County GIS



Appendix A – Freedom of Information Correspondence



APPLICATION FOR ACCESS TO RECORDS

(See Instructions on Reverse Side)

NUMBER

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• TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION:

I hereby apply to inspect the following records under the provisions of the Freedom of Information Law:

Division of Air, Regulatory Affairs, Water, Petroleum Bulk Storage,
Solid Waste, Hazardous Waste, and Hazardous Substances for:

88-94 Elm Street Rochester NY 14604 Parcel ID #121.241-15

After inspection, should I desire copies of all or part of the records inspected, I will identify the records to be copied and hereby offer to promptly pay the established fees. (Cost of reproduction or 25¢ per page as applicable). Contact me if cost will exceed \$ _____.

Name (Print or type) Stantec Consulting Telephone No. (585) 413-5310

Attention of: Katherine Premo

Mailing Address 61 Commercial Street, Rochester, NY 14614

Signature [Handwritten Signature] Date 7/20/12

• TO THE APPLICANT:

R
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-Records Provided

- The reproduction costs for the records provided are \$ _____
- Records have been (partially, fully) provided. (If not fully provided, date when records are expected to be fully provided: _____)

-Records Not Available

- Records cannot be found after diligent search
- The Department is not the custodian for records indicated

-Records Denied

I hereby certify that access to the records—or part of the records—circled above has been denied to the applicant for the reason(s) checked below:

- Specifically exempt by other statute
- Unwarranted invasion of personal privacy
- Would impair present or imminent contract awards or collective bargaining negotiations
- Are examination questions or answers
- Are inter-agency or intra-agency materials that are not:
 - statistical or factual tabulations or data
 - instructions to staff that affect the public
 - final agency policy or determinations; or
 - external audits, including but not limited to audits performed by the comptroller and the federal government
- Are trade secrets
- Could endanger the life of any person
- Are compiled for law enforcement purposes and which, if disclosed would:
 - interfere with law enforcement investigations or judicial proceedings
 - deprive a person of the right to a fair trial or or impartial adjudication
 - identify a confidential source or disclose confidential information relating to a criminal investigation, or
 - reveal criminal investigative techniques or procedures, except routine techniques and procedures
- Would jeopardize an agency's capacity to guarantee the security of its information technology assets, such assets encompassing both electronic information systems and infrastructures

Identification of records withheld (attach listing if additional space is required) and/or explanation if appropriate:

Records Custodian Signature _____ Title _____ Date _____



Department of Communications
Monroe County, New York

Maggie Brooks, County Executive **Justin Feasel**, Director

August 03, 2012

Katie Premo
Stantec Consulting
261 Commercial Street
Rochester, NY 14614

RE: Freedom of Information Request # 12-1948

Dear Ms. Premo,

Your request for information under the Freedom of Information Law (F.O.I.L.) has been approved as to existing records.

Please remit payment in the amount of \$4.75, 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.

At this time the Monroe County Department of Communication now considers this request closed.

You may appeal this decision, in writing, within 30 days. The Appeals Officer for Monroe County is Daniel M. DeLaus, Jr., Esq., 39 W. Main Street, Suite 110, Rochester, New York, 14614.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Feasel", is written over a horizontal dotted line.

Justin Feasel
Records Access Officer



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:*

12-1948

Please be specific:

Records of waste disposal sites within one (1) mile of,
Historical aerial photographs, including 1930, for,
and
Presence, installation, or removal of underground storage tanks or above ground
storage tanks, and any special environmental permits or environmental violations for:
88 Elm Street, Rochester NY 14604

Name: (please print) Katie Premo
Representing: (if applicable) Stantec Consulting
Mailing Address: 61 Commercial Street
City, state, zip code: Rochester NY 14614

Signature: [Handwritten Signature]
Date: 7/20/12
Telephone: (include area code) 585-413-5310 Fax 585-272-1814

*There is no charge for the inspection of documents; however, if duplication is requested by you, a charge of \$0.25 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

Re: 88-94 Elm Street (aka 88 Elm Street), Rochester, NY 14604



citysites

DEFINITION

- Confirmed Waste Site
- Inactive Hazardous Waste Site
- Suspected Fill Site

(SEE SITE DESCRIPTION PAGE)

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 information may not be exact.

<u>Site #</u>	<u>Type of Waste</u>
RO-75	Industrial (Former MGP) NYSDEC Voluntary Cleanup Program Site Code #: V00593 Class A and V00014 Class C
RO-150	Construction and Demolition
RO-151	Construction and Demolition
RO-178	Scrap Material
RO-183	Industrial (Former MGP) NYSDEC Voluntary Cleanup Program Site Code #: V00073 Class A
RO-193	Construction and Demolition, PCE
RO-194	Petroleum Solvents, Metals NYSDEC Brownfield Cleanup Program Site Code#: C828091 Class C
RO-203	PCE (and associated breakdown compounds) NYSDEC State Superfund Program Site Code #: 828102 Class 02
RO-205	Petroleum NYSDEC Brownfield Cleanup Program Site Code#: C828115 Class C
RO-210	Petroleum, PCE & TCE NYSDEC Brownfield Cleanup Program Site Code#: C828117 Class C
RO-211	Chlorinated Solvents - PCE & TCE NYSDEC Brownfield Cleanup Program Site Code #: C828136 Class C
RO-216	Petroleum, Volatile Organic Compounds NYSDEC Brownfield Cleanup Program Site Code #: C828127 Class A

(CONTINUED ON NEXT PAGE)

**Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604**

Page 2 of 2

RO-218	Petroleum NYSDEC Brownfield Cleanup Program Site Code #: C828124 Class C
RO-219	Petroleum and TCE NYSDEC Brownfield Cleanup Program Site Code #: C828125 Class C
RO-220	Residual MGP Coal Tar NYSDEC Voluntary Cleanup Program Site Code #: V00594 Class A
RO-221	Dry Cleaning Chemicals NYSDEC Voluntary Cleanup Program Site Code #: V00001 Class C
RO-222	Industrial NYSDEC Environmental Restoration Program, Site Code #: E828144 Class A
RO-223	Abandoned Drums NYSDEC State Superfund Program Site Code #: 828058 Class C
RO-229	PCE and TCE NYSDEC State Superfund Program Site Code #: 828160 Class 02

ENVIRONMENTAL HEALTH ASSESSMENT
INVESTIGATION FORM

FILE INPUT:

END DATE: 11/5/01

FILE EXIT:

BY: PBC/ML

DATE REC'D: 9/27/01 TIME^{HR}: 11 00 00 REC'D BY: ML REF'D TO: EPT 48 HR RESPONSE:

AREA: IAQ OAQ TX TX/ACM TX/NS FT MA RH

INCIDENT LOCATION: 88 Elm St. CITY/TOWN: Rochester

COMPLAINANT: HOME PHONE:

ADDRESS: WORK PHONE:

CONCERN / SYMPTOMS

During investigation of improper disposal of SYRINGS
from Cavalier Hotel to neighboring roof tops,
identified exposed ACM at location.

INVESTIGATION REPORT

IMPACT/ EXPOSURE PATHWAY/HEALTH CONSEQUENCES/RECOMMENDATIONS/REFERRALS

INVESTIGATOR: [M. Leszczynski] DATE: [9-24-01]

Successful intrusion (4th floor) of 88 Elm St. with Butch Jones
and Mr. Michael Donatelli. Donatelli owns additional
apartment at 41 Chestnut Street. Access doors from
Donatelli block to Elm St. block.

Entire area has been gutted; doors, light fixtures, toilets,
sinks, furniture and acoustical ceiling tiles have
all been removed. Structural steel is exposed/covered
with potential ACM. Dust + debris throughout
the area.

collected (2) samples for lab analysis and
instructed Donatelli to secure entryways with
plastic sheeting and duct tape.

- 9-25-01 - Samples Delivered to Logan Lab for PLM Analysis.
- 9-26-01 - Results Received indicating ACM - White Spray-on Insulation on Structural Steel.
- Contacted CoR Tax Assessors Office to I.D. Property owner.

Property is owned by City of Rochester since 2000.

Contacted Ed Dougherty - Commissioner of Public Works and advised of situation. Requested immediate action consisting of additional confirmatory samples and securing of block; along with Remediation Plan.

Mark Gordon - CoR DES and Private Consultant Inspects block; Samples material and are in process of generating Remediation Plan.



Lozier Laboratories, Inc.

686 Winton Road North
Rochester, New York 14609
Phone (716)-654-9080
Fax (716)-654-8353

New York State Approved
Environmental Laboratory
ELAP # 10390
NELAP #01051

Client: Monroe County Health Department
111 Westfall Road - Room 910
Rochester, New York 14692

Laboratory No.: 14861A
Report Date: 9/26/01
Page: 1 of 1

Attn: Peter Corrigan

Project Site: N/A

SAMPLE INFORMATION

Sample Date: 9/24/01	Location: N/A	Analyst: J. DeNke
Sampler: Client	Type of Sample: Bulk Asbestos	Number of Samples: 2

ASBESTOS BULK LABORATORY REPORT

Client ID	Lab ID	Sampling Location	Description	Asbestos Fibers (%)	Total Asbestos %	TEM	Non-Asbestos Fibers (%)	Matrix Material (%)
MCHD 001	14861A-1	Ground Floor Main Room	White Ceiling Tile	None Detected 0%	0%		Cellulose 6% Mineral Wool 30%	64%
MCHD 002	14861A-2	Ground Floor Main Room	White Spray-On Insulation	Chrysotile 16%	16%		None Detected	84%

Analysis Method: Polarized Light Microscopy (PLM) EPA 600 and New York State ELAP Item 198.1

Approved By:



Lozier Laboratories, Inc.

696 Winton Road North
Rochester, New York 14609
Phone (716)-654-9080
Fax (716)-654-8353

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Environmental Laboratory
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Report Date: 9/26/01
Page: 1 of 1

Attn: Peter Corrigan

Project Site: N/A

SAMPLE INFORMATION

Sample Date: 9/24/01	Location: N/A	Analyst: J. DeNike
Sampler: Client	Type of Sample: Bulk Asbestos	Number of Samples: 2

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MCHD 002	14861A-2	Ground Floor Main Room	White Spray-On Insulation	Chrysotile 16%	16%		None Detected	84%

Analysis Method: Polarized Light Microscopy (PLM) EPA 600 and New York State ELAP Item 198.1

Approved By: 



696 Winton Road North - Rochester, New York 14609

Telephone 716-654-6351 Fax 716-654-6353

FACSIMILE TRANSMITTAL SHEET

TO:

Peter Corrigan

FROM:

J. Dehd

COMPANY:

Mon Co. Health

DATE:

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

3

RE:

Bulk Asbestos

LOZIER LABORATORIES, INC.
 PLM ASBESTOS ANALYSIS - CHAIN OF CUSTODY

Client Monroe County Health Dept Sampling Date 9/24/01 Job No. _____
 Address 11 Westfall Rd Room 910 Rochester Turn Around: IMMED. 24Hr. 48Hr. Std. TEM: Send Notify First
 Contact Peter Corrigan Location _____
 Phone # 274-8075 No. Samples 2
 FAX # 274-6098

Client ID	Lab ID	Room/Area Location	Color/Description	Material Type	[+ -]	TEM	FINF
1 MCHA 001		Ground floor main room	White Ceiling Tile	Ceiling Tile	-		
2 MCHA 002		" " "	White Spray on Insulation	Insulation	+		
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							

Sampled By B. Jones / P. Corrigan Received By [Signature]
 Date 9/25/01 Date 9/25/01

LOZIER LABORATORIES, INC.
 PLM ASBESTOS ANALYSIS - CHAIN OF CUSTODY

Page 1 of 1

Client Monroe County Health Dept Sampling Date 9/24/01 Job No. 14861A

Address 11 Westfall Rd, Room 910 Rochester Turn Around: IMMED. 24Hr. 48Hr. Std. TEM: Send Notify First

Contact Peter Corrigan Location N/A

Phone # 274-8075

FAX # 274-6098 No. Samples 2

Client ID	Lab ID	Room/Area Location	Color/Description	Material Type	[+ -]	TEM	F/NF
1 MCHD 001	14861A-1	Ground floor main room	White Ceiling Tile	Ceiling Tile	-		
2 MCHD 002	-2	" " "	White Spray on Insulation	Insulation	+		
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							

Sampled By B. Jones / P. Corrigan Received By [Signature]
 Date 9/25/01 Date 9/25/01

Transported to: Lozier Analytical Group
 696 Winton Road North, Rochester, NY 14609

Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604



2,000 1,000 0 2,000 Feet

A horizontal scale bar with four segments. The first segment is labeled "2,000", the second "1,000", the third "0", and the fourth "2,000 Feet".

1930 AERIAL PHOTOGRAPH

**Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604**



2,000 1,000 0 2,000 Feet

A horizontal scale bar with four segments. The first segment is labeled '2,000', the second '1,000', the third '0', and the fourth '2,000 Feet'. The bar is black with white markings at the segment boundaries.

1951 AERIAL PHOTOGRAPH

**Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604**



2,000 1,000 0 2,000 Feet

A horizontal graphic scale bar with four segments. The segments are labeled from left to right as 2,000, 1,000, 0, and 2,000 Feet. The bar is black with white markings at the segment boundaries.

1961 AERIAL PHOTOGRAPH

Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604



2,000 1,000 0 2,000 Feet

A horizontal graphic scale bar with four segments. The segments are labeled from left to right as 2,000, 1,000, 0, and 2,000 Feet. The 0 segment is the shortest, while the 2,000 segments are the longest.

1970 AERIAL PHOTOGRAPH

**Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604**

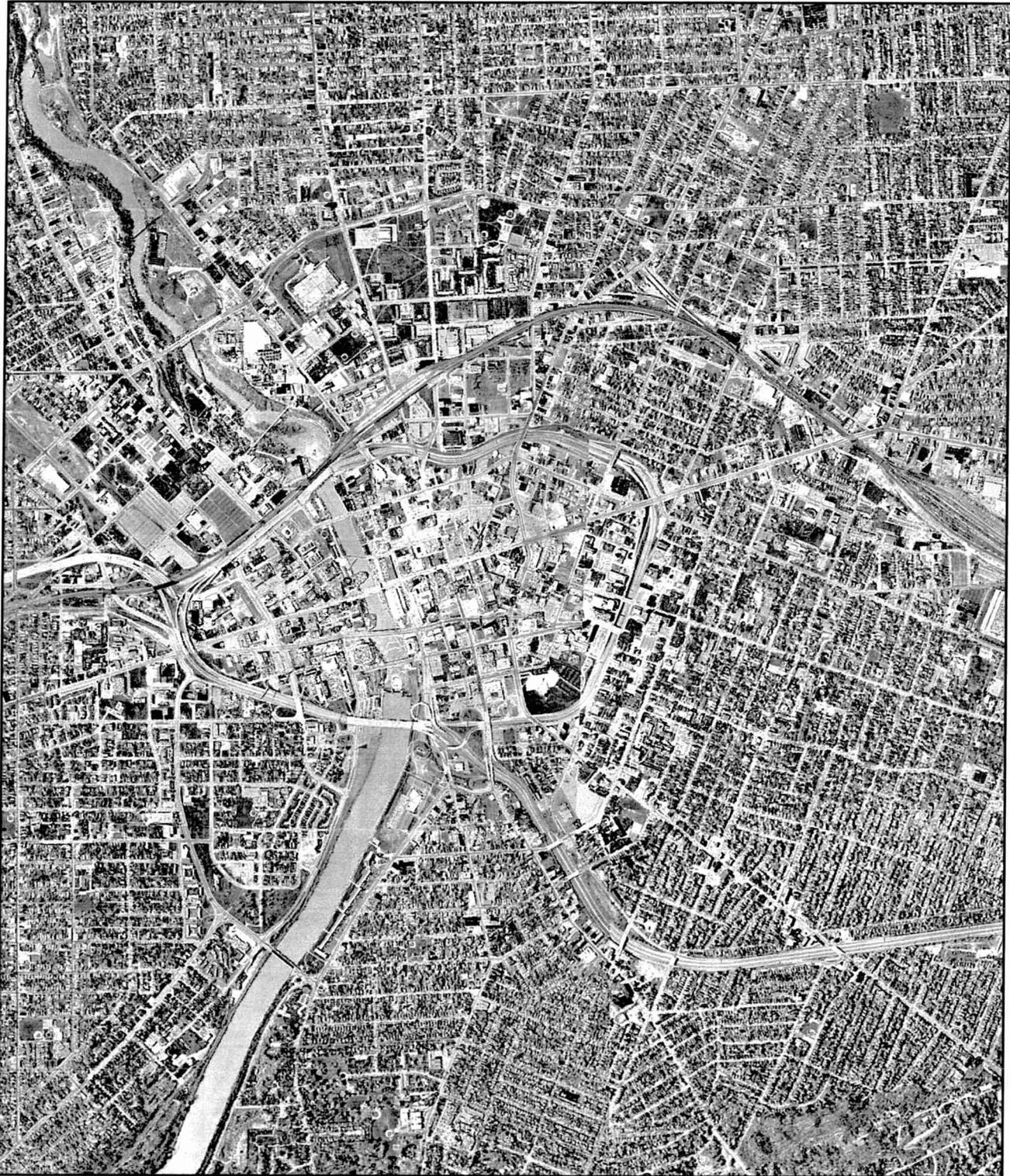


2,000 1,000 0 2,000 Feet

A horizontal scale bar with three segments. The first segment is labeled '2,000', the second '1,000', and the third '0'. To the right of the bar, the text '2,000 Feet' is written.

1980 AERIAL PHOTOGRAPH

**Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604**



2,000 1,000 0 2,000 Feet

A horizontal scale bar with four segments. The first segment is labeled '2,000', the second '1,000', the third '0', and the fourth '2,000 Feet'. The bar is black with white markings.

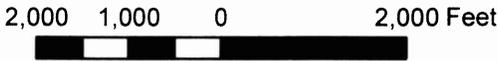
1988 AERIAL PHOTOGRAPH

**Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604**



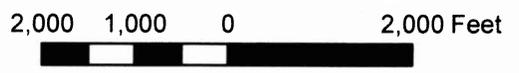
1993 AERIAL PHOTOGRAPH

**Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604**



1996 AERIAL PHOTOGRAPH

Re: 88-94 Elm Street (aka 88 Elm Street),
Rochester, NY 14604



1999 AERIAL PHOTOGRAPH



City of Rochester Records Access Response

Communications Bureau, 30 Church St. RM 202A, Rochester, NY 14614

TO: Katherine Premo
STANTEC Consulting
61 Commercial Street
Rochester, NY 14614

07/27/2012

RE: Your Records Access Request,
Claimant: City of Rochester
Received by the City on 07/20/2012
Requesting information about:

REFERENCE #: 45942

*88 - 94 Elm St; tanks, permits, spills, HAZMAT, fires, incidents,
environmental*

STATUS:

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

Sincerely,

Gary G. Walker
Records Access Officer

Enclosures: 14

0860526 00/00/00 02/19/86 PMT CMPLT PRE CONVERSION 93/10/18
PLUMB - MISC REPAIRS

0854345 00/00/00 11/13/85 PMT CMPLT PRE CONVERSION 93/10/18
PLUMB - INSTALL 10 WATER HEATERS

0199080 00/00/00 03/01/71 12000 PMT CMPLT PRE CONVERSION 93/10/18
ERECT PARTITIONS IN MASONRY OFFICE BLDG

0194131 00/00/00 01/14/69 10000 PMT CMPLT PRE CONVERSION 93/10/18
ERECT 3 FT OF BLDG PROJECTION PLUS FOOTING PROJECTION

0194115 00/00/00 01/13/69 189000 PMT CMPLT PRE CONVERSION 93/10/18
FURNISH INSTALL 3 PASS ELEVATORS IN OFFICE BLDG

0192420 D 00/00/00 02/16/68 PMT CMPLT PRE CONVERSION 93/10/18
DEMO

0145382 00/00/00 03/15/50 4500 PMT CMPLT PRE CONVERSION 93/10/18
REMODEL BR 6 FAM INTO 8 FAM APT

0134872 00/00/00 02/28/47 3500 PMT CMPLT PRE CONVERSION 93/10/18
ERECT VAULT OVER ST LINE

0123877 00/00/00 09/09/41 500 PMT CMPLT PRE CONVERSION 93/10/18
REMODEL BRICK 1K FAM INTO 16 FAM APT NO OUTSIDE ADDITION

END OF DATA

Inspection Summary

Rochester Fire Department

Building Address 0088 ELM ST

INSPECTION

Type Highrise Inspection
Status Scheduled Inspection
Unit Number E17
Inspected On 03/01/2012 00:00

SPECIAL INSTRUCTIONS

OCCUPANT

Occupant Name
Building Name
Building Address 0088 ELM ST
Alternate Address
City, State and Zip ROCHESTER, NY 14604
Occupant Phone

EMERGENCY CONTACT OCCUPANT

First Person to Call
Phone

PARCEL OWNER

Owner / Company CITY OF ROCHESTER
Contact Name
Parcel Address 30 CHURCH ST RM 125B
City, State and Zip ROCHESTER, NY 14614
Owner Phone

EMERGENCY CONTACT PARCEL OWNER

First Person to Call
Phone

BUILDING INFORMATION

NFPA 901 097 - Vacant structure unable to be
Bldg Const Type
#UNITS 0
Stories

Sprinkler
Standpipe
Lock Box

COMMENTS

VIOLATION SUMMARY

Status	Violation	Location
--------	-----------	----------

LOCATION: 88 ELM ST.

OFFICES

TANK REMOVAL

GENERAL PUBLIC ED. PERMIT

DATE RECEIVED IN FIRE SAFETY:

JUL 6 1987

APPOINTMENT

PERSON CONTACTED

NO ENTRY ORDERS ISSUED

REFERRALS ISSUED

NO WORK DONE

SOME WORK DONE

OTHER

OK TO FILE

INSPECTOR

DATE

7-26-88

Security Guard

High Rise

X *Hess*

LICENSE

GENERAL
PUBLIC ED
PERMIT
HIGH-RISE

LOCATION: 88 Elm Street

FARASH CORP

DATE RECEIVED IN FIRE SAFETY:

1/20/89

DATE

02/15/89

3-7-89

4-3-89

5-24-89

6-22-89

7-22-89

9-10-89

11-1-89

2-14-89

2/90

APPOINTMENT

PERSON CONTACTED

NO ENTRY
ORDERS ISSUED

REFERRALS ISSUED

NO WORK DONE
SOME WORK DONE

Paige

Jim Turner

OTHER

Ken Yalmer

OK TO FILE
INSPECT

Jim Turner

" "

SCOTT JOHNSON

Scott Johnson

Scott Johnson

Scott Johnson

*VERTICAL HOLES
TO BE FINISH*

X

*4-CORR 12 - ELECTRICAL SIGN
TO BE INSTALLED ON
ELECTRICAL ROOMS*

X

File

4c

H.W. Bl

H.W. Bl

Per



NOTICE OF VIOLATIONS

DATE January 20, 1989

FARASH CORP. Att: Jim Turner

919 S Winton Road

Name

Address

Inspection of premises located at 88 Elm Street reveals violations of the Fire Prevention Code. Orders are hereby issued for correction of hazards listed herewith on or before: February 15, 1989

Failure to comply with these orders may result in issuance of Municipal Code Violation Ticket with following penalties:

	INITIAL	FAILURE TO RESPOND
1st OFFENSE	\$ 50	\$100
2nd OFFENSE	\$100	\$200
3rd & SUBSEQUENT	\$250	\$500

162.3c An illuminated direction exit sign shall be placed at the base of the front stairwell. - ^{OK} 5/25/89

^{OK} 3/7/89 1163.11g Throughout basement area - All open junction boxes shall be properly covered.

^{OK} 5/22/89 1162.5a The fire door leading to the main gas shut off shall be made to fit properly.

1194.1a The main water shut off shall be labeled. STAND PIPE SHUT OFF

^{OK} 6-29-89 1162.5a The fire door leading to the boiler room shall be made to fit properly & have

a self closer installed on it.

^{OK} 3-7-89 1242.7c All vertical & Horizontal penetrating holes shall be properly sealed.

^{OK} 6-29-89 1163.11b Electrical wiring in basement hallway shall be properly secured.

1194.1a All floors - The door leading to the mechanical room shall be labeled as such.

^{OK} 3-7-89 1191.3a-3 All floors Mech. rooms shall be free of combustibile storage.

^{OK} 6-29-89 1162.3b Throughout building - Exit lights shall be illuminated at all times.

^{OK} 6-29-89 1162.5a All floors - Fire doors leading to stairwells shall be made to fit properly.

By Order of
FIRE MARSHAL

INSPECTOR BILL TYTLER 6911

DATE of COMPLIANCE 6/2/89

Inspector [Signature]



NOTICE OF VIOLATIONS

DATE January 20, 1989

FARRERHCORP

Att: Jim Turner
Name

919 S. Winton Road
Address

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1st OFFENSE	\$ 50	\$100
2nd OFFENSE	\$100	\$200
3rd & SUBSEQUENT	\$250	\$500

9NYERR

OK 3-7-89
1163.13g Top of stairwell - fuseable link shall be made to work properly on smoke vent. *Change over to smoke detector*

OK 5/27
1162.2c Combustibles blocking fire egress at base of rear stairwell shall be removed.

OK 5/25
1162.3c Penthouse area - Emergency lighting shall be made to work properly.

1163.13e-4 Penthouse area - Fire extinguisher shall be properly maintained.

OK 5/25
1162.5a Penthouse area - Fire door shall be made to fit properly.

By Order of
FIRE MARSHAL

INSPECTOR

Bill Tytler 6911

DATE of COMPLIANCE 6/6/89

Inspector [Signature]



COMPANY **E17**
ADDRESS
ELM
PROPERTY OWNER

ST

FROM / TO
88 94

ADDRESS
30 CHURCH ST

INSPECTION # **09-06883**
TAX ACCT #

CITY OF ROCHESTER

CITY **ROCHESTER**
ADDRESS

STATE **NY** ZIP **14614**
PHONE

MAILING NAME

CITY

ADDRESS

STATE

ZIP

EMERGENCY CONTACT

NORMAN JONES (DES)

CITY

STATE

ZIP

NFPA 901 CODES	GENERAL PROPERTY USE 59	SPECIFIC PROPERTY USE 591	STRUCTURE TYPE <input type="checkbox"/>	STRUCTURE STATUS <input type="checkbox"/>
----------------	--------------------------------	----------------------------------	---	---

NO ENTRY DATES:

BUSINESS NAME	PHONE	DISPOSITION by FIRE SAFETY:
BUSINESS OWNER		
ADDRESS		
BUSINESS EMERGENCY ADDRESS	PHONE	REFERRED
	PHONE	

- A = ATTIC
- C = CELLAR
- G = GARAGE
- O = OUTSIDE
- # = FLOOR #

SPECIAL INSTRUCTIONS:

SPECIAL HAZARDS OR CONSTRUCTION

DIRECTION ROOM #, ETC.

COMPLAINT

NO VIOLATIONS NOTED AT THIS TIME A B C D

VACANT CITY OWNED STRUCTURE.

Y N	Y N	Y N
<input type="checkbox"/> SPRINKLER SYSTEM	<input type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input type="checkbox"/> SINGLE STATION SMOKE DETECTORS
<input type="checkbox"/> STANDPIPE SYSTEM	<input type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input type="checkbox"/> BARS/WIRE ON WINDOWS
<input type="checkbox"/> FIRE ALARM SYSTEM	<input type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input type="checkbox"/> LOCK BOX

OFFICER PREPARING REPORT: **LT J LUNA**

BUS/PROP REPRESENTATIVE:

FIRE SAFETY INSPECTOR:

COMPANY E17	DISTRICT 3	GROUP 4	DATE 9.8-09
POSITION / TITLE			DATE OF REINSPECTION
			DATE



City of Rochester
FIRE DEPARTMENT

FIRE SAFETY DIVISION
185 Exchange Blvd., Suite 665
Rochester, New York 14614
(585) 428-7037

ROOFING PERMIT

Date Applied: 08/04/10 Applicant's Name: Dan Cappon
Start Date: 08/16/10 Job Location: 88 Elm Street
Expiration Date: 09/16/10 Bldg/Business Name: Metro Center Building
Cell # on Location: Damon Runyon 370-1140

Company Name: ELMER W. DAVIS Office #: (585) 546-2846
Company Address: 1217 CLIFFORD AVE., ROCHESTER, NY 14621

PERMIT NUMBER: 10TK030

PERMIT CODE	PERMIT CATEGORY	FEE
-------------	-----------------	-----

5412C (6) ANY ROOF REPAIR OR REPLACEMENT USING ANY FORM OF HEAT GENERATING EQUIPMENT \$70

For keeping, storing, using, installing, manufacturing, handling, transporting or otherwise employing flammable combustible, or explosive materials, or materials, processes or equipment which is improperly used may produce conditions hazardous to life or property.

THIS PERMIT IS ISSUED AND ACCEPTED ON CONDITION THAT ALL FIRE PREVENTION CODE PROVISION NOW ADOPTED, OR THAT MAY HEREAFTER BE ADOPTED SHALL BE COMPLIED WITH, AND SAID **PERMIT WILL BECOME VALID ONLY UPON COMPLETED FIRE SAFETY INSPECTION AND THE RECEIPT OF TOTAL FEE PAYMENT.** A PERMIT IS REQUIRED FOR CITY OR COUNTY OWNED BUILDINGS BUT THE FEE WILL BE WAIVED.

THIS PERMIT DOES NOT TAKE THE PLACE OF ANY REQUIRED BY LAW AND IS NOT TRANSFERABLE; ANY CHANGE IN THE USE OR OCCUPANY OF PREMISES SHALL REQUIRE A NEW PERMIT.

Salvatore Michano III
FIRE MARSHAL

<u>MUNICIPAL CODE SUMMONS SCHEDULE</u>	<u>INITIAL</u>
FIRST OFFENSE, OR AFTER 30 DAYS	\$75.00
SECOND OFFENSE, OR AFTER 60 DAYS	\$150.00
THIRD OFFENSE, OR AFTER 90 DAYS	\$375.00

THIS PERMIT MUST AT ALL TIMES BE KEPT ON FILE AT THE JOB SITE LOCATION.

TORCH DOWN/TAR KETTLE OPERATIONS

JOB SITE LOCATION: 88 ELM STREET – METRO CENTER BUILDING

ELMER W. DAVIS
1217 CLIFFORD AVENUE
ROCHESTER NY 14621

PERMIT #: 10TK030
DATE PAID: 08/04/10
DATE EXPIRES: 09/16/10
FEE: FEE WAIVED

CITY OF ROCHESTER - FIRE DEPARTMENT
ALL RUNS
SPECIFIC ADDRESS

INC	DATE	TYPE INCIDENT	ADDRESS	REMARKS
8605089	6/09/86	74	88 ELM	ST WORKMEN SET OFF SMOKE DETECTORS ON 11TH FLOOR WITH SANDING DUST. NO PE RMIT. 86160/0926
8772658	12/29/87	44	88 ELM	ST SHORT CIRCUIT IN ELEVATOR ELECTRICAL SYSTEM POWER TO ELEVATOR SHUT OFF 87363/0464
8800201	1/06/88	11	88 ELM	ST DEFECTIVE LIGHT BALLAST ON FIRST FLOOR 88006/1276
8804866	5/24/88	74	88 ELM	ST WORKMEN ON 8TH FLOOR ACCIDENTLY SET OFF PULL STATION 88145/0942
9012942	11/17/90	16	88 ELM	ST REFUSE CONTAINER HALF BURNED, NEGLIGIBLE VALUE.
9205842	5/21/92	74	88 ELM	ST ACCIDENTAL ALARM
9211899	9/24/92	53	88 ELM	ST SHORT IN ELECTRIC IN WALL HEATING UNIT. SHUT OFF ELECTRIC TO UNIT. ELE CTRICIAN ON SCENE.
9215604	12/17/92	44	88 ELM	ST PENHOUSE ELEVATOR HOUSING, ELECTRIC MOTOR ON THE FREIGHT ELEVATOR BURN ED OUT. POWER TURNED OFF.
9304656	4/12/93	31	88 ELM	ST ELEVATOR REPAIRMAN INJURED LEFT HAND, MINOR REFUSE TREATEMENT. APPEARE D OK, NATIONAL FOLLOWED UP.
9415930	12/14/94	55	88 ELM	ST BROKEN WATER PIPE INSIDE, FROZEN WATER ON OUTSIDE OF BLDG CREATED HAZA RD TO PEDESTRIANS.
9600510	1/10/96	73	88 ELM	ST TROUBLE IN ALARM SYSTEM 2ND FL.
9604615	4/05/96	74	88 ELM	ST TEST OF SYSTEM, NO NEED FOR FD.
9607515	6/06/96	73	88 ELM	ST AUTOMATIC ALARM, PANEL SHOWED 1ST FLR ACTIVATION. SMOKE DETECTOR NOT A CTIVATED.
9611026	8/10/96	73	88 ELM	ST AUTOMATIC ALARM POSSIBLY DUE TO A SURGE IN WATER PRESSURE.

ROCHESTER FIRE DEPARTMENT
ALL RUNS - SPECIFIC ADDRESS
88-94 Elm Street

<u>DATE</u>	<u>SITUATION</u>	<u>ADDRESS</u>	<u>REMARKS</u>
10/22/10 9:41 am	412	88 ELM ST	<p>TWO 2-INCH GAS MAINS WERE CUT WITH A SAWSALL. THE MAINS WERE SUPPOSE TO BE CAPPED RENDERED SAFE PRIOR TO THE CUTTING OPERATION. INSTEAD THEIR WAS RESIDUAL GAS IN THE LINES. THE SIZE OF THE LINES AND AMOUNT OF GAS CAUSED WORKERS TO BELIEVE THAT THE LINES WERE LIVE AND THERE WAS AN EMERGENT LEAK.</p> <p>WHILE THE BUILDING WAS LABELED FOR ASBESTOS, I SPOKE TO SITE FOREMAN MARC KERN, WHO ADVISED ME THAT THE 1ST FLOOR HAD BEEN ABATED AND WAS CONSIDERED "CLEAN". THE BASEMENT WAS SCHEDULED TO BE ABATED BUT WAS STILL BEING "DEMOED" SO THEY LEFT THE PLACARDS AND SHROUDS UP. HE ALSO STATED THAT AIR MOVERS KEPT A CIRCULATION OF AIR THROUGH THE BUILDING AND THAT THE ASBESTOS LEVEL WAS BELOW THE NYS PERMISSIBLE LIMIT OF 1-2%. MR KERN STATED HIS CONCERN WAS ONLY THE GAS, AS THE BLDG HAS POWER AND THE AIR HANDLING FANS WERE NOT INTRINSICALLY SAFE (AS WELL AS THE SIZE OF THE LINES INVOLVED).</p> <p>ENGINE 17 MEASURED FOR NATURAL GAS AT VENTILATION SYSTEM'S EXHALATION VALVE. WITH NO READING, I MADE THE DECISION TO ENTER ON A RECON WITH 2 FF DUE TO THE SIZE OF THE COMMERCIAL DWELLING. WE PROCEEDED INSIDE (ON AIR ONLY AS AN EXTRA SAFETY MEASURE) AND TOOK READINGS AS WE PROCEEDED. THE ONLY READING WAS AT THE CUT PIPE AND WAS LESS THAN 1% LEL.</p> <p>WE VISUALLY SAW WHAT THE CONTRACTOR MEANT REGARDING THE BUILDING BEING CLEAN AND EXITED WITHOUT INCIDENT. IT WAS LATER FOUND THAT THE PIPES</p>

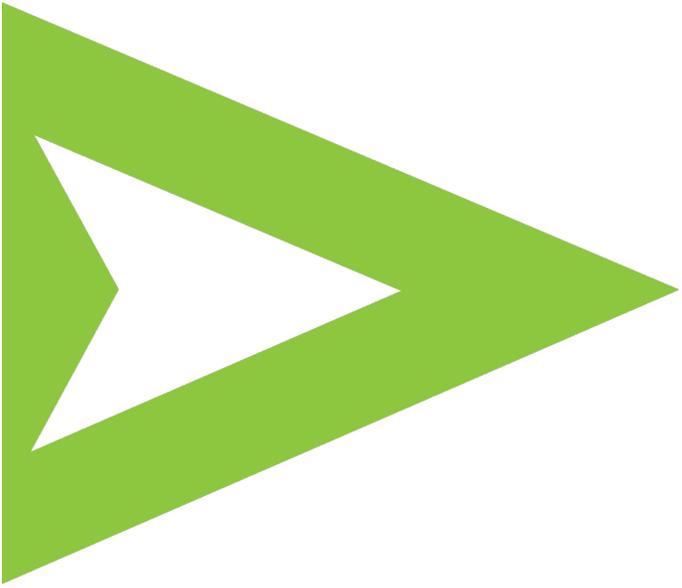
ROCHESTER FIRE DEPARTMENT
ALL RUNS - SPECIFIC ADDRESS
88-94 Elm Street

<u>DATE</u>	<u>SITUATION</u>	<u>ADDRESS</u>	<u>REMARKS</u>
			WERE IN FACT OFF AND IT WAS ONLY RESIDUAL GAS IN THE LINES. THE SITE WAS TURNED BACK OVER TO THE CONTRACTOR AND RGE.

Appendix B – Regulatory Database Report



ENVIRONMENTAL FIRSTSEARCH REPORT



TARGET PROPERTY:

88 ELM STREET

88 ELM ST

ROCHESTER, NY 14604

JOB NUMBER: 190500745

PREPARED FOR:

July 23, 2012

Environmental FirstSearch Search Summary Report

Target Site: 88 ELM ST
ROCHESTER, NY 14604

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-09-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	05-09-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	04-30-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	04-30-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	05-09-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-09-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	05-09-12	0.25	1	4	11	-	-	1	17
RCRA NLR	Y	05-09-12	0.12	1	2	-	-	-	0	3
Federal Brownfield	Y	05-01-12	0.50	0	0	1	2	-	0	3
ERNS	Y	07-05-12	0.12	0	2	-	-	-	1	3
Tribal Lands	Y	12-15-08	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	06-27-12	1.00	0	0	0	0	6	0	6
State Spills 90	Y	01-10-12	0.12	0	14	-	-	-	11	25
State Spills 80	Y	11-02-10	0.12	0	9	-	-	-	1	10
State/Tribal SWL	Y	01-11-12	0.50	0	1	0	0	-	0	1
State/Tribal LUST	Y	06-27-12	0.50	0	0	4	17	-	2	23
State/Tribal UST/AST	Y	06-27-12	0.25	0	5	8	-	-	1	14
State/Tribal EC	Y	06-27-12	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	06-27-12	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	06-27-12	0.50	0	0	1	1	-	0	2
State/Tribal Brownfields	Y	06-27-12	0.50	0	0	0	2	-	0	2
Federal IC/EC	Y	06-13-12	0.50	0	0	0	0	-	0	0
-TOTALS-				2	37	25	22	6	18	110

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch Site Information Report

Request Date: 07-20-12
 Requestor Name: Katie Premo
 Standard: AAI

Search Type: COORD
 Job Number: 190500745
Filtered Report

Target Site: 88 ELM ST
 ROCHESTER, NY 14604

Demographics

Sites: 110	Non-Geocoded: 18	Population: NA
Radon: NA		
Fire Insurance Map Coverage:	Yes	

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-77.603401	-77:36:12	Easting:	288327.739
Latitude:	43.156182	43:9:22	Northing:	4781234.038
Elevation:	538		Zone:	18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:	Services:																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">ZIP Code</th> <th style="text-align: left;">City Name</th> <th style="text-align: left;">ST</th> <th style="text-align: left;">Dist/Dir</th> <th style="text-align: left;">Sel</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 150px;"> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Requested?</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td>Fire Insurance Maps</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">07-20-12</td> </tr> <tr> <td>Aerial Photographs</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">07-20-12</td> </tr> <tr> <td>Historical Topos</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>City Directories</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Title Search</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Liens</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Historic Map Works</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td style="text-align: center;">No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Fire Insurance Maps	Yes	07-20-12	Aerial Photographs	Yes	07-20-12	Historical Topos	No		City Directories	No		Title Search	No		Municipal Reports	No		Liens	No		Historic Map Works	No		Online Topos	No	
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Environmental FirstSearch Target Site Summary Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

TOTAL: 110 **GEOCODED:** 92 **NON GEOCODED:** 18 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	RCRAGN	ROCHESTER CITY OF NYR000178814/SGN	88 ELM ST ROCHESTER NY 14604	0.00 --	0	1
1	RCRANLR	ROCHESTER CITY OF NYR000178814/NLR	88 ELM ST ROCHESTER NY 14604	0.00 --	0	3

Environmental FirstSearch Sites Summary Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

TOTAL: 110 **GEOCODED:** 92 **NON GEOCODED:** 18 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	RCRAGN	ROCHESTER CITY OF NYR000178814/SGN	88 ELM ST ROCHESTER NY 14604	0.00 --	0	1
1	RCRANLR	ROCHESTER CITY OF NYR000178814/NLR	88 ELM ST ROCHESTER NY 14604	0.00 --	0	3
2	SPILLS80	GRIFFITH OIL MIDTOWN 8602340/CLOSED	ATLAS ST ROCHESTER NY	0.01 SW	- 1	5
3	SPILLS80	CONVENTION CTR BASE RAMP 8504348/CLOSED	CHESTNUT ST & CHESTNUT ST ROCHESTER NY	0.03 SE	- 2	6
4	SWL	RUSSELL GAS & ELECTRIC 8-28D13/INACTIVE	89 EAST AVE ROCHESTER NY 0.00	0.05 NE	N/A	7
5	RCRAGN	BANK OF AMERICA NYR000023200/VGN	1 EAST AVE ROCHESTER NY 14638	0.08 NW	- 1	8
5	RCRANLR	FLEET BANK NYR000023200/NLR	1 EAST AVE ROCHESTER NY 14604	0.08 NW	- 1	10
6	RCRAGN	ROCHESTER GAS & ELECTRIC CORP NYD006994040/TRANSPORTER	89 EAST AVE ROCHESTER NY 14649	0.08 NE	- 5	12
6	ERNS	597223/UNKNOWN	89 EAST AVE ROCHESTER NY 14607	0.08 NE	- 5	14
6	ERNS	599949/FIXED FACILITY	89 EAST AVE ROCHESTER NY 14649	0.08 NE	- 5	15
6	SPILLS	COAL TAR 9808189/CLOSED	89 EAST AVE ROCHESTER NY	0.08 NE	- 5	16
6	SPILLS	ROCHESTER GAS & ELECTRIC 0070559/CLOSED	89 EAST AVE ROCHESTER NY	0.08 NE	- 5	17
6	SPILLS	ROCHESTER GAS & ELECTRIC 0300228/CLOSED	89 EAST AVE ROCHESTER NY	0.08 NE	- 5	18
6	SPILLS	ROCHESTER GAS & ELECTRIC 0903438/CLOSED	89 EAST AVE ROCHESTER NY 14649	0.08 NE	- 5	19
6	SPILLS	ROCHESTER GAS & ELECTRIC 0470079/CLOSED	89 EAST AVE ROCHESTER NY	0.08 NE	- 5	20
6	SPILLS	ROCHESTER GAS & ELECTRIC 0307239/CLOSED	89 EAST AVE ROCHESTER NY 14604	0.08 NE	- 5	21
6	SPILLS	ROCHESTER GAS & ELECTRIC 9802157/CLOSED	89 EAST AVE ROCHESTER NY 14604	0.08 NE	- 5	22
6	SPILLS	ROCHESTER GAS & ELECTRIC 9970676/CLOSED	89 EAST AVE ROCHESTER NY	0.08 NE	- 5	23
6	SPILLS	ROCHESTER GAS & ELECTRIC 0070143/CLOSED	89 EAST AVE ROCHESTER NY	0.08 NE	- 5	24
6	SPILLS	ROCHESTER INSTITUTE OF TECHNOLOGY 0010519/CLOSED	89 EAST AVE HENRIETTA NY 14623	0.08 NE	- 5	25

Environmental FirstSearch Sites Summary Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

TOTAL: 110 **GEOCODED:** 92 **NON GEOCODED:** 18 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
6	SPILLS80	RG&E MAIN OFFICE 8382113/CLOSED	EAST AVE ROCHESTER NY 14603	0.08 NE	- 5	26
6	SPILLS80	ROCHESTER GAS & ELECTRIC 8200963/CLOSED	EAST AVE ROCHESTER NY	0.08 NE	- 5	27
6	UST	ROCHESTER GAS & ELECTRIC CORP PBS8-102504/UNREGULATED	89 EAST AVE ROCHESTER NY 14649	0.08 NE	- 5	28
7	SPILLS	50 EAST AVENUE 0650465/CLOSED	50 EAST AVE ROCHESTER NY 14604	0.08 NE	- 2	29
8	SPILLS	95 TO 101 CHESTNUT STREET 0270303/CLOSED	95 CHESTNUT ST CHILI NY	0.08 SW	- 2	30
9	RCRAGN	MIDTOWN PLAZA COMPLEX ASBESTO & HA NYR000169334/LGN	285 E MAIN ST ROCHESTER NY 14604	0.09 NW	- 1	31
9	UST	MIDTOWN ROCHESTER PROPERTIES LLC PBS8-600085/UNREGULATED	285 E MAIN ST ROCHESTER NY 14604	0.09 NW	- 1	33
10	RCRAGN	EASTMAN KODAK COMPANY - HAWKEYE NYD000809335/VGN	20 EAST AVE ROCHESTER NY 14652	0.10 NW	- 2	35
10	UST	EASTMAN KODAK CO.-HAWKEYE CBS8-000251/UNREGULATED	20 EAST AVE ROCHESTER NY 14653	0.10 NW	- 2	38
11	SPILLS	CHARTER ONE BANK PACKAGE 0270193/CLOSED	325 MAIN ST E ROCHESTER NY	0.10 NW	- 2	41
12	UST	ONE HSBC PBS8-426628/ACTIVE	1 MARINE MIDLAND PLZ ROCHESTER NY 14604	0.10 SW	- 1	42
13	RCRANLR	MIDTOWN HOLDINGS CORP NYD986948107/NLR	300 MIDTOWN TRWY ROCHESTER NY 14604	0.11 NW	- 1	45
13	SPILLS80	MARINE MIDLAND GARAGE 8302711/CLOSED	MIDTOWN PLZ ROCHESTER NY	0.11 NW	- 1	47
13	SPILLS80	MIDTOWN PLAZA GARAGE 8281028/CLOSED	MIDTOWN PLZ ROCHESTER NY	0.11 NW	- 1	48
13	SPILLS80	RECORD THEATRE 8803964/CLOSED	MIDTOWN PLZ ROCHESTER NY	0.11 NW	- 1	49
13	SPILLS80	ROSE DINANNO 8201297/CLOSED	MIDTOWN PARKING GARAGE ROCHESTER NY	0.11 NW	- 1	50
13	UST	MIDTOWN ROCHESTER PROPERTIES LLC PBS8-503479/UNREGULATED	300 MIDTOWN TRWY ROCHESTER NY 14604	0.11 NW	- 1	51
14	SPILLS	CANOPY RESTAURANT 9401797/CLOSED	130 CHESTNUT ST ROCHESTER NY	0.12 SW	- 1	53
15	SPILLS80	ROCHESTER GAS & ELECTRIC 8282831/CLOSED	EAST AVENUE AND MAIN ROCHESTER NY	0.12 NW	- 2	54
16	RCRAGN	XEROX SQUARE NYR000038026/VGN	100 S CLINTON AVE ROCHESTER NY 14644	0.13 SW	- 2	55

Environmental FirstSearch Sites Summary Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

TOTAL: 110 **GEOCODED:** 92 **NON GEOCODED:** 18 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
17	RCRAGN	UNIVERSITY OF ROCHESTER - ESM NYR000025981/VGN	26 GIBBS ST ROCHESTER NY 14604	0.14 NE	- 7	56
17	UST	EASTMAN SCHOOL OF MUSIC PBS8-079901/UNREGULATED	26 GIBBS ST ROCHESTER NY 14604	0.14 NE	- 7	57
17	LUST	YMCA (OLD) 8800329/CLOSED	26 GIBBS ST ROCHESTER NY	0.14 NE	- 7	59
18	LUST	CONSTRUCTION SITE 8804512/CLOSED	S CLINTON AVE & E BROAD ST ROCHESTER NY 14620	0.14 SW	- 2	60
19	RCRAGN	DAMON CITY CENTER MONROE COMMUNITY NYD001836949/VGN	228 E MAIN ST ROCHESTER NY 14604	0.17 NW	- 3	61
20	UST	SIBLEY TOWER BUILDING/WILMORITE IN PBS8-600027/UNREGULATED	25 FRANKLIN ST ROCHESTER NY 14604	0.17 NW	- 3	62
21	RCRAGN	J P MORGAN CHASE NYR000105510/SGN	1 CHASE SQ ROCHESTER NY 14643	0.20 NW	- 8	64
22	RCRAGN	AIRFLOW CATALYST SYSTEMS INC NYR000147678/VGN	183 E MAIN ST ROCHESTER NY 14604	0.21 NW	- 8	66
23	RCRAGN	GULLEN MARTIN T & JAMES J PARTNP NYR000057489/VGN	38 SCIO ST ROCHESTER NY 14607	0.21 NE	- 15	68
24	RCRAGN	WHEC-TV TRANSMITTER SITE NYD986910859/VGN	PINNACLE HILL ROCHESTER NY 14620	0.21 SE	- 14	69
25	UST	FRONTIER TELEPHONE OF ROCHESTER PBS8-038288/UNREGULATED	SWITCHING CENTER ROCHESTER NY 14604	0.21 SW	- 6	70
25	UST	ROCHESTER TELEPHONE CORPORATION PBS8-420840/UNREGULATED	SWITCHING CENTER ROCHESTER NY 14613	0.21 SW	- 6	71
25	UST	ROCHESTER TELEPHONE CORPORATION PBS8-420824/UNREGULATED	SWITCHING CENTER ROCHESTER NY 14611	0.21 SW	- 6	72
26	RCRAGN	SPEEDYS CLEANERS NYR000020842/SGN	50 SCIO ST ROCHESTER NY 14604	0.22 NE	- 16	73
27	RCRAGN	FARASH CORP NYD986908259/VGN	155 E BROAD ST ROCHESTER NY 14604	0.24 SW	- 6	76
28	RCRAGN	NORITSU AMERICA CORP - KODAK PRO L NY0000939348/SGN	125 E MAIN ST ROCHESTER NY 14604	0.24 NW	- 11	77
29	UST	CITY OF ROCHESTER PBS8-601238/UNREGULATED	62 SCIO ST ROCHESTER NY 14604	0.24 NE	- 17	78
29	UST	CITY OF ROCHESTER - FORMER HALLMAN PBS8-600942/UNREGULATED	62 SCIPIO ST ROCHESTER NY 14604	0.24 NE	- 17	80
29	LUST	VACANT PARCEL 0650898/HISTORIC-ACTIVE	62 SCIO ST ROCHESTER NY 14607	0.24 NE	- 17	82
30	RCRAGN	HOME PROPERTIES HALLMAN CHEV NYR000056457/SGN	200 EAST AVE ROCHESTER NY 14607	0.25 NE	- 21	83

Environmental FirstSearch Sites Summary Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

TOTAL: 110 **GEOCODED:** 92 **NON GEOCODED:** 18 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
30	UST	HALLMAN CHEVROLET (FORMER) PBS8-393061/UNREGULATED	200 EAST AVE ROCHESTER NY 14604	0.25 NE	- 21	84
30	LUST	HALLMAN CHEVROLET 8605335/CLOSED	200 EAST AVE ROCHESTER NY 14607	0.25 NE	- 21	87
30	FEDBROWN	FORMER HALLMAN CHEVROLET 54540363-22/EPA BROWNFIELD	196 EAST AVE ROCHESTER NY	0.25 NE	- 21	88
30	VCP	FORMER HALLMAN S CHEVROLET V00163/HISTORIC-VCP	196-212 EAST AVE ROCHESTER NY 14607	0.25 NE	- 21	89
31	LUST	E G SNYDER MECHANICAL 9105502/CLOSED	86 SCIO ST ROCHESTER NY	0.26 NE	- 15	90
32	FEDBROWN	WINDSOR LOFTS 119601/EPA BROWNFIELD	480 E MAIN ST ROCHESTER NY 14604	0.26 NE	- 13	91
33	LUST	FORMER DMV PARKING LOT 9614670/HISTORIC-CLOSED	SOUTH AVENUE @COURT STREE ROCHESTER NY 14604	0.27 SW	- 7	93
33	VCP	SPEEDY CLEANERS- COURT STREET SITE V00001/VCP	COURT ST ROCHESTER NY	0.27 SW	- 7	94
34	LUST	FORMER AUTO GARAGE 0170101/HISTORIC-CLOSED	37 CHARLOTTE ST ROCHESTER NY 14607	0.28 NE	- 15	95
35	LUST	JOHNSON & LUND 9010284/CLOSED	167 LIBERTY POLE WAY ROCHESTER NY	0.28 NW	- 9	96
36	LUST	CULLARI (JAMES) APARTMENT 9404660/CLOSED	130 N CLINTON AVE ROCHESTER NY	0.32 NW	- 7	97
37	FEDBROWN	80-100 CHARLOTTE STREET 69597346-1/EPA BROWNFIELD	80 CHARLOTTE ST ROCHESTER NY 14607	0.34 NE	- 20	98
38	LUST	NUSBAUM CLEANER DISTRIBUT 8601285/CLOSED	304 ANDREWS ST ROCHESTER NY	0.35 NW	- 14	99
39	BROWNFIE	ANDREWS STREET SITE E828144/ERP	300 ANDREWS ST ROCHESTER NY 14604	0.35 NW	- 13	100
40	LUST	NATIONAL AMBULANCE 9113243/CLOSED	177 UNIVERSITY AVE ROCHESTER NY	0.36 NE	- 16	102
41	LUST	WALLACH (ERWIN) 8603686/CLOSED	430 ANDREWS ST ROCHESTER NY	0.36 NW	- 17	103
42	LUST	MILLBURY OLDSMOBILE CO 7680427/CLOSED	ANSON ST ROCHESTER NY	0.38 SE	- 13	104
43	LUST	YATTEAU (TOM) PROPERTY 0551537/ACTIVE	300 BROADWAY ST ROCHESTER NY 14607	0.38 SE	- 18	105
44	BROWNFIE	KIRSTEIN BUILDING AND PARKING LOT C828127/BCP	242 ANDREWS ST ROCHESTER NY 14604	0.38 NW	- 13	106
45	LUST	BUDGET RENT A CAR 8902893/CLOSED	581 E MAIN ST ROCHESTER NY	0.40 NE	- 31	108

Environmental FirstSearch Sites Summary Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

TOTAL: 110 **GEOCODED:** 92 **NON GEOCODED:** 18 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
46	LUST	NATIONAL AMBULANCE/SCH 58 9009284/CLOSED	200 UNIVERSITY AVE ROCHESTER NY	0.41 NE	- 33	109
47	LUST	ISAAC HEATING & AIR 9870353/HISTORIC-CLOSED	180 CHARLOTTE ST ROCHESTER NY 14607	0.43 NE	- 20	111
47	LUST	ISAAC HEATING & AIR CONDI 9608064/CLOSED	180 CHARLOTTE ST ROCHESTER NY	0.43 NE	- 20	112
48	LUST	BLUE CROSS ARENA 9970700/CLOSED	1 WAR MEMORIAL SQUARE ROCHESTER NY	0.45 SW	- 29	113
49	LUST	MONROE COUNTY SHERIFF 0070040/HISTORIC-CLOSED	180 EXCHANGE ST ROCHESTER NY 14614	0.47 SW	- 26	114
50	LUST	GENESEE HOSPITAL 9106591/CLOSED	244 ALEXANDER ST ROCHESTER NY 14607	0.49 SE	- 12	115
51	STATE	RG&E, FRONT STREET HS8048/HISTORIC	FRONT ST ROCHESTER NY 14614	0.55 NW	- 54	116
52	STATE	MILL STREET DRUMS 828058/	208 MILL ST ROCHESTER NY	0.72 NW	- 75	118
53	STATE	RG&E - BEEBEE STATION 828010/HISTORIC	254 MILL ST ROCHESTER NY 14614	0.83 NW	- 86	119
54	STATE	STAUBS TEXTILE SERVICES, INC. 828160/	935 E MAIN ST ROCHESTER NY 14605	0.89 NE	- 28	121
55	STATE	DAVIDSON S COLLISION 828091/HISTORIC	399 GREGORY ST ROCHESTER NY 14620	0.93 SE	- 25	122
56	STATE	ARTCO INDUSTRIAL LAUNDRIES 828102/	331 W MAIN ST ROCHESTER NY 14608	0.94 SW	- 22	123

Environmental FirstSearch Sites Summary Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

TOTAL: 110 **GEOCODED:** 92 **NON GEOCODED:** 18 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	RCRAGN	NYSDOT BIN 1050080 NYR000148049/LGN	N CLINTON OVER RTE 940T AV ROCHESTER NY 14604	NON GC	N/A	N/A
	ERNS	YARD AREA AT EAST END OF WAREHOUSE NRC-977861/MOBILE	YARD AREA & EAST END OF WA ROCHESTER NY	NON GC	N/A	N/A
	SPILLS	DRAINAGE DITCH 0651776/CLOSED	NORTHEAST CORNER ROCHESTER NY 14623	NON GC	N/A	N/A
	SPILLS	GAS WELL 1002322/CLOSED	2329 EAST RD CHARLOTTE NY	NON GC	N/A	N/A
	SPILLS	GATE B-8 SOUTHEAST CORNER 0802164/CLOSED	GATE B-8 SOUTHEAST CORNER ROCHESTER NY	NON GC	N/A	N/A
	SPILLS	I/A/O CHESTNUT DR & CHILI DR 0903103/CLOSED	CHESTNUT DR & CHILI DR ROCHESTER NY	NON GC	N/A	N/A
	SPILLS	MIDTOWN PLAZA 1012210/CLOSED	ELM ST & ATLAS AVE ROCHESTER NY	NON GC	N/A	N/A
	SPILLS	PORT OF DELIVERY MVA 1011472/CLOSED	I-490 & SOUTH CLINTON AVE ROCHESTER NY	NON GC	N/A	N/A
	SPILLS	ROGERS ASSOCIATES 0903449/CLOSED	15 SAINT JAMES PL ROCHESTER NY	NON GC	N/A	N/A
	SPILLS	TOWN OF BRIGHTON 0170496/CLOSED	S CLINTON AVE BRIGHTON NY	NON GC	N/A	N/A
	SPILLS	TRIANGLE BUILDING 0890589/CLOSED	335 E MAIN ST ROCHESTER NY 14604	NON GC	N/A	N/A
	SPILLS	VGC CORPORATION 9002320/CLOSED	CLINTON AVE ROCHESTER NY	NON GC	N/A	N/A
	SPILLS	WASTE MANAGEMENT 9213188/CLOSED	CHESTNUT ST & STONE ST ROCHESTER NY	NON GC	N/A	N/A
	SPILLS80	CLINTON STREET SOUTH 8700130/CLOSED	S CLINTON AVE ROCHESTER NY 14604	NON GC	N/A	N/A
	UST	ESL FEDERAL CREDIT UNION - HEADQUA PBS8-601596/ACTIVE	225 CHESTNUT ST ROCHESTER NY 14604	NON GC	N/A	N/A
	LUST	GENERAL RAILWAY SIGNAL 8300881/HISTORIC-CLOSED	CAIRN ST OFF LYELL ROCHESTER NY	NON GC	N/A	N/A
	LUST	MORTIMER SUBSTATION #4202 0610366/CLOSED	BRIGHTON HENRIETTA TOWNLIN ROCHESTER NY 14623	NON GC	N/A	N/A
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-14604/	UNKNOWN NY 14604	NON GC	N/A	N/A

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 11 DIST/DIR: 0.00 -- ELEVATION: 538 MAP ID: 1

NAME: ROCHESTER CITY OF
ADDRESS: 88 ELM ST
ROCHESTER NY 14604
MONROE
CONTACT: MONROE
SOURCE: EPA
REV: 1/10/12
ID1: NYR000178814
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ANNE E SPAULDING
CHURCH ST ROOM 300B
ROCHESTER NY 14614

PHONE: 5854287474

OWNER NAME:CITY OF ROCHESTER
OWNER TYPE:M-MUNICIPAL
OPERATOR:CITY OF ROCHESTER
OPERATOR_TYPE:M-MUNICIPAL
MAILING ADDRESS:30 CHURCH ST ROOM 300B
ROCHESTER
UNIVERSE INFORMATION:

RECEIVED DATE:11/08/2010

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:M-MUNICIPALSHORT TERM GEN:Y
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

92119 - OTHER GENERAL GOVERNMENT SUPPORT

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 11 **DIST/DIR:** 0.00 -- **ELEVATION:** 538 **MAP ID:** 1

NAME: ROCHESTER CITY OF
ADDRESS: 88 ELM ST
ROCHESTER NY 14604
MONROE

CONTACT:
SOURCE: EPA

REV: 1/10/12
ID1: NYR000178814
ID2:
STATUS: SGN
PHONE:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRANLR

SEARCH ID: 19 DIST/DIR: 0.00 -- ELEVATION: 538 MAP ID: 1

NAME: ROCHESTER CITY OF
ADDRESS: 88 ELM ST
ROCHESTER NY 14604
MONROE
CONTACT: SOURCE: EPA
REV: 5/9/12
ID1: NYR000178814
ID2:
STATUS: NLR
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ANNE E SPAULDING
CHURCH ST ROOM 300B
ROCHESTER NY 14614

PHONE: 5854287474

OWNER NAME:CITY OF ROCHESTER
OWNER TYPE:M-MUNICIPAL
OPERATOR:CITY OF ROCHESTER
OPERATOR_TYPE:M-MUNICIPAL
MAILING ADDRESS:30 CHURCH ST ROOM 300B
ROCHESTER
UNIVERSE INFORMATION:

RECEIVED DATE:01/17/2012

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:N

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:M-MUNICIPALSHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

92119 - OTHER GENERAL GOVERNMENT SUPPORT

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRANLR

SEARCH ID: 19 **DIST/DIR:** 0.00 -- **ELEVATION:** 538 **MAP ID:** 1

NAME: ROCHESTER CITY OF
ADDRESS: 88 ELM ST
ROCHESTER NY 14604
MONROE

CONTACT:
SOURCE: EPA

REV: 5/9/12
ID1: NYR000178814
ID2:
STATUS: NLR
PHONE:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS80

SEARCH ID: 34 DIST/DIR: 0.01 SW ELEVATION: 537 MAP ID: 2

NAME: GRIFFITH OIL MIDTOWN REV: 11/2/10
ADDRESS: ATLAS ST ID1: 8602340
ROCHESTER NY ID2: 208209
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NYSDEC

SITE INFORMATION

SPILL DATE: 7/9/1986
DATE REPORTED: 7/9/1986
CLOSED DATE: 7/10/1986
INSP DATE: 7/9/1986
MATERIAL SPILLED: #2 FUEL OIL AMOUNT SPILLED: 150 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: UNKNOWN
WATERBODY AFFECTED:
SOURCE OF SPILL: TANK TRUCK
REPORTED BY: FIRE DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: COOKE
SPILL CONTACT:
TELEPHONE:

SPILLER: GRIFFITH OIL COMPANY

ADDRESS:
, ZZ
TELEPHONE:

REPORTED BY: FIRE DEPARTMENT

LAST DEC UPDATE: 2/19/2004
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: GRIFFITH OIL OVERFILLED 8000 GAL ABOVEGROUND TANK CAUSING OIL TO FLOW ACROSS PAVEMENT INTO COMBINED SEWER

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS80

SEARCH ID: 33 DIST/DIR: 0.03 SE ELEVATION: 536 MAP ID: 3

NAME: CONVENTION CTR BASE RAMP REV: 11/2/10
ADDRESS: CHESTNUT ST & CHESTNUT ST ID1: 8504348
ROCHESTER NY ID2: 224656
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NYSDEC

SITE INFORMATION

SPILL DATE: 3/6/1986
DATE REPORTED: 3/6/1986
CLOSED DATE: 6/1/1986
INSP DATE:
MATERIAL SPILLED: CRANK CASE OILAMOUNT SPILLED: 5 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:TrueAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:FalseIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: UNKNOWN
WATERBODY AFFECTED:
SOURCE OF SPILL: UNKNOWN
REPORTED BY: OTHER
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: BWFINSTE
SPILL CONTACT:
TELEPHONE:

SPILLER:

ADDRESS:
Update, ZZ
TELEPHONE:

REPORTED BY:OTHER

LAST DEC UPDATE: 3/28/2001
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: TRUCK LOST CRANKCASE OIL - ON TUNNEL RAMP

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SWL

SEARCH ID: 66 DIST/DIR: 0.05 NE ELEVATION: MAP ID: 4

NAME: RUSSELL GAS & ELECTRIC
ADDRESS: 89 EAST AVE
ROCHESTER NY 0.00
MONROE

REV: 1/11/12
ID1: 8-28D13
ID2: 28D13
STATUS: INACTIVE
PHONE:

CONTACT:
SOURCE: NY DEC

SITE INFORMATION

OWNER INFORMATION

NAME:ROCHESTER GAS & ELECTRIC
TYPE:PRIVATE
ADDRESS:89 EAST AVE. ROCHESTER , NY 14649
EMAIL:
PHONE:

CONTACT INFORMATION

NAME:
ADDRESS:

EMAIL:
PHONE:

ACTIVE:NO
ACTIVITY DESC:LANDFILL - CONSTRUCTION AND DEMOLITION DEBRIS
REG STATUS:NONE
WASTE TYPE:
ACTIVITY NUMBER:28D13
AUTH NUMBER:NONE
AUTH ISSUE DATE:
EXPIRATION DATE:
EAST COORDINATE:
NORTH COORDINATE:
ACCURACY:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 2 DIST/DIR: 0.08 NW ELEVATION: 537 MAP ID: 5

NAME: BANK OF AMERICA REV: 5/9/12
ADDRESS: 1 EAST AVE ID1: NYR000023200
ROCHESTER NY 14638 ID2:
MONROE STATUS: VGN
CONTACT: PHONE:
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: MARK L CONRAD
EAST AVE
ROCHESTER NY 146380001

PHONE: 5855469066

OWNER NAME:FIRST STATES INVESTORS 5200 LLC
OWNER TYPE:P-PRIVATE
OPERATOR:NO NAME FOUND
OPERATOR_TYPE:P-PRIVATE
MAILING ADDRESS:1 EAST AVE
ROCHESTER, NY
UNIVERSE INFORMATION:

RECEIVED DATE:01/01/2007

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF
HAZARDOUS WASTE

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:P-PRIVATESHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

52211 - COMMERCIAL BANKING

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 2 **DIST/DIR:** 0.08 NW **ELEVATION:** 537 **MAP ID:** 5

NAME: BANK OF AMERICA
ADDRESS: 1 EAST AVE
ROCHESTER NY 14638
MONROE

CONTACT:
SOURCE: EPA

REV: 5/9/12
ID1: NYR000023200
ID2:
STATUS: VGN
PHONE:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRANLR

SEARCH ID: 17 DIST/DIR: 0.08 NW ELEVATION: 537 MAP ID: 5

NAME: FLEET BANK REV: 12/10/05
ADDRESS: 1 EAST AVE ID1: NYR000023200
ROCHESTER NY 14604 ID2:
MONROE STATUS: NLR
CONTACT: PHONE:
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: JOHN DONAHUE
159 E MAIN ST
ROCHESTER NY 14638

PHONE: 7167268076

SNC:N - NO
BOYSNC:N - NO
GPRA PERMIT:N - NO
GPRA POSTCLOSURE:N - NO
GPRA CA:N - NO
GPRA CME:N - NO
PERM PROG:-----
PREM WRKLD:-----
CLOSURE WRKLD:-----
P C WRKLD:-----
SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
CA WRKLD:N - NO
GEN STATUS:N

UNIVERSE INFORMATION:

IMPORTER ACTIVITY:U - UNKNOWNMIX WASTE GEN:U - UNKNOWN
RECYCLER ACT:N - NOTRANS ACT:N - NO
TSD ACT:N - NOU GRND INJ ACT:N - NO
UNIV WASTE FAC:TRANSFER FAC:U - UNKNOWN
OS BURNER EXEMPT:U - UNKNOWN FURNACE EXEMP:U - UNKNOWN

IMPORTER ACTIVITY:U - UNKNOWNMIX WASTE GEN:U - UNKNOWN
RECYCLER ACT:N - NOTRANS ACT:N - NO
TSD ACT:N - NOU GRND INJ ACT:N - NO
UNIV WASTE FAC:TRANSFER FAC:U - UNKNOWN
OS BURNER EXEMPT:U - UNKNOWN FURNACE EXEMP:U - UNKNOWN

USED OIL INFORMATION

BURNER:N - NO PROCESSOR:N - NO
REFINER:N - NOMARKET BURNER:N
SPEC MARKETER:N - NOTRANSFER FAC:N - NO
TRANSPORTER:N - NO

BURNER:N - NO PROCESSOR:N - NO
REFINER:N - NOMARKET BURNER:N
SPEC MARKETER:N - NOTRANSFER FAC:N - NO

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRANLR

SEARCH ID: 17 **DIST/DIR:** 0.08 NW **ELEVATION:** 537 **MAP ID:** 5

NAME: FLEET BANK
ADDRESS: 1 EAST AVE
ROCHESTER NY 14604
MONROE

REV: 12/10/05
ID1: NYR000023200
ID2:
STATUS: NLR
PHONE:

CONTACT:
SOURCE: EPA

TRANSPORTER:N - NO

NAIC INFORMATION

SECOND ID: OFF SITE RECEIPT:U - UNKNOWN
ACCESSIBILITY:COUNTY OWNER:
FED WSTE GEN OWNER:HQFED WASTE GEN:N
STATE WSTE GEN OWNER:HQSTATE WSTE GEN:N - NO

SECOND ID: OFF SITE RECEIPT:U - UNKNOWN
ACCESSIBILITY:COUNTY OWNER:
FED WSTE GEN OWNER:HQFED WASTE GEN:2
STATE WSTE GEN OWNER:STATE WSTE GEN:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 12 DIST/DIR: 0.08 NE ELEVATION: 533 MAP ID: 6

NAME: ROCHESTER GAS & ELECTRIC CORP REV: 5/9/12
ADDRESS: 89 EAST AVE ID1: NYD006994040
 ROCHESTER NY 14649 ID2:
 MONROE STATUS: TRANSPORTER
CONTACT: PHONE:
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: R DESEYN
EAST AVE
ROCHESTER NY 14649

PHONE: 7165462700

OWNER NAME:OWNERNAME
OWNER TYPE:P-PRIVATE
OPERATOR:OWNERNAME
OPERATOR_TYPE:P-PRIVATE
MAILING ADDRESS:89 EAST AVE
ROCHESTER, NY 14649

UNIVERSE INFORMATION:

RECEIVED DATE:01/01/2007

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:N

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:SHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:Y - YESTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 12 DIST/DIR: 0.08 NE ELEVATION: 533 MAP ID: 6

NAME: ROCHESTER GAS & ELECTRIC CORP
ADDRESS: 89 EAST AVE
ROCHESTER NY 14649
MONROE

REV: 5/9/12
ID1: NYD006994040
ID2:
STATUS: TRANSPORTER
PHONE:

CONTACT:
SOURCE: EPA

- ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION
22111 - ELECTRIC POWER GENERATION
2212 - NATURAL GAS DISTRIBUTION
22121 - NATURAL GAS DISTRIBUTION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

D000
D002 - Corrosive waste
U151 - Mercury (OR)

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

ERNS

SEARCH ID: 20 DIST/DIR: 0.08 NE ELEVATION: 533 MAP ID: 6

NAME:		REV:	11-10-98
ADDRESS:	89 EAST AVE	ID1:	597223
	ROCHESTER NY 14607	ID2:	
	MONROE	STATUS:	UNKNOWN
CONTACT:		PHONE:	
SOURCE:	EPA		

CERCLIS (Y/N):

MAT: OIL, MISC: COAL TAR QUANT: 0.00 UNKNOWN

LOCATION: 89 EAST AVENUE
CITY: REPORTED: 10/02/98

SOURCE: UNKNOWN MEDIUM: WATER
BEDROCK MATERIAL SURROUNDING A DISCHARGE PIPE CONTAINS COAL TAR THAT IS LEAKING INTO THE PIPE

ACT: RESPONSE CREWS DEPLOYED BOOM AND ABSORBENT MATERIAL AT THE OUTFALL
BY:

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

ERNS

SEARCH ID: 21 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME:		REV:	10/2/1998
ADDRESS:	89 EAST AVE	ID1:	599949
	ROCHESTER NY 14649	ID2:	
	MONROE	STATUS:	FIXED FACILITY
CONTACT:		PHONE:	
SOURCE:	EPA		

SPILL INFORMATION

DATE OF SPILL: 10/2/1998 TIME OF SPILL: 1700

PRODUCT RELEASED (1): OIL, MISC: COAL TAR

QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):

QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):

QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR: NOGROUNDWATER: NO

LAND: NOFIXED FACILITY: NO

WATER: YESOTHER: NO

WATERBODY AFFECTED BY RELEASE: GENESEE RIVER

CAUSE OF RELEASE

DUMPING: NOEQUIPMENT FAILURE: NO

NATURAL PHENOMENON: NOOPERATOR ERROR: NO

OTHER CAUSE: YESTRANSP. ACCIDENT: NO

UNKNOWN: NO

ACTIONS TAKEN: RESPONSE CREWS DEPLOYED BOOM AND ABSORBENT MATERIAL AT THE OUTFALL

RELEASE DETECTION: BRDROCK AROUND PIPE BEDROCK MATERIAL SURROUNDING A DISCHARGE PIPE CONTAINS COAL TAR THAT IS LEAKING INTO THE PIPE

MISC. NOTES: SHEEN SIZE: UNKNOWN / COLOR: UNKNOWN / WX: OVERCAST / TEMP: 50 F / WIND: CALM / NO ADDITIONAL INFORMATION
NYSDEC CASE# 98-08189

DISCHARGER INFORMATION

DISCHARGER ID: 599949 DUN & BRADSTREET #:

TYPE OF DISCHARGER: UNKNOWN

NAME OF DISCHARGER:

ADDRESS:

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 32 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME:	COAL TAR	REV:	6/27/12
ADDRESS:	89 EAST AVE	ID1:	9808189
	ROCHESTER NY	ID2:	225696
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NYSDEC		

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 10/2/1998
DATE REPORTED: 10/3/1998
CLOSED DATE: 10/5/1998
INSP DATE:
MATERIAL SPILLED: COAL TAR PITCH VOLATILES AMOUNT SPILLED: 0 G
MATERIAL CLASS: HAZARDOUS MATERIAL AMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:NOAIR:NO
INDOOR AIR:NO
GROUNDWATER:NO
SURFACE WATER: YES DRINKING WATER:NO
SEWER:NO IMPERVIOUS SURFACE:NO
SUBWAY:NO UNDERGROUND UTILITIES:NO

CAUSE OF SPILL: UNKNOWN
WATERBODY AFFECTED: GENESEE RIVER
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: LOCAL AGENCY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: TGHALL
SPILL CONTACT: KEVIN HYLTON
TELEPHONE: (716) 724-8428

SPILLER: UNKNOWN

ADDRESS:
, NY
TELEPHONE:

REPORTED BY: LOCAL AGENCY

LAST DEC UPDATE: 10/5/1998
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: BED ROCK AROUND A PIPE - COAL TAR FROM BEDROCK SEEPING INTO PIPE PIPE EVENTUALLY EMPTIES INTO GENESEE RIVER. FAXED TO M.C.H.D. AT 0830 HRS. ON 10/5/98

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was TH 10/05/98: DUPLICATE SPILL REPORT. REFER TO SPILL # 9808170 FOR FURTHER ACTIVITY. NO FURTHER ACTION REQUIRED BY SPILLS - CLOSED.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 55 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME: ROCHESTER GAS & ELECTRIC
ADDRESS: 89 EAST AVE
ROCHESTER NY
MONROE

REV: 6/27/12
ID1: 0070559
ID2: 218330
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 1/10/2001
DATE REPORTED: 1/10/2001
CLOSED DATE: 1/10/2001
INSP DATE:
MATERIAL SPILLED: FREONAMOUNT SPILLED: 28 L
MATERIAL CLASS: OTHERAMOUNT RECOVERED: 0 L

RESOURCE AFFECTED
SOIL:NOAIR:YES
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: DLTILTON
SPILL CONTACT: NANCY EDWARDS
TELEPHONE: (716) 771-4176

SPILLER: ROCHESTER GAS & ELECTRIC
DAVID SELMYER
ADDRESS:
HENRIETTA, NY
TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 1/12/2001
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: CALLER STATES THAT A BREAKER TRIPPED, AND FOUND THAT A MACHINE HAD LOST 28 POUNDS OF FREON. COPY TO AIR, NO FURTHER ACTION NEEDED BY SPILLS. FAXED TO MCHD ON 01/10/2001.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was DT

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 56 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME:	ROCHESTER GAS & ELECTRIC	REV:	6/27/12
ADDRESS:	89 EAST AVE	ID1:	0300228
	ROCHESTER NY	ID2:	218331
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NYSDEC		

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 4/7/2003
DATE REPORTED: 4/7/2003
CLOSED DATE: 4/7/2003
INSP DATE:
MATERIAL SPILLED: TRANSFORMER OILAMOUNT SPILLED: 12 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: OTHER
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MFZAMIAR
SPILL CONTACT: STEVE MULLIN
TELEPHONE: (585) 771-4556

SPILLER: ROCHESTER GAS & ELECTRIC

ADDRESS: 89 EAST AVENUE
ROCHESTER, NY 14649-
TELEPHONE:

REPORTED BY:RESPONSIBLE PARTY

LAST DEC UPDATE: 5/22/2003
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: ICE DAMGE TO A TRANSFORMER AT THE ABOVE LOCATION, SPILLED APPROXIMATELY 12 GALLONS OF TRANSFORMER OIL TO THE GROUND. SOME MATERIAL HAS BEEN RECOVERED. FAXED TO MCHD ON 04/08/03 AT 1332 HRS. SPILLAGE TO BE DISPOSED OF PROPERLY.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was MZ

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 57 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME: ROCHESTER GAS & ELECTRIC **REV:** 6/27/12
ADDRESS: 89 EAST AVE **ID1:** 0903438
ROCHESTER NY 14649 **ID2:** 415545
MONROE **STATUS:** CLOSED
CONTACT: **PHONE:**
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 6/23/2009
DATE REPORTED: 6/23/2009
CLOSED DATE: 6/24/2009
INSP DATE:
MATERIAL SPILLED: OTHER - R-22 AMOUNT SPILLED: L
MATERIAL CLASS: OTHER AMOUNT RECOVERED: L

RESOURCE AFFECTED
SOIL:NO AIR:NO
INDOOR AIR: YES GROUNDWATER:NO
SURFACE WATER:NO DRINKING WATER:NO
SEWER:NO IMPERVIOUS SURFACE:NO
SUBWAY:NO UNDERGROUND UTILITIES:NO

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: OTHER
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: dltilton
SPILL CONTACT: GARY HETZER
TELEPHONE: (585) 315-0957

SPILLER: ROCHESTER GAS & ELECTRIC
GARY HETZER
ADDRESS: 89 EAST AVENUE
ROCHESTER, NY 14649
TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 6/25/2009
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: CALLER REPORTS THAT DUE TO A LINE BREAK, ABOUT 68 OUNCES OF R-22 WAS RELEASED TO INDOOR AIR.

DEC REMARKS:
06/24/2009: CALLER STATES THAT AREA PROPERLY VENTILATED AND REPAIRS MADE TO UNIT. NO FURTHER ACTION IS NEEDED BY SPILLS.
CLOSED. FAXED TO MCHD ON 06/24/09 AT 1349 HRS.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 58 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME:	ROCHESTER GAS & ELECTRIC	REV:	6/27/12
ADDRESS:	89 EAST AVE	ID1:	0470079
	ROCHESTER NY	ID2:	218332
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NYSDEC		

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 5/20/2004
DATE REPORTED: 5/20/2004
CLOSED DATE: 5/20/2004
INSP DATE:
MATERIAL SPILLED: FREONAMOUNT SPILLED: 180 G
MATERIAL CLASS: OTHERAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:NOAIR:YES
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: DLTILTON
SPILL CONTACT: JOHN PRILL
TELEPHONE: (585) 771-2711

SPILLER: ROCHESTER GAS & ELECTRIC
KAREN SAHLER
ADDRESS: 89 EAST AVENUE
ROCHESTER, NY 14649
TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 6/7/2004
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: CALLER STATES THAT A CHILLER DEVELOPED A LEAK, RESULTING IN THE LOSS OF FREON TO THE AIR. UNIT TO BE REPAIRED. NO FURTHER ACTION IS NEEDED BY SPILLS. FAXED TO MCHD ON 05/20/2004 AT 1337 HRS.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was DT

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 59 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME: ROCHESTER GAS & ELECTRIC **REV:** 6/27/12
ADDRESS: 89 EAST AVE **ID1:** 0307239
ROCHESTER NY 14604 **ID2:** 108846
MONROE **STATUS:** CLOSED
CONTACT: **PHONE:**
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 10/9/2003
DATE REPORTED: 10/9/2003
CLOSED DATE: 10/10/2003
INSP DATE:
MATERIAL SPILLED: UNKNOWN PETROLEUMAMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: UNKNOWN
WATERBODY AFFECTED:
SOURCE OF SPILL: UNKNOWN
REPORTED BY: FEDERAL GOVERNMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: TPWALSH
SPILL CONTACT:
TELEPHONE:

SPILLER: ROCHESTER GAS & ELECTRIC

ADDRESS: 89 EAST AVENUE
ROCHESTER, NY 14649-
TELEPHONE:

REPORTED BY:FEDERAL GOVERNMENT

LAST DEC UPDATE: 9/11/2008
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: AN OILY SHEEN WAS NOTED FLOATING OUTSIDE BOOM PLACED ON THE GENESEE RIVER BY RG&E. RG&E HAD PLACED THE BOOM ON THE RIVER BECAUSE OF COAL TAR THAT HAD RELEASED TO THE RIVER WHILE RG&E WAS WORKING ON A STOPLOOP. THE SOURCE OF THE NEW OIL IS UNKNOWN. THIS IS A DUPLICATE SPILL. PLEASE REFER TO SPILL #0370204 FOR FOLLOW UP. FAXED TO MCHD ON 10/15/03 AT 1105 HRS.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was TW 09/11/08: PAPER FILE REMOVED PER FILE RETENTION POLICY.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 60 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME: ROCHESTER GAS & ELECTRIC **REV:** 6/27/12
ADDRESS: 89 EAST AVE **ID1:** 9802157
ROCHESTER NY 14604 **ID2:** 218333
MONROE **STATUS:** CLOSED
CONTACT: **PHONE:**
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 5/19/1998
DATE REPORTED: 5/19/1998
CLOSED DATE: 10/24/2007
INSP DATE:
MATERIAL SPILLED: GASOLINEAMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: UNKNOWN
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: JRMARCHI
SPILL CONTACT: KEVIN HYLTON
TELEPHONE: (716) 724-8428

SPILLER: ROCHESTER GAS & ELECTRIC
KEVIN HYLTON
ADDRESS: 89 EAST AVENUE
ROCHESTER, NY 14649-
TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 11/25/2008
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: WHILE REMOVING AN 8000 GALLON UNDERGROUND GASOLINE TANK, CONTAMINATED SOIL WAS ENCOUNTERED. RG&E BELIEVES CONTAMINATION IS FROM A FORMER TANK. SOILS ARE BEING PLACED IN ROLL OFF. SAMPLES ARE TO BE TAKEN OF THE PIT. FAXED TO MCHD.

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was JM 11/25/98: In response to Joe M s ltr to RG&E, Kevin Hylton/GNNA wants DEC to reconsider request for installation of a bedrock well. TCLP organics totalled 0.7ppm and no other sample collected from site exceeded this number. He feels it is likely to represent the highest possible gw level. Due to organic carbon content in soil, it is likely to be lower. Would rather spend \$5k at a site that would give environmental benefit. DEC to get back w/response. 11/23/2000: JM SPOKE TO STEVE MULLIN. BIDS ARE BEING OBTAINED TO DELINIATE THE EXTENT OF CONTAMINATION DISCOVERED WHEN TRENCHING FOR UTILITIES. CONTAMINATION POSSIBLY RELATED TO THIS SPILL. 8/21/06 DEPT MET WITH RG&E (STEVE MULLIN AND NANCY EDWARDS) TO GO OVER SPILL PROJECTS. MZ STATED THAT DEPT REQUIRES A GROUNDWATER MONITORING WELL BE INSTALLED IN THE FOOTPRINT (OR AS CLOSE AS POSSIBLE DOWNGRADIENT) DUE TO THE FACT THAT PREVIOUS STUDIES SHOW THAT CONTAMINATED SOIL EXTENDED TO THE TOP OF BEDROCK. DEPT TO SEND LETTER. 9/13/06 DEPT SENT LETTER TO STEVE MULLIN RE: GROUNDWATER MONITORING WELL. 3/1/07 DEPT REC D SCOPE OF WORK FOR BEDROCK WELL INSTALLATION. 3/2/07 MZ TELCON WITH STEVE MULLEN (RGE) WHO STATED THAT WORK WILL BE SCHEDULED FOR EARLY MAY. RGE TO NOTIFY DEPT WHEN A DATE IS SET. 10/17/07 MONITORING WELL INSTALLATION AND GROUNDWATER SAMPLING RESULTS RECEIVED FROM GEOMATRIX. 10/24/07 UPON REVIEW OF 10/17/07 REPORT THERE APPEARS TO BE

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 61 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME: ROCHESTER GAS & ELECTRIC **REV:** 6/27/12
ADDRESS: 89 EAST AVE **ID1:** 9970676
ROCHESTER NY **ID2:** 218334
MONROE **STATUS:** CLOSED
CONTACT: **PHONE:**
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 3/15/2000
DATE REPORTED: 3/15/2000
CLOSED DATE: 3/20/2000
INSP DATE:
MATERIAL SPILLED: FREONAMOUNT SPILLED: 48 L
MATERIAL CLASS: OTHERAMOUNT RECOVERED: 0 L

RESOURCE AFFECTED
SOIL:NOAIR:YES
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: JRMARCHI
SPILL CONTACT: KAREN SAHLER
TELEPHONE: (716) 724-8684

SPILLER: ROCHESTER GAS & ELECTRIC
KAREN SAHLER
ADDRESS: 89 EAST AVENUE
ROCHESTER, NY 14649-
TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 10/4/2000
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: A VALVE ON A CONDENSING UNIT FOR THE AIR CONDITIONING SYSTEM WAS FOUND TO BE LEAKING. UNIT IS LOCATED ON THE ROOF OF THE BUILDING. FAXED TO MCHD ON 03/20/2000 AT 1030 HRS. COPY TO AIR UNIT 03/20.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was JM JM SPOKE TO KAREN SAHLER ON 03/15. VALVE WAS REPAIRED AND LEAK STOPPED. FREON NOT RECOVERABLE. NO INSIDE IMPACT RESULTED FROM THE LEAK. NO FURTHER ACTION NECESSARY.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 62 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME: ROCHESTER GAS & ELECTRIC **REV:** 6/27/12
ADDRESS: 89 EAST AVE **ID1:** 0070143
ROCHESTER NY **ID2:** 218329
MONROE **STATUS:** CLOSED
CONTACT: **PHONE:**
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 6/1/2000
DATE REPORTED: 6/1/2000
CLOSED DATE: 6/1/2000
INSP DATE:
MATERIAL SPILLED: FREONAMOUNT SPILLED: 100 L
MATERIAL CLASS: OTHERAMOUNT RECOVERED: 0 L

RESOURCE AFFECTED
SOIL:NOAIR:YES
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: TPWALSH
SPILL CONTACT: KAREN SAHLER
TELEPHONE: (716) 724-8684

SPILLER: ROCHESTER GAS & ELECTRIC
NANCY EDWARDS
ADDRESS: 1503 LAKE ROAD
ONTARIO, NY -
TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 6/5/2000
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: NANCY EDWARDS NOTIFIED THE DEPARTMENT OF A RELEASE OF R22 FROM A CHILLER UNIT ON THE 9TH FLOOR OF THEIR COORPORATE OFFICE ON EAST AVENUE IN ROCHESTER. THE RELEASE OF 100 POUNDS HAD BEEN TAKING PLACE OVER THE LAST TWO MONTHS AND WAS JUST DISCOVERED. NO CLEANUP POSSIBLE. FORWARDED TO THE AIR UNIT. NO FURTHER ACTION NECESSARY BY SPILLS. FAXED TO MCHD ON 06/01/2000 AT 1230 HRS.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was TW

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 63 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME: ROCHESTER INSTITUTE OF TECHNOLOGY **REV:** 6/27/12
ADDRESS: 89 EAST AVE **ID1:** 0010519
HENRIETTA NY 14623 **ID2:** 296907
MONROE **STATUS:** CLOSED
CONTACT: **PHONE:**
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 12/19/2000
DATE REPORTED: 12/19/2000
CLOSED DATE: 12/19/2000
INSP DATE:
MATERIAL SPILLED: NATURAL GAS AMOUNT SPILLED: 0 G
MATERIAL CLASS: OTHER AMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:NO AIR:YES
INDOOR AIR:NO GROUNDWATER:NO
SURFACE WATER:NO DRINKING WATER:NO
SEWER:NO IMPERVIOUS SURFACE:NO
SUBWAY:NO UNDERGROUND UTILITIES:NO

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
REPORTED BY: FEDERAL GOVERNMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: DL TILTON
SPILL CONTACT: DAVID SELMYER
TELEPHONE: (716) 771-4945

SPILLER: ROCHESTER GAS & ELECTRIC
DAVID SELMYER
ADDRESS:
HENRIETTA, NY
TELEPHONE:

REPORTED BY: FEDERAL GOVERNMENT

LAST DEC UPDATE: 10/18/2011
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: RUPTURED NATURAL GAS LINE CAUSED LEAK AND CAUSED THE EVACUATION OF THE SCHOOL (ROCHESTER INSTITUTE OF TECHNOLOGY).

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was DT

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS80

SEARCH ID: 36 DIST/DIR: 0.08 NE ELEVATION: 533 MAP ID: 6

NAME: RG&E MAIN OFFICE REV: 11/2/10
ADDRESS: EAST AVE ID1: 8382113
ROCHESTER NY 14603 ID2: 125373
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NYSDEC

SITE INFORMATION

SPILL DATE: 1/13/1983
DATE REPORTED: 1/14/1983
CLOSED DATE: 10/4/2000
INSP DATE:
MATERIAL SPILLED: GASOLINEAMOUNT SPILLED: 25 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:FalseAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:TrueIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: HUMAN ERROR
WATERBODY AFFECTED: IN SEWER
SOURCE OF SPILL: TANK TRUCK
REPORTED BY: LOCAL AGENCY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: PCLINDEN
SPILL CONTACT: DUDLEY SCHUYLER
TELEPHONE:

SPILLER:

ADDRESS:
Update, ZZ
TELEPHONE:

REPORTED BY:LOCAL AGENCY

LAST DEC UPDATE: 2/28/2007
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: OVERFILL OF UNDERGROUND TANK DURING DELIVERY. FIRE DEPARTMENT FLUSHED TO SEWERS. SEWERS CHECKED W/EXPLOSION METER WHICH INDICATED NO PROBLEM.

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS80

SEARCH ID: 38 DIST/DIR: 0.08 NE ELEVATION: 533 MAP ID: 6

NAME: ROCHESTER GAS & ELECTRIC
ADDRESS: EAST AVE
ROCHESTER NY
MONROE
CONTACT: SOURCE: NYSDEC
REV: 11/2/10
ID1: 8200963
ID2: 306267
STATUS: CLOSED
PHONE:

SITE INFORMATION

SPILL DATE: 8/31/1982
DATE REPORTED: 8/31/1982
CLOSED DATE: 8/31/1982
INSP DATE:
MATERIAL SPILLED: ASKARELAMOUNT SPILLED: 3 G
MATERIAL CLASS: OTHERAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:TrueAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:FalseIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: PCLINDEN
SPILL CONTACT:
TELEPHONE:

SPILLER: ROCHESTER GAS & ELECTRIC

ADDRESS:
, NY
TELEPHONE:

REPORTED BY:RESPONSIBLE PARTY

LAST DEC UPDATE: 2/3/2004
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: TRANSFORMER PCB OIL SPILLED AS A RESULT OF A MINOR LEAK.

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 45 **DIST/DIR:** 0.08 NE **ELEVATION:** 533 **MAP ID:** 6

NAME: ROCHESTER GAS & ELECTRIC CORP
ADDRESS: 89 EAST AVE
ROCHESTER NY 14649
MONROE

REV: 6/27/12
ID1: PBS8-102504
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

TANK INFORMATION

HISTORIC TANK INFORMATION FROM 2007

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 28 **DIST/DIR:** 0.08 NE **ELEVATION:** 536 **MAP ID:** 7

NAME: 50 EAST AVENUE
ADDRESS: 50 EAST AVE
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: 0650465
ID2: 366201
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 6/29/2006
DATE REPORTED: 6/29/2006
CLOSED DATE: 6/29/2006
INSP DATE:
MATERIAL SPILLED: HYDRAULIC OILAMOUNT SPILLED: 40 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 40 G

RESOURCE AFFECTED
SOIL:NOAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:YES
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: HEALTH DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: DLTILTON
SPILL CONTACT:
TELEPHONE:

SPILLER:

ADDRESS:

TELEPHONE:

REPORTED BY:HEALTH DEPARTMENT

LAST DEC UPDATE: 7/5/2006
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: CALLER STATES THAT A HYDRAULIC LINE ON A COMMERCIAL VEHICLE LEAKED, SPILLING 40 GALLONS OF OIL TO THE ASPHALT. ROCHESTER F.D. ON SCENE. MCHD TO UPDATE SPILLS. FAXED TO MCHD ON 06/29/2006 AT 1025 HRS.

DEC REMARKS:

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 29 **DIST/DIR:** 0.08 SW **ELEVATION:** 536 **MAP ID:** 8

NAME: 95 TO 101 CHESTNUT STREET **REV:** 6/27/12
ADDRESS: 95 CHESTNUT ST **ID1:** 0270303
CHILI NY **ID2:** 192537
MONROE **STATUS:** CLOSED
CONTACT: **PHONE:**
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 8/19/2002
DATE REPORTED: 8/19/2002
CLOSED DATE: 8/21/2002
INSP DATE:
MATERIAL SPILLED: RAW SEWAGEAMOUNT SPILLED: 0 G
MATERIAL CLASS: OTHERAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: UNKNOWN
WATERBODY AFFECTED:
SOURCE OF SPILL: INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
REPORTED BY: HEALTH DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: DLTILTON
SPILL CONTACT:
TELEPHONE:

SPILLER: MONROE COUNTY PURE WATERS
MIKE SCHIFANO
ADDRESS: 50 WEST MAIN STREET
ROCHESTER, NY 14614-
TELEPHONE:

REPORTED BY:HEALTH DEPARTMENT

LAST DEC UPDATE: 10/5/2007
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: A SEWER MAIN BACKED UP BETWEEN 2 HOUSES (95 & 101 CHESTNUT RIDGE). MONROE COUNTY PURE WATERS IS PUMPING SEWER DOWN TO TRY AND DETERMINE WHAT CAUSED THE OVERFLOW. FORWARD COPY TO WATER FOR FOLLOW UP. NO FURTHER ACTION NEEDED BY SPILLS. FAXED TO MCHD ON 08/22/02 AT 1450 HRS.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was DT . 10/05/07: PAPER FILE REMOVED PER FILE RETENTION POLICY.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 9 DIST/DIR: 0.09 NW ELEVATION: 537 MAP ID: 9

NAME: MIDTOWN PLAZA COMPLEX ASBESTO & HAZARDOU
ADDRESS: 285 E MAIN ST
ROCHESTER NY 14604
MONROE
CONTACT: REV: 5/9/12
SOURCE: EPA ID1: NYR000169334
ID2:
STATUS: LGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: MIKE BYRNE
LIRO ENGINEERS 45 E MAIN ST 1ST FLOOR
ROCHESTER NY 14604

PHONE: 7169137953

OWNER NAME:CITY OF ROCHESTER
OWNER TYPE:M-MUNICIPAL
OPERATOR:MARK GREGOR & ANN SPAULDING
OPERATOR_TYPE:M-MUNICIPAL
MAILING ADDRESS: ROCHESTER CITY HALL 30 CHURCH
UNIVERSE INFORMATION:

RECEIVED DATE:10/05/2009

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:LOG - LARGE QUANTITY GENERATORS: GENERATES MORE THAN 1000 KG/MONTH OF HAZARDOUS WASTE

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:M-MUNICIPALSHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

72211 - FULL-SERVICE RESTAURANTS
81391 - BUSINESS ASSOCIATIONS

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 9 **DIST/DIR:** 0.09 NW **ELEVATION:** 537 **MAP ID:** 9

NAME:	MIDTOWN PLAZA COMPLEX ASBESTO & HAZARDOU	REV:	5/9/12
ADDRESS:	285 E MAIN ST	ID1:	NYR000169334
	ROCHESTER NY 14604	ID2:	
	MONROE	STATUS:	LGN
CONTACT:		PHONE:	
SOURCE:	EPA		

- MONETARY AUTHORITIES - CENTRAL BANK
452111 - DEPARTMENT STORES (EXCEPT DISCOUNT DEPARTMENT STORES)

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

B006

B007

D001 - Ignitable waste

D002 - Corrosive waste

D009 - Mercury

D018 - Benzene

D020 - Chlordane

D022 - Chloroform

F001 - The following spent halogenated solvents used in degreasing: Tetrachloroethylene, trichlorethylene, methylene chloride, 1,1,1-trichloroethane, carbon tetrachloride and chlorinated fluorocarbons; all spent solvent mixtures/blends used in degreasing containing, before use, a total of ten percent or more (by volume) of one or more of the above halogenated solvents or those solvents listed in F002, F004, and F005; and still bottoms from the recovery of these spent solvents and spent solvent mixtures.

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 69 DIST/DIR: 0.09 NW ELEVATION: 537 MAP ID: 9

NAME: MIDTOWN ROCHESTER PROPERTIES LLC
ADDRESS: 285 E MAIN ST
ROCHESTER NY 14604
MONROE
CONTACT: SOURCE: NY DEC
REV: 6/27/12
ID1: PBS8-600085
ID2:
STATUS: UNREGULATED
PHONE:

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

COMPANY NAME:CITY OF ROCHESTER
CONTACT :MIKE BYRNE

,NN,
(716) 913-7953

COMPANY NAME:MIDTOWN ROCHESTER PROPERTIES LLC
CONTACT :MIKE BYRNE

,NN,
(716) 913-7953

COMPANY NAME:CITY OF ROCHESTER
CONTACT :ANNE E SPAULDING
SR ENVIRONMENTAL SPECIALIST
30 CHURCH STREET
ROCHESTER,NY, 14614

(585) 428-7474

TANK INFORMATION

TANK NUMBER:001TANK ID:153490
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:12/1/1975
CAPACITY(GAL):6000DATE OF TEST:
NEXT TEST:CLOSED DATE:12/21/2009
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:ABOVEGROUND: 10% OR MORE BELOW GROUND

HISTORIC TANK INFORMATION FROM 2007

TANK NUMBER: 001TANK STATUS: IN SERVICE
ACTIVE STATUS:ACTIVEINSTALLED: 12/1/1975
CLOSED: TANK CAPACITY: 6000 GALLONS
PRODUCT: #2 FUEL OIL

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: ABOVEGROUND ON CRIB, RACK, OR CRADLE
INTERNAL PROTECTION: NONE

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 69 DIST/DIR: 0.09 NW ELEVATION: 537 MAP ID: 9

NAME: MIDTOWN ROCHESTER PROPERTIES LLC
ADDRESS: 285 E MAIN ST
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-600085
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
EXTERNAL PROTECTION 2:

PIPE TYPE: STEEL/CARBON STEEL/IRON
PIPE LOCATION: ABOVEGROUND
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

SECONDARY CONTAINMENT: IMPERVIOUS UNDERLAYMENT
SECONDARY CONTAINMENT 2: OTHER
LEAK DETECTION: OTHER
LEAK DETECTION 2:

OVERFILL PROTECTION: VENT WHISTLE
OVERFILL PROTECTION 2:
DISPENSER: SUCTION
SPILL PREVENTION: CATCH BASIN
DATE TESTED:
NEXT TEST:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 4 DIST/DIR: 0.10 NW ELEVATION: 536 MAP ID: 10

NAME: EASTMAN KODAK COMPANY - HAWKEYE
ADDRESS: 20 EAST AVE
ROCHESTER NY 14652
MONROE
CONTACT: REV: 5/9/12
SOURCE: EPA ID1: NYD000809335
ID2:
STATUS: VGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: MICHAEL G VAN NORSTRAND
RIDGWAY AVENUE
ROCHESTER NY 14652

PHONE: 7164771307

OWNER NAME:EASTMAN KODAK CO
OWNER TYPE:P-PRIVATE
OPERATOR:EASTMAN KODAK CO
OPERATOR_TYPE:P-PRIVATE
MAILING ADDRESS:1100 RIDGWAY AVENUE
ROCHESTER, NY 14
UNIVERSE INFORMATION:

RECEIVED DATE:01/01/2007

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF
HAZARDOUS WASTE

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:GW CONTROLS:
LAND TYPE:SHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

333313 - OFFICE MACHINERY MANUFACTURING

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 4 **DIST/DIR:** 0.10 NW **ELEVATION:** 536 **MAP ID:** 10

NAME: EASTMAN KODAK COMPANY - HAWKEYE
ADDRESS: 20 EAST AVE
ROCHESTER NY 14652
MONROE
CONTACT:
SOURCE: EPA

REV: 5/9/12
ID1: NYD000809335
ID2:
STATUS: VGN
PHONE:

- OPTICAL INSTRUMENT AND LENS MANUFACTURING
325992 - PHOTOGRAPHIC FILM, PAPER, PLATE, AND CHEMICAL MANUFACTURING

ENFORCEMENT INFORMATION:

AGENCY: STATEDATE: 84/13/1984
TYPE: WRITTEN INFORMAL

AGENCY: STATEDATE: 93/26/1993
TYPE: STATE TO EPA ADMINISTRATIVE REFERRAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 1RESPONSIBLE: S - STATE
DETERMINED: 84/12/1984DETERMINED BY: S - STATE
CITATION: RESOLVED: 84/03/1984
TYPE: GENERATORS - GENERAL

VIOLATION NUMBER: 2RESPONSIBLE: E - EPA
DETERMINED: 93/26/1993DETERMINED BY: S - STATE
CITATION: RESOLVED: 95/10/1995
TYPE: GENERATORS - GENERAL

VIOLATION NUMBER: 3RESPONSIBLE: E - EPA
DETERMINED: 93/26/1993DETERMINED BY: S - STATE
CITATION: RESOLVED: 95/10/1995
TYPE: LDR - GENERAL

HAZARDOUS WASTE INFORMATION:

D000

D001 - Ignitable waste
D002 - Corrosive waste
D003 - Reactive waste

F001 - The following spent halogenated solvents used in degreasing: Tetrachloroethylene, trichloroethylene, methylene chloride, 1,1,1-trichloroethane, carbon tetrachloride and chlorinated fluorocarbons; all spent solvent mixtures/blends used in degreasing containing, before use, a total of ten percent or more (by volume) of one or more of the above halogenated solvents or those solvents listed in F002, F004, and F005; and still bottoms from the recovery of these spent solvents and spent solvent mixtures.

F002 - The following spent halogenated solvents: Tetrachloroethylene, methylene chloride, trichloroethylene, 1,1,1-trichloroethane, chlorobenzene, 1,1,2-trichloro-1,2,2-trifluoroethane, ortho-dichlorobenzene, trichlorofluoromethane, and 1,1,2, trichloroethane; all spent solvent mixtures/blends containing, before use, a total of ten percent or more (by volume) of one or more of the above halogenated solvents or those solvents listed in F001, F004, and F005; and still bottoms from the recovery of these spent solvents and spent solvent mixtures.

F003 - The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, before use, only the above spent non- halogenated solvents; and all spent solvent mixtures/blends containing, before use, one or more of the above non-halogenated solvents, and a total of ten percent or more (by volume) of one or more of those solvents listed in F001, F002, F004, and F005; and still bottoms from the recovery of these spent solvents and spent solvent mixtures.

F005 - The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a total of ten percent or more (by volume) of one or more of the above non-halogenated solvents or those solvents listed in F001, F002, or F004; and still bottoms from the recovery of these spent solvents and spent solvent mixtures.

F017

P030 - Cyanides (soluble cyanide salts), not otherwise specified

U001 - Acetaldehyde (l) (OR) Ethanal (l)

U002 - 2-Propanone (l) (OR) Acetone (l)

U112 - Acetic acid ethyl ester (l) (OR) Ethyl acetate (l)

U134 - Hydrofluoric acid (C,T) (OR) Hydrogen fluoride (C,T)

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 4 **DIST/DIR:** 0.10 NW **ELEVATION:** 536 **MAP ID:** 10

NAME: EASTMAN KODAK COMPANY - HAWKEYE
ADDRESS: 20 EAST AVE
ROCHESTER NY 14652
MONROE

CONTACT:
SOURCE: EPA

REV: 5/9/12
ID1: NYD000809335
ID2:
STATUS: VGN
PHONE:

- Ethane, 1,1,1-trichloro- (OR) Methyl chloroform
U228 - Ethene, trichloro- (OR) Trichloroethylene

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 42 **DIST/DIR:** 0.10 NW **ELEVATION:** 536 **MAP ID:** 10

NAME:	EASTMAN KODAK CO.-HAWKEYE	REV:	6/27/12
ADDRESS:	20 EAST AVE	ID1:	CBS8-000251
	ROCHESTER NY 14653	ID2:	339963.00
	MONROE	STATUS:	UNREGULATED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

CHEMICAL BULK STORAGE FACILITY INFORMATION

TYPE OF SITE: MANUFACTURING
TOTAL ACTIVE TANKS ON SITE: 0
TOTAL FACILITY CAPACITY: 0 GALLONS
PBS NUMBER: 8-124532ICS NUMBER: 8-166418MOSF NUMBER:
ADDITIONAL ADDRESS INFO:

TYPE OF OWNER: CORPORATE/COMMERCIAL
OWNER SUB TYPE:
OWNER ADDRESS: 901 ELMGROVE ROAD
ROCHESTER NY 14653
PHONE: (716) 726-2002

EMERGENCY CONTACT: HAWKEYE CONTROL CENTER
PHONE: (716) 253-6203

MAILING NAME: EASTMAN KODAK COMPANY
ADDRESS: 901 ELMGROVE ROAD
ROCHESTER NY 14653-5710
ATTENTION: JAMES A. DILL
PHONE: (716) 253-9333

CERTIFICATE DATE: 9/4/97EXP. DATE: 9/12/99
RENEWAL DATE: 6/6/97

TANK INFORMATION

TANK NUMBER: 33STATUS: TANK CONVERTED TO NON-REGULATED USE
INSTALLED: 10/89CLOSED: 01/99
TANK CAPACITY: 475 GALLONS
SUBSTANCE STORED: SODIUM HYDROXIDE
SUBSTANCE DESCRIPTION: MORE THAN ONE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 3

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND ON SADDLES, LEGS, STILTS, RACK, OR CRADLE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

PIPE TYPE: OTHER
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

LEAK DETECTION: NONE
OVERFILL PROTECTION: PRODUCT LEVEL GAUGE

TANK NUMBER: 34STATUS: TANK CONVERTED TO NON-REGULATED USE
INSTALLED: 10/89CLOSED: 01/99
TANK CAPACITY: 475 GALLONS
SUBSTANCE STORED: SODIUM HYDROXIDE
SUBSTANCE DESCRIPTION: MORE THAN ONE HAZARDOUS SUBSTANCE ON DEC LIST

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 42 DIST/DIR: 0.10 NW ELEVATION: 536 MAP ID: 10

NAME: EASTMAN KODAK CO.-HAWKEYE REV: 6/27/12
ADDRESS: 20 EAST AVE ID1: CBS8-000251
ROCHESTER NY 14653 ID2: 339963.00
MONROE STATUS: UNREGULATED
CONTACT: PHONE:
SOURCE: NY DEC

HAZARDOUS SUBSTANCE %: 3

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND ON SADDLES, LEGS, STILTS, RACK, OR CRADLE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

PIPE TYPE: OTHER
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

LEAK DETECTION: NONE
OVERFILL PROTECTION: PRODUCT LEVEL GAUGE

TANK NUMBER: 35 STATUS: TANK CONVERTED TO NON-REGULATED USE
INSTALLED: 10/89 CLOSED: 01/99
TANK CAPACITY: 475 GALLONS
SUBSTANCE STORED: SODIUM HYDROXIDE
SUBSTANCE DESCRIPTION: MORE THAN ONE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 3

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND ON SADDLES, LEGS, STILTS, RACK, OR CRADLE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

PIPE TYPE: OTHER
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

LEAK DETECTION: NONE
OVERFILL PROTECTION: PRODUCT LEVEL GAUGE

TANK NUMBER: 36 STATUS: TANK CONVERTED TO NON-REGULATED USE
INSTALLED: 10/89 CLOSED: 01/99
TANK CAPACITY: 475 GALLONS
SUBSTANCE STORED: SODIUM HYDROXIDE
SUBSTANCE DESCRIPTION: MORE THAN ONE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 3

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND ON SADDLES, LEGS, STILTS, RACK, OR CRADLE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

PIPE TYPE: OTHER
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 42 **DIST/DIR:** 0.10 NW **ELEVATION:** 536 **MAP ID:** 10

NAME: EASTMAN KODAK CO.-HAWKEYE
ADDRESS: 20 EAST AVE
ROCHESTER NY 14653
MONROE

REV: 6/27/12
ID1: CBS8-000251
ID2: 339963.00
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

LEAK DETECTION: NONE
OVERFILL PROTECTION: PRODUCT LEVEL GAUGE

TANK NUMBER: 37STATUS: TANK CONVERTED TO NON-REGULATED USE
INSTALLED: 10/89CLOSED: 01/99
TANK CAPACITY: 475 GALLONS
SUBSTANCE STORED: SODIUM HYDROXIDE
SUBSTANCE DESCRIPTION: MORE THAN ONE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 3

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND ON SADDLES, LEGS, STILTS, RACK, OR CRADLE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

PIPE TYPE: OTHER
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

LEAK DETECTION: NONE
OVERFILL PROTECTION: PRODUCT LEVEL GAUGE

TANK NUMBER: HE01STATUS: CLOSED - REMOVED
INSTALLED: 00/00CLOSED: 03/95
TANK CAPACITY: 275 GALLONS
SUBSTANCE STORED: 07783188
SUBSTANCE DESCRIPTION: SINGLE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 58

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND ON SADDLES, LEGS, STILTS, RACK, OR CRADLE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

PIPE TYPE: NONE
PIPE LOCATION: NONE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

LEAK DETECTION: NONE
OVERFILL PROTECTION: NONE

TANK NUMBER: HE02STATUS: CLOSED - REMOVED
INSTALLED: 00/00CLOSED: 01/99
TANK CAPACITY: 275 GALLONS
SUBSTANCE STORED: SODIUM HYDROXIDE

- More Details Exist For This Site; Max Page Limit Reached -

Environmental FirstSearch

Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 31 DIST/DIR: 0.10 NW ELEVATION: 536 MAP ID: 11

NAME: CHARTER ONE BANK PACKAGE REV: 6/27/12
ADDRESS: 325 MAIN ST E ID1: 0270193
ROCHESTER NY ID2: 268583
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 6/24/2002
DATE REPORTED: 6/24/2002
CLOSED DATE: 6/24/2002
INSP DATE:
MATERIAL SPILLED: UNKNOWN HAZARDOUS MATERIALAMOUNT SPILLED: 1 G
MATERIAL CLASS: HAZARDOUS MATERIALAMOUNT RECOVERED: 1 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: OTHER
WATERBODY AFFECTED:
SOURCE OF SPILL: UNKNOWN
REPORTED BY: HEALTH DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: TPWALSH
SPILL CONTACT:
TELEPHONE:

SPILLER: UNKNOWN

ADDRESS:
, ZZ -
TELEPHONE:

REPORTED BY:HEALTH DEPARTMENT

LAST DEC UPDATE: 7/3/2002
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: A SUSPICIOUS PACKAGE ARRIVED BY EXPRESS MAIL TO THE CHARTER BANK BRANCH AT 44 FRANKLIN STREET. NO ONE AT THE FACILITY RECOGNIZED THE INDIVIDUAL TO WHOM THE PACKAGE WAS ADDRESSED. THE PACKAGE WAS THEN HAND CARRIED TO THE CHARTER BANK HEADQUARTERS AT 325 EAST MAIN STREET. THE PACKAGE WAS LABELED AS PERISHABLE . LE NOTIFIED. FAXED TO MCHD ON 07/02/02.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was TW 6/24/2002 THE PACKAGE WAS DETERMINED TO CONTAIN WHAT APPEARED TO BE A COKE BOTTLE CONTAINING AN UNKNOWN LIQUID, THAT WAS BUBBLE WRAPPED INSIDE A CARDBOARD BOX. THE CITY HAZMAT TEAM, FIRE DEPARTMENT, POLICE DEPARTMENT AND THE CITY BOMB SQUAD HAVE RESPONDED, AND ARE ATTEMPTING TO DETERMINE IF THE PACKAGE MAY BE EXPLOSIVE. THE CONTENTS OF THE PACKAGE (WITHOUT OPENING THE BOTTLE) WAS SCREENED FOR RADIOACTIVITY, CHECKED WITH A MULTIGAS METER, AND SCREENED WITH AN APD 2000 TO CHECK FOR NERVE AND BLISTER AGENTS. MCHD ON SITE, AND REQUESTED NYSDEC ASSISTANCE. 6/24/2002 POLICE INVESTIGATORS CONTACTED THE SENDER AT A RETURN ADDRESS IN HOLIDAY SPRINGS, FLORIDA. SPANISH SPEAKING OFFICERS WERE ABLE TO MAKE CONTACT WITH THE SENDER, WHO SPOKE SPANISH, WHO EXPLAINED THAT SHE WAS SENDING HONEY TO A RELATIVE, AND SHE MUST HAVE MADE A MISTAKE WITH THE STREET ADDRESS. POLICE WERE SATISFIED WITH THE RESULTS OF THE INVESTIGATION AND THE INFORMATION PROVIDED BY THE SENDER. NO FURTHER ACTION NEEDED AT THIS TIME BY SPILLS UNIT.

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 70 **DIST/DIR:** 0.10 SW **ELEVATION:** 537 **MAP ID:** 12

NAME: ONE HSBC **REV:** 6/27/12
ADDRESS: 1 MARINE MIDLAND PLZ **ID1:** PBS8-426628
ROCHESTER NY 14604 **ID2:**
MONROE **STATUS:** ACTIVE
CONTACT: **PHONE:**
SOURCE: NY DEC

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:ACTIVE
EXPIRATION DATE:2015/05/25

CONTACT INFORMATION

COMPANY NAME:BENDERSON DEVELOPMENT COMPANY
CONTACT :JOY HOUSE

100 CHESTNUT STREET SUITE 1120
ROCHESTER,NY, 14604

(585) 454-3280

COMPANY NAME:ONE HSBC
CONTACT :BENDERSON DEVELOPMENT

,NY,

(585) 454-3280

COMPANY NAME:RANDALL BENDERSON 1993-1 TRUST
CONTACT :BENDERSON DEVELOPMENT

,NN,

(585) 454-3280

COMPANY NAME:RANDALL BENDERSON 1993-1 TRUST
CONTACT :JOY HOUSE
PROPERTY MANAGER
570 DELAWARE AVENUE
BUFFALO,NY, 14202

(716) 886-0211

TANK INFORMATION

TANK NUMBER:001TANK ID:149777
TANKS STATUS:IN SERVICEINSTALL DATE:9/1/1986
CAPACITY(GAL):3000DATE OF TEST:
NEXT TEST:CLOSED DATE:
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:ABOVEGROUND: 10% OR MORE BELOW GROUND

TANK NUMBER:002TANK ID:149778

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 70 **DIST/DIR:** 0.10 SW **ELEVATION:** 537 **MAP ID:** 12

NAME: ONE HSBC	REV: 6/27/12
ADDRESS: 1 MARINE MIDLAND PLZ	ID1: PBS8-426628
ROCHESTER NY 14604	ID2:
MONROE	STATUS: ACTIVE
CONTACT:	PHONE:
SOURCE: NY DEC	

TANKS STATUS:IN SERVICEINSTALL DATE:9/1/1986
CAPACITY(GAL):3000DATE OF TEST:
NEXT TEST:CLOSED DATE:
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:ABOVEGROUND: 10% OR MORE BELOW GROUND

TANK NUMBER:003TANK ID:149779
TANKS STATUS:IN SERVICEINSTALL DATE:9/1/1986
CAPACITY(GAL):40DATE OF TEST:
NEXT TEST:CLOSED DATE:
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:ABOVEGROUND: 10% OR MORE BELOW GROUND

HISTORIC TANK INFORMATION FROM 2007

TANK NUMBER: 001TANK STATUS: IN SERVICE
ACTIVE STATUS:ACTIVEINSTALLED: 9/1/1986
CLOSED: TANK CAPACITY: 3000 GALLONS
PRODUCT: #2 FUEL OIL

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: ABOVEGROUND - IN CONTACT WITH SOIL
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
EXTERNAL PROTECTION 2:

PIPE TYPE: STEEL/CARBON STEEL/IRON
PIPE LOCATION: ABOVEGROUND
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

SECONDARY CONTAINMENT: VAULT (W/O ACCESS)
SECONDARY CONTAINMENT 2:
LEAK DETECTION: NONE
LEAK DETECTION 2:

OVERFILL PROTECTION:PRODUCT LEVEL GAUGE (A/G)
OVERFILL PROTECTION 2:
DISPENSER: SUCTION
SPILL PREVENTION:
DATE TESTED:
NEXT TEST:
TEST METHOD: TESTING NOT REQUIRED

TANK NUMBER: 002TANK STATUS: IN SERVICE
ACTIVE STATUS:ACTIVEINSTALLED: 9/1/1986
CLOSED: TANK CAPACITY: 3000 GALLONS
PRODUCT: #2 FUEL OIL

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: ABOVEGROUND - IN CONTACT WITH SOIL
INTERNAL PROTECTION: NONE

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 70 DIST/DIR: 0.10 SW ELEVATION: 537 MAP ID: 12

NAME: ONE HSBC REV: 6/27/12
ADDRESS: 1 MARINE MIDLAND PLZ ID1: PBS8-426628
ROCHESTER NY 14604 ID2:
MONROE STATUS: ACTIVE
CONTACT: PHONE:
SOURCE: NY DEC

EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
EXTERNAL PROTECTION 2:

PIPE TYPE: STEEL/CARBON STEEL/IRON
PIPE LOCATION: ABOVEGROUND
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

SECONDARY CONTAINMENT: VAULT (W/O ACCESS)
SECONDARY CONTAINMENT 2:
LEAK DETECTION: NONE
LEAK DETECTION 2:

OVERFILL PROTECTION: PRODUCT LEVEL GAUGE (A/G)
OVERFILL PROTECTION 2:
DISPENSER: SUCTION
SPILL PREVENTION:
DATE TESTED:
NEXT TEST:
TEST METHOD: TESTING NOT REQUIRED

TANK NUMBER: 003 TANK STATUS: IN SERVICE
ACTIVE STATUS: ACTIVE INSTALLED: 9/1/1986
CLOSED: TANK CAPACITY: 40 GALLONS
PRODUCT: #2 FUEL OIL

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: ABOVEGROUND - IN CONTACT WITH SOIL
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
EXTERNAL PROTECTION 2:

PIPE TYPE: STEEL/CARBON STEEL/IRON
PIPE LOCATION: ABOVEGROUND
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

SECONDARY CONTAINMENT: NONE
SECONDARY CONTAINMENT 2:
LEAK DETECTION: NONE
LEAK DETECTION 2:

OVERFILL PROTECTION: OTHER
OVERFILL PROTECTION 2:
DISPENSER: SUCTION
SPILL PREVENTION:
DATE TESTED:
NEXT TEST:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRANLR

SEARCH ID: 18 DIST/DIR: 0.11 NW ELEVATION: 537 MAP ID: 13

NAME: MIDTOWN HOLDINGS CORP
ADDRESS: 300 MIDTOWN TRWY
ROCHESTER NY 14604
MONROE
CONTACT: SOURCE: EPA
REV: 5/9/12
ID1: NYD986948107
ID2:
STATUS: NLR
PHONE:

SITE INFORMATION

CONTACT INFORMATION:
MIDTOWN TWR
ROCHESTER NY 14604

PHONE:

OWNER NAME:MIDTOWN HOLDINGS CORP
OWNER TYPE:P-PRIVATE
OPERATOR:MIDTOWN HOLDINGS CORP
OPERATOR_TYPE:P-PRIVATE
MAILING ADDRESS:300 MIDTOWN TWR
ROCHESTER, N
UNIVERSE INFORMATION:

RECEIVED DATE:01/01/2007

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:N

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:SHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

53112 - LESSORS OF NONRESIDENTIAL BUILDINGS (EXCEPT MINIWAREHOUSES)

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRANLR

SEARCH ID: 18 **DIST/DIR:** 0.11 NW **ELEVATION:** 537 **MAP ID:** 13

NAME: MIDTOWN HOLDINGS CORP
ADDRESS: 300 MIDTOWN TRWY
ROCHESTER NY 14604
MONROE

CONTACT:
SOURCE: EPA

REV: 5/9/12
ID1: NYD986948107
ID2:
STATUS: NLR
PHONE:

ENFORCEMENT INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS80

SEARCH ID: 64 DIST/DIR: 0.11 NW ELEVATION: 537 MAP ID: 13

NAME: MARINE MIDLAND GARAGE REV: 11/2/10
ADDRESS: MIDTOWN PLZ ID1: 8302711
ROCHESTER NY ID2: 259761
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NYSDEC

SITE INFORMATION

SPILL DATE: 3/29/1984
DATE REPORTED: 3/29/1984
CLOSED DATE: 6/1/1986
INSP DATE:
MATERIAL SPILLED: GASOLINEAMOUNT SPILLED: 1 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:FalseAIR:True
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:FalseIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: UNKNOWN
WATERBODY AFFECTED: SEWERS
SOURCE OF SPILL: UNKNOWN
REPORTED BY: OTHER
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: PCLINDEN
SPILL CONTACT:
TELEPHONE:

SPILLER: JACK MCCARTHY, NY RACING

ADDRESS:
, ZZ
TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 2/16/2001
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: LEAKY PASSENGER CAR TANK OF STATE VEHICLE

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS80

SEARCH ID: 65 DIST/DIR: 0.11 NW ELEVATION: 537 MAP ID: 13

NAME: MIDTOWN PLAZA GARAGE REV: 11/2/10
ADDRESS: MIDTOWN PLZ ID1: 8281028
ROCHESTER NY ID2: 298693
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NYSDEC

SITE INFORMATION

SPILL DATE: 10/28/1982
DATE REPORTED: 10/28/1982
CLOSED DATE: 10/20/1999
INSP DATE:
MATERIAL SPILLED: GASOLINEAMOUNT SPILLED: 20 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:FalseAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:TrueIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: OTHER
WATERBODY AFFECTED:
SOURCE OF SPILL: PASSENGER VEHICLE
REPORTED BY: FIRE DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: PCLINDEN
SPILL CONTACT:
TELEPHONE:

SPILLER: UNKNOWN

ADDRESS:
, NY
TELEPHONE:

REPORTED BY:FIRE DEPARTMENT

LAST DEC UPDATE: 10/20/1999
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: 08/07/98 TIME OF SPILL NOT REPORTED, USED TIME REGION NOTIFIED OF SPILL.

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS80

SEARCH ID: 35 DIST/DIR: 0.11 NW ELEVATION: 537 MAP ID: 13

NAME: RECORD THEATRE REV: 11/2/10
ADDRESS: MIDTOWN PLZ ID1: 8803964
ROCHESTER NY ID2: 112654
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NYSDEC

SITE INFORMATION

SPILL DATE: 8/6/1988
DATE REPORTED: 8/6/1988
CLOSED DATE: 8/6/1988
INSP DATE:
MATERIAL SPILLED: ASBESTOSAMOUNT SPILLED: 0
MATERIAL CLASS: HAZARDOUS MATERIALAMOUNT RECOVERED: 0

MATERIAL SPILLED: UNKNOWN PETROLEUMAMOUNT SPILLED: 0 L
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 L

RESOURCE AFFECTED
SOIL:TrueAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:FalseIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

RESOURCE AFFECTED
SOIL:TrueAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:FalseIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: DELIBERATE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: CITIZEN
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: CAHETTEN
SPILL CONTACT:
TELEPHONE:

SPILLER: RECORD THEATRE

ADDRESS: MIDTOWN PLAZA
ROCHESTER, NY
TELEPHONE:

REPORTED BY:CITIZEN

LAST DEC UPDATE: 12/2/2003
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS80

SEARCH ID: 39 DIST/DIR: 0.11 NW ELEVATION: 537 MAP ID: 13

NAME: ROSE DINANNO REV: 11/2/10
ADDRESS: MIDTOWN PARKING GARAGE ID1: 8201297
ROCHESTER NY ID2: 66876
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NYSDEC

SITE INFORMATION

SPILL DATE: 10/28/1982
DATE REPORTED: 10/28/1982
CLOSED DATE: 8/26/1998
INSP DATE:
MATERIAL SPILLED: GASOLINEAMOUNT SPILLED: 20 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:TrueAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:FalseIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: PASSENGER VEHICLE
REPORTED BY: AFFECTED PERSONS
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: BWFINSTE
SPILL CONTACT:
TELEPHONE:

SPILLER: ROSE DINANNO

ADDRESS:
, ZZ
TELEPHONE:

REPORTED BY:AFFECTED PERSONS

LAST DEC UPDATE: 8/26/1998
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS:

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 68 **DIST/DIR:** 0.11 NW **ELEVATION:** 537 **MAP ID:** 13

NAME: MIDTOWN ROCHESTER PROPERTIES LLC
ADDRESS: 300 MIDTOWN TRWY
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-503479
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

COMPANY NAME:CITY OF ROCHESTER
CONTACT :ANNE E SPAULDING
SR ENVIRONMENTAL SPECIALIST
30 CHURCH STREET
ROCHESTER,NY, 14614

(585) 428-7474

COMPANY NAME:CITY OF ROCHESTER
CONTACT :MIKE BYRNE

,NN,

(716) 913-7953

COMPANY NAME:MIDTOWN ROCHESTER PROPERTIES LLC
CONTACT :MIKE BYRNE

,NN,

(716) 913-7953

TANK INFORMATION

TANK NUMBER:001TANK ID:151530
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:11/1/1975
CAPACITY(GAL):6000DATE OF TEST:
NEXT TEST:CLOSED DATE:12/21/2009
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:ABOVEGROUND: 10% OR MORE BELOW GROUND

HISTORIC TANK INFORMATION FROM 2007

TANK NUMBER: 001TANK STATUS: IN SERVICE
ACTIVE STATUS:ACTIVEINSTALLED: 11/1/1975
CLOSED: TANK CAPACITY: 6000 GALLONS
PRODUCT: #2 FUEL OIL

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: ABOVEGROUND ON CRIB, RACK, OR CRADLE
INTERNAL PROTECTION: NONE

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 68 DIST/DIR: 0.11 NW ELEVATION: 537 MAP ID: 13

NAME: MIDTOWN ROCHESTER PROPERTIES LLC
ADDRESS: 300 MIDTOWN TRWY
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-503479
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
EXTERNAL PROTECTION 2:

PIPE TYPE: STEEL/CARBON STEEL/IRON
PIPE LOCATION: ABOVEGROUND
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

SECONDARY CONTAINMENT: IMPERVIOUS UNDERLAYMENT
SECONDARY CONTAINMENT 2: OTHER
LEAK DETECTION: NONE
LEAK DETECTION 2:

OVERFILL PROTECTION: VENT WHISTLE
OVERFILL PROTECTION 2:
DISPENSER: SUCTION
SPILL PREVENTION: CATCH BASIN
DATE TESTED:
NEXT TEST:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS

SEARCH ID: 30 DIST/DIR: 0.12 SW ELEVATION: 537 MAP ID: 14

NAME: CANOPY RESTAURANT REV: 6/27/12
ADDRESS: 130 CHESTNUT ST ID1: 9401797
ROCHESTER NY ID2: 166998
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NYSDEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 5/5/1994
DATE REPORTED: 5/5/1994
CLOSED DATE: 5/5/1994
INSP DATE:
MATERIAL SPILLED: PEPPER SPRAY AMOUNT SPILLED: 0 G
MATERIAL CLASS: OTHER AMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:NO AIR:YES
INDOOR AIR:NO GROUNDWATER:NO
SURFACE WATER:NO DRINKING WATER:NO
SEWER:NO IMPERVIOUS SURFACE:NO
SUBWAY:NO UNDERGROUND UTILITIES:NO

CAUSE OF SPILL: HUMAN ERROR
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: FIRE DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: JRMARCHI
SPILL CONTACT:
TELEPHONE:

SPILLER: UNKNOWN

ADDRESS:
, NY
TELEPHONE:

REPORTED BY: FIRE DEPARTMENT

LAST DEC UPDATE: 9/30/2004
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: FIRE DEPT REPORTS THAT PERSONAL CANISTER OF PEPPER SPRAY (MACE) WAS RELEASED INSIDE THE BUILDING. SOME PEOPLE WERE AFFECTED.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was JM 05/05/94: JM SPOKE W/FIRE DISPATCH. BLDG HAS BEEN VENTILATED AND ODORS DECREASED. HEALTH DEPT WAS CONTACTED REGARDING CONCERN FOR FOOD EXPOSURE. NO FURTHER ACTION BY SPILLS.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

SPILLS80

SEARCH ID: 37 DIST/DIR: 0.12 NW ELEVATION: 536 MAP ID: 15

NAME: ROCHESTER GAS & ELECTRIC
ADDRESS: EAST AVENUE AND MAIN
ROCHESTER NY
MONROE
CONTACT: MONROE
SOURCE: NYSDEC
REV: 11/2/10
ID1: 8282831
ID2: 182560
STATUS: CLOSED
PHONE:

SITE INFORMATION

SPILL DATE: 8/31/1982
DATE REPORTED: 8/31/1982
CLOSED DATE: 8/27/1998
INSP DATE:
MATERIAL SPILLED: ASKARELAMOUNT SPILLED: 0 G
MATERIAL CLASS: OTHERAMOUNT RECOVERED: 0 G
MATERIAL SPILLED: PCB OILAMOUNT SPILLED: 3 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 3 G

RESOURCE AFFECTED
SOIL:TrueAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:FalseIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

RESOURCE AFFECTED
SOIL:TrueAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:FalseIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: PCLINDEN
SPILL CONTACT:
TELEPHONE:

SPILLER: ROCHESTER GAS & ELECTRIC
DUDLEY SCHUYLER
ADDRESS: 89 EAST AVENUE
ROCHESTER, NY
TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 8/27/1998
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 16 DIST/DIR: 0.13 SW ELEVATION: 536 MAP ID: 16

NAME: XEROX SQUARE REV: 5/9/12
ADDRESS: 100 S CLINTON AVE ID1: NYR000038026
ROCHESTER NY 14644 ID2:
MONROE STATUS: VGN
CONTACT: PHONE:
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: PATRICIA MANUSZEWSKI
PHILLIPS RD BLDG 304-135
WEBSTER NY 14580

PHONE: 7164222818

OWNER NAME:XEROX SQUARE
OWNER TYPE:P-PRIVATE
OPERATOR:XEROX SQUARE
OPERATOR_TYPE:P-PRIVATE
MAILING ADDRESS:800 PHILLIPS RD BLDG 304-135
WEBSTER, NY 1458
UNIVERSE INFORMATION:

RECEIVED DATE:01/01/2007

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF
HAZARDOUS WASTE

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:P-PRIVATESHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

333313 - OFFICE MACHINERY MANUFACTURING
334419 - OTHER ELECTRONIC COMPONENT MANUFACTURING

ENFORCEMENT INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 14 **DIST/DIR:** 0.14 NE **ELEVATION:** 531 **MAP ID:** 17

NAME:	UNIVERSITY OF ROCHESTER - ESM	REV:	6/6/06
ADDRESS:	26 GIBBS ST ROCHESTER NY 14604 MONROE	ID1:	NYR000025981
CONTACT:	MARVIN STILLMAN	ID2:	
SOURCE:	EPA	STATUS:	VGN
		PHONE:	7162752056

SITE INFORMATION

CONTACT INFORMATION: MARVIN STILLMAN
520 INTERCAMPUS DR
ROCHESTER NY 14627

PHONE: 7162752056

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT:N - NO
GPRA POST CLOSURE:N - NO
GPRA CA:N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT:N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO

SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:N - NO
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA
NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Ignitable waste
Lead
Mercury
D000

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 43 **DIST/DIR:** 0.14 NE **ELEVATION:** 531 **MAP ID:** 17

NAME: EASTMAN SCHOOL OF MUSIC
ADDRESS: 26 GIBBS ST
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-079901
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

COMPANY NAME:UNIVERSITY OF ROCHESTER/EASTMAN SCHOOL
CONTACT :CARL VROMAN

,NN,
(315) 986-7906

COMPANY NAME:UNIVERSITY OF ROCHESTER
CONTACT :

WILSON BLVD
ROCHESTER,NY, 14627-2599
(716) 275-2807

COMPANY NAME:UNIVERSITY OF ROCHESTER/EASTMAN SCHOOL
CONTACT :

WILSON BLVD
ROCHESTER,NY, 14627-2599
(716) 275-2807

COMPANY NAME:EASTMAN SCHOOL OF MUSIC
CONTACT :ESM PHYSICAL PLANT

,NN,
(716) 275-3045

TANK INFORMATION

TANK NUMBER:001TANK ID:143430
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:6/1/1978
CAPACITY(GAL):20000DATE OF TEST:4/1/1993
NEXT TEST:CLOSED DATE:6/1/1996
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 43 DIST/DIR: 0.14 NE ELEVATION: 531 MAP ID: 17

NAME: EASTMAN SCHOOL OF MUSIC
ADDRESS: 26 GIBBS ST
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-079901
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

HISTORIC TANK INFORMATION FROM 2007

TANK NUMBER: 001 TANK STATUS: CLOSED - REMOVED
ACTIVE STATUS: INACTIVE INSTALLED: 6/1/1978
CLOSED: 6/1/1996 TANK CAPACITY: 20000 GALLONS
PRODUCT: #2 FUEL OIL

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

PIPE TYPE: GALVANIZED STEEL
PIPE LOCATION: NO PIPING
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

SECONDARY CONTAINMENT: NONE
SECONDARY CONTAINMENT 2:
LEAK DETECTION: NONE
LEAK DETECTION 2:

OVERFILL PROTECTION: PRODUCT LEVEL GAUGE (A/G)
OVERFILL PROTECTION 2:
DISPENSER: SUCTION
SPILL PREVENTION:
DATE TESTED: 4/1/1993
NEXT TEST:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 85 DIST/DIR: 0.14 NE ELEVATION: 531 MAP ID: 17

NAME: YMCA (OLD) REV: 6/27/12
ADDRESS: 26 GIBBS ST ID1: 8800329
ROCHESTER NY ID2: 207730
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NY DEC

SITE INFORMATION

SPILL DATE: 4/9/1988 DATE REPORTED: 4/9/1988
CLOSED DATE: 4/9/1988 INSP DATE:

MATERIAL SPILLED: 2-PROPANONE AMOUNT SPILLED: 0
MATERIAL CLASS: HAZARDOUS MATERIAL AMOUNT RECOVERED: 0

MATERIAL SPILLED: UNKNOWN PETROLEUM AMOUNT SPILLED: 0 L
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 L

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: UNKNOWN
REPORTED BY: HEALTH DEPARTMENT
CALLER REMARKS: AN ACETYLENE TANK USED BY CONTRACTOR DEMOLISHING OLD YMCA SPRING A LEAK.

REGION:
UST TRUST? NO

SPILL INVESTIGATOR: PCLINDEN
SPILL CONTACT:
TELEPHONE:

SPILLER: UNKNOWN

ADDRESS:
, NY

TELEPHONE:

REPORTED BY: HEALTH DEPARTMENT

LAST DEC UPDATE: 12/2/2003
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was PL 04/09/88: ROCHESTER HAZMAT HANDLED SITUATION.
THERE MAYBE MORE DEC REMARKS AVAILBLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 73 **DIST/DIR:** 0.14 SW **ELEVATION:** 536 **MAP ID:** 18

NAME:	CONSTRUCTION SITE	REV:	6/27/12
ADDRESS:	S CLINTON AVE & E BROAD ST ROCHESTER NY 14620 MONROE	ID1:	8804512
		ID2:	215022
CONTACT:		STATUS:	CLOSED
SOURCE:	NY DEC	PHONE:	

SITE INFORMATION

SPILL DATE: 8/22/1988 DATE REPORTED: 8/22/1988
CLOSED DATE: 8/24/1988 INSP DATE:

MATERIAL SPILLED: #2 FUEL OIL AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED: GROUNDWATER
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: AFFECTED PERSONS
CALLER REMARKS: WATER/#2 FUEL FOUND IN OLD TANK - EMPIRE WRECKING REMOVED TANK - OLD 500 GALLON FUEL OIL TANK WHICH WAS LOCATED ON SITE OF CONSTRUCTION. JOE SCANLAN, LECESSE CONTRACTORS, CONTACT.

REGION:
UST TRUST? NO

SPILL INVESTIGATOR: SCHMIDT
SPILL CONTACT:
TELEPHONE:

SPILLER: UNKNOWN

ADDRESS:
, ZZ

TELEPHONE:

REPORTED BY: AFFECTED PERSONS

LAST DEC UPDATE: 3/13/2007
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was CS . 08/22/88: OIL APPEARED TO BE CONTAINED ON SITE. ADVISED TO NOTIFY IF ANYTHING IS FOUND AT BEDROCK. NO FURTHER CLEANUP AT THIS TIME. 08/24/88: CS ON SITE. TANK PUMPED OUT & REMOVED. 3-5 CUBIC YDS OF SOIL WAS SEGREGATED & REMOVED FROM SITE. EXCAVATION PIT WILL EXTEND TO BEDROCK & THE PIT SIDES WERE OF CLAY LIKE SOILS. 09/28/95: This is additional information about material spilled from the translation of the old spill file: #2 FUEL/WATER. 03/13/07: PAPER FILE REMOVED PER FILE RETENTION POLICY.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 3 **DIST/DIR:** 0.17 NW **ELEVATION:** 535 **MAP ID:** 19

NAME:	DAMON CITY CENTER MONROE COMMUNITY COLGE	REV:	6/6/06
ADDRESS:	228 E MAIN ST ROCHESTER NY 14604 MONROE	ID1:	NYD001836949
CONTACT:	MARTIN GILMORE	ID2:	
SOURCE:	EPA	STATUS:	VGN
		PHONE:	7162923151

SITE INFORMATION

CONTACT INFORMATION: MARTIN GILMORE
1000 E HENRIETTA RD
ROCHESTER NY 14623

PHONE: 7162923151

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT:N - NO
GPRA POST CLOSURE:N - NO
GPRA CA:N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT:N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO

SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:N - NO

PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----

CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA
NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Corrosive waste
D000
Ignitable waste
Lead
Mercury

The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a to

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 48 **DIST/DIR:** 0.17 NW **ELEVATION:** 535 **MAP ID:** 20

NAME: SIBLEY TOWER BUILDING/WILMORITE INC
ADDRESS: 25 FRANKLIN ST
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-600027
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

COMPANY NAME:GENESEEE MANAGEMENT,INC; ROCHESTER ASSOCIATES
CONTACT :ROBERT SCOTT GRIPPO

ROOM 1122, SIBLEY TOWER BUILDING 25 FRANKLIN STREET
ROCHESTER,NY, 1460
COMPANY NAME:GENESEEE MANAGEMENT,INC; ROCHWIL ASSOCIATES
CONTACT :ROBERT SCOTT GRIPPO

,NN,
(585) 546-1711 227

COMPANY NAME:GENESEEE MANAGEMENT,INC; ROCHWIL ASSOCIATES
CONTACT :ROBERT SCOTT GRIPPO
FACILITIES MANAGER
1265 SCOTTSVILLE ROAD
ROCHESTER,NY, 14624

COMPANY NAME:SIBLEY TOWER BUILDING/WILMORITE INC
CONTACT :ROBERT SCOTT GRIPPO

,NN,
(585) 546-1711 227

TANK INFORMATION

TANK NUMBER:001TANK ID:152966
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:6/1/1985
CAPACITY(GAL):10000DATE OF TEST:9/1/1996
NEXT TEST:CLOSED DATE:5/1/2012
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

HISTORIC TANK INFORMATION FROM 2007

TANK NUMBER: 001TANK STATUS: IN SERVICE
ACTIVE STATUS:ACTIVEINSTALLED: 6/1/1985
CLOSED: TANK CAPACITY: 10000 GALLONS

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Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 48 DIST/DIR: 0.17 NW ELEVATION: 535 MAP ID: 20

NAME: SIBLEY TOWER BUILDING/WILMORITE INC
ADDRESS: 25 FRANKLIN ST
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-600027
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

PRODUCT: #2 FUEL OIL

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
EXTERNAL PROTECTION 2: ORIGINAL SACRIFICIAL ANODE

PIPE TYPE: COPPER
PIPE LOCATION: UNDERGROUND/ON-GROUND
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

SECONDARY CONTAINMENT: NONE
SECONDARY CONTAINMENT 2:
LEAK DETECTION: GROUNDWATER WELL
LEAK DETECTION 2:

OVERFILL PROTECTION: HIGH LEVEL ALARM
OVERFILL PROTECTION 2:
DISPENSER: SUCTION
SPILL PREVENTION:
DATE TESTED: 9/1/1996
NEXT TEST:

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 8 **DIST/DIR:** 0.20 NW **ELEVATION:** 530 **MAP ID:** 21

NAME: J P MORGAN CHASE **REV:** 5/9/12
ADDRESS: 1 CHASE SQ **ID1:** NYR000105510
ROCHESTER NY 14643 **ID2:**
MONROE **STATUS:** SGN
CONTACT: **PHONE:**
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: MIKE ZODARECKY
CHASE SQ S-2
ROCHESTER NY 14643

PHONE: 7163707105

OWNER NAME:CLINTSTONE PROPERTY INC
OWNER TYPE:P-PRIVATE
OPERATOR:CLINTSTONE PROPERTY INC
OPERATOR_TYPE:P-PRIVATE
MAILING ADDRESS:1 CHASE SQ S-2
ROCHESTER
UNIVERSE INFORMATION:

RECEIVED DATE:01/01/2007

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:P-PRIVATESHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

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Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 8 **DIST/DIR:** 0.20 NW **ELEVATION:** 530 **MAP ID:** 21

NAME: J P MORGAN CHASE
ADDRESS: 1 CHASE SQ
ROCHESTER NY 14643
MONROE

CONTACT:
SOURCE: EPA

REV: 5/9/12
ID1: NYR000105510
ID2:
STATUS: SGN
PHONE:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

D001 - Ignitable waste

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 1 DIST/DIR: 0.21 NW ELEVATION: 530 MAP ID: 22

NAME: AIRFLOW CATALYST SYSTEMS INC
ADDRESS: 183 E MAIN ST
ROCHESTER NY 14604
MONROE
CONTACT: REV: 5/9/12
SOURCE: EPA ID1: NYR000147678
ID2:
STATUS: VGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: THOMAS A IACUBUCCI
E MAIN ST
ROCHESTER NY 14604

PHONE: 585-295-1510 227

OWNER NAME:
OWNER TYPE:
OPERATOR:
OPERATOR_TYPE:
MAILING ADDRESS:183 E MAIN ST
ROCHESTER, NY 14604

UNIVERSE INFORMATION:

RECEIVED DATE:06/06/2007

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:P-PRIVATE SHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 1 **DIST/DIR:** 0.21 NW **ELEVATION:** 530 **MAP ID:** 22

NAME: AIRFLOW CATALYST SYSTEMS INC
ADDRESS: 183 E MAIN ST
ROCHESTER NY 14604
MONROE

CONTACT:
SOURCE: EPA

REV: 5/9/12
ID1: NYR000147678
ID2:
STATUS: VGN
PHONE:

- ALL OTHER CHEMICAL PRODUCT AND PREPARATION MANUFACTURING

ENFORCEMENT INFORMATION:

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 6 **DIST/DIR:** 0.21 NE **ELEVATION:** 523 **MAP ID:** 23

NAME:	GULLEN MARTIN T & JAMES J PARTNP	REV:	6/6/06
ADDRESS:	38 SCIO ST ROCHESTER NY 14607 MONROE	ID1:	NYR000057489
CONTACT:	MARTIN GULLEN	ID2:	
SOURCE:	EPA	STATUS:	VGN
		PHONE:	7165466640

SITE INFORMATION

CONTACT INFORMATION: MARTIN GULLEN
76 HILLARY LANE
PENFIELD NY 14526

PHONE: 7165466640

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT:N - NO
GPRA POST CLOSURE:N - NO
GPRA CA:N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT:N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO

SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:N - NO
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA
NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Corrosive waste
Potassium cyanide (OR) Potassium cyanide K(CN)

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 15 DIST/DIR: 0.21 SE ELEVATION: 524 MAP ID: 24

NAME:	WHEC-TV TRANSMITTER SITE	REV:	6/6/06
ADDRESS:	PINNACLE HILL	ID1:	NYD986910859
	ROCHESTER NY 14620	ID2:	
	MONROE	STATUS:	VGN
CONTACT:	JOHN WALSH	PHONE:	7165465670
SOURCE:	EPA		

SITE INFORMATION

CONTACT INFORMATION: JOHN WALSH
PINNACLE HILL
BRIGHTON NY 14620

PHONE: 7165465670

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT:N - NO
GPRA POST CLOSURE:N - NO
GPRA CA:N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT:N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO

SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:N - NO
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA
NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

X002

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 44 **DIST/DIR:** 0.21 SW **ELEVATION:** 532 **MAP ID:** 25

NAME: FRONTIER TELEPHONE OF ROCHESTER
ADDRESS: SWITCHING CENTER
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-038288
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

TANK INFORMATION

HISTORIC TANK INFORMATION FROM 2007

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 46 **DIST/DIR:** 0.21 SW **ELEVATION:** 532 **MAP ID:** 25

NAME: ROCHESTER TELEPHONE CORPORATION
ADDRESS: SWITCHING CENTER
ROCHESTER NY 14613
MONROE

REV: 6/27/12
ID1: PBS8-420840
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

TANK INFORMATION

HISTORIC TANK INFORMATION FROM 2007

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 47 **DIST/DIR:** 0.21 SW **ELEVATION:** 532 **MAP ID:** 25

NAME: ROCHESTER TELEPHONE CORPORATION
ADDRESS: SWITCHING CENTER
ROCHESTER NY 14611
MONROE

CONTACT:
SOURCE: NY DEC

REV: 6/27/12
ID1: PBS8-420824
ID2:
STATUS: UNREGULATED
PHONE:

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

TANK INFORMATION

HISTORIC TANK INFORMATION FROM 2007

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 13 DIST/DIR: 0.22 NE ELEVATION: 522 MAP ID: 26

NAME: SPEEDYS CLEANERS REV: 5/9/12
ADDRESS: 50 SCIO ST ID1: NYR000020842
ROCHESTER NY 14604 ID2:
MONROE STATUS: SGN
CONTACT: PHONE:
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: NEIL HELLMAN
SCIO ST
ROCHESTER NY 14604

PHONE: 7165467120

OWNER NAME:NEIL HELLMAN
OWNER TYPE:P-PRIVATE
OPERATOR:NEIL HELLMAN
OPERATOR_TYPE:P-PRIVATE
MAILING ADDRESS:50 SCIO ST
ROCHESTER, NY 14604

UNIVERSE INFORMATION:

RECEIVED DATE:01/01/2007

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:SHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
UO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 13 DIST/DIR: 0.22 NE ELEVATION: 522 MAP ID: 26

NAME: SPEEDYS CLEANERS REV: 5/9/12
ADDRESS: 50 SCIO ST ID1: NYR000020842
ROCHESTER NY 14604 ID2:
MONROE STATUS: SGN
CONTACT: PHONE:
SOURCE: EPA

- GENERAL MEDICAL AND SURGICAL HOSPITALS

ENFORCEMENT INFORMATION:

AGENCY: STATEDATE: 96/23/1996
TYPE: WRITTEN INFORMAL

AGENCY: STATEDATE: 98/09/1998
TYPE: INITIAL 3008(A) COMPLIANCE

AGENCY: STATEDATE: 00/05/2000
TYPE: FINAL 3008(A) COMPLIANCE ORDER

AGENCY: STATEDATE: 01/25/2001
TYPE: INITIAL 3008(A) COMPLIANCE

AGENCY: STATEDATE: 06/03/2006
TYPE: WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 1RESPONSIBLE: S - STATE
DETERMINED: 96/23/1996DETERMINED BY: S - STATE
CITATION: RESOLVED: 96/23/1996
TYPE: GENERATORS - MANIFEST

VIOLATION NUMBER: 2RESPONSIBLE: S - STATE
DETERMINED: 96/23/1996DETERMINED BY: S - STATE
CITATION: RESOLVED: 96/23/1996
TYPE: LDR - GENERAL

VIOLATION NUMBER: 3RESPONSIBLE: S - STATE
DETERMINED: 96/23/1996DETERMINED BY: S - STATE
CITATION: RESOLVED: 96/23/1996
TYPE: GENERATORS - GENERAL

VIOLATION NUMBER: 4RESPONSIBLE: S - STATE
DETERMINED: 98/03/1998DETERMINED BY: S - STATE
CITATION: RESOLVED: 00/05/2000
TYPE: GENERATORS - GENERAL

VIOLATION NUMBER: 5RESPONSIBLE: S - STATE
DETERMINED: 00/05/2000DETERMINED BY: S - STATE
CITATION: RESOLVED: 02/04/2002
TYPE: GENERATORS - GENERAL

VIOLATION NUMBER: 6RESPONSIBLE: S - STATE

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Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 13 DIST/DIR: 0.22 NE ELEVATION: 522 MAP ID: 26

NAME: SPEEDYS CLEANERS
ADDRESS: 50 SCIO ST
ROCHESTER NY 14604
MONROE

REV: 5/9/12
ID1: NYR000020842
ID2:
STATUS: SGN
PHONE:

CONTACT:
SOURCE: EPA

DETERMINED: 05/16/2005 DETERMINED BY: S - STATE
CITATION: RESOLVED: 06/06/2006
TYPE: GENERATORS - GENERAL

VIOLATION NUMBER: 7 RESPONSIBLE: S - STATE
DETERMINED: 05/16/2005 DETERMINED BY: S - STATE
CITATION: RESOLVED: 06/06/2006
TYPE: GENERATORS - GENERAL

HAZARDOUS WASTE INFORMATION:

D001 - Ignitable waste

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 5 **DIST/DIR:** 0.24 SW **ELEVATION:** 532 **MAP ID:** 27

NAME:	FARASH CORP	REV:	6/6/06
ADDRESS:	155 E BROAD ST ROCHESTER NY 14604 MONROE	ID1:	NYD986908259
CONTACT:	KENNETH PALMER	ID2:	
SOURCE:	EPA	STATUS:	VGN
		PHONE:	7162637636

SITE INFORMATION

CONTACT INFORMATION: KENNETH PALMER
155 E BROAD ST
ROCHESTER NY 14604

PHONE: 7162637636

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT:N - NO
GPRA POST CLOSURE:N - NO
GPRA CA:N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT:N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO

SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:N - NO
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA
NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Corrosive waste
Ignitable waste

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 10 DIST/DIR: 0.24 NW ELEVATION: 527 MAP ID: 28

NAME: NORITSU AMERICA CORP - KODAK PRO LAB WOR REV: 9/14/10
ADDRESS: 125 E MAIN ST ID1: NY0000939348
ROCHESTER NY 14604 ID2:
MONROE STATUS: SGN
CONTACT: PHONE:
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: JOHN G GONZALES
NORITSU AVE
BUENA PARK CA 90620
PHONE: 7145219040 6381

UNIVERSE INFORMATION:

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:N

INSTITUTIONAL CONTROL:N
HUMAN EXPOSURE:
GW CONTROLS:
LAND TYPE:P

NAIC INFORMATION

42141 - PHOTOGRAPHIC EQUIPMENT AND SUPPLIES WHOLESALERS

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

D000
D011 - Silver
D018 - Benzene

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 40 **DIST/DIR:** 0.24 NE **ELEVATION:** 521 **MAP ID:** 29

NAME:	CITY OF ROCHESTER	REV:	6/27/12
ADDRESS:	62 SCIO ST ROCHESTER NY 14604 MONROE	ID1:	PBS8-601238
CONTACT:		ID2:	
SOURCE:	NY DEC	STATUS:	UNREGULATED
		PHONE:	

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

COMPANY NAME:CITY OF ROCHESTER
CONTACT :CITY OF ROCHESTER

,NN,
(585) 428-6884

COMPANY NAME:CITY OF ROCHESTER
CONTACT :ANNE E SPAULDING
SR ENVIRONMENTAL SPECIALIST
30 CHURCH STREET
ROCHESTER,NY, 14614

(585) 428-7474

COMPANY NAME:CITY OF ROCHESTER
CONTACT :ANNE E SPAULDING
SR ENVIRONMENTAL SPECIALIST
30 CHURCH STREET
ROCHESTER,NY, 14614

(585) 428-6855

COMPANY NAME:CITY OF ROCHESTER
CONTACT :DENNIS PECK

,NN,
(585) 428-6884

TANK INFORMATION

TANK NUMBER:001TANK ID:213664
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:1/1/1954
CAPACITY(GAL):2000DATE OF TEST:
NEXT TEST:CLOSED DATE:8/31/2006
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

HISTORIC TANK INFORMATION FROM 2007

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 40 DIST/DIR: 0.24 NE ELEVATION: 521 MAP ID: 29

NAME: CITY OF ROCHESTER
ADDRESS: 62 SCIO ST
ROCHESTER NY 14604
MONROE

CONTACT:
SOURCE: NY DEC

REV: 6/27/12
ID1: PBS8-601238
ID2:
STATUS: UNREGULATED
PHONE:

TANK NUMBER: 001 TANK STATUS: CLOSED - REMOVED
ACTIVE STATUS: INACTIVE INSTALLED: 1/1/1954
CLOSED: 8/31/2006 TANK CAPACITY: 2000 GALLONS
PRODUCT: GASOLINE

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

PIPE TYPE: NO PIPING
PIPE LOCATION: NO PIPING
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

SECONDARY CONTAINMENT: NONE
SECONDARY CONTAINMENT 2:
LEAK DETECTION: NONE
LEAK DETECTION 2:

OVERFILL PROTECTION: NONE
OVERFILL PROTECTION 2:
DISPENSER: NONE
SPILL PREVENTION: NONE
DATE TESTED:
NEXT TEST:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 41 DIST/DIR: 0.24 NE ELEVATION: 521 MAP ID: 29

NAME: CITY OF ROCHESTER - FORMER HALLMAN
ADDRESS: 62 SCIPIO ST
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-600942
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

COMPANY NAME:CITY OF ROCHESTER - FORMER HALLMAN
CONTACT :CITY OF ROCHESTER

,NN,
(585) 428-7474

COMPANY NAME:CITY OF ROCHESTER
CONTACT :
30 CHURCH STREET
ROCHESTER,NY, 14614
(716) 428-6922

COMPANY NAME:CITY OF ROCHESTER
CONTACT :ANNE SPAULDING
,NN,
(585) 428-7474

COMPANY NAME:CITY OF ROCHESTER
CONTACT :ANNE SPAULDING
30 CHURCH STREET ROOM 300B
ROCHESTER,NY, 14614
(585) 428-7474
ANNE.SPAULDING@CIT
TANK INFORMATION

TANK NUMBER:001TANK ID:159356
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:1/23/2003
CAPACITY(GAL):4000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/23/2003
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

HISTORIC TANK INFORMATION FROM 2007

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 41 DIST/DIR: 0.24 NE ELEVATION: 521 MAP ID: 29

NAME: CITY OF ROCHESTER - FORMER HALLMAN
ADDRESS: 62 SCIPIO ST
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-600942
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

TANK NUMBER: 001 TANK STATUS: CLOSED - REMOVED
ACTIVE STATUS: INACTIVE INSTALLED: 1/23/2003
CLOSED: 1/23/2003 TANK CAPACITY: 4000 GALLONS
PRODUCT: WASTE OIL/USED OIL

TANK TYPE: STEEL/CARBON STEEL/IRON
TANK LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

PIPE TYPE: STEEL/CARBON STEEL/IRON
PIPE LOCATION: UNDERGROUND/ON-GROUND
EXTERNAL PROTECTION: NONE
EXTERNAL PROTECTION 2:

SECONDARY CONTAINMENT: NONE
SECONDARY CONTAINMENT 2:
LEAK DETECTION: NONE
LEAK DETECTION 2:

OVERFILL PROTECTION: NONE
OVERFILL PROTECTION 2:
DISPENSER: NONE
SPILL PREVENTION:
DATE TESTED:
NEXT TEST:

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 54 **DIST/DIR:** 0.24 NE **ELEVATION:** 521 **MAP ID:** 29

NAME:	VACANT PARCEL	REV:	8/13/09
ADDRESS:	62 SCIO ST	ID1:	0650898
	ROCHESTER NY 14607	ID2:	369612
	MONROE	STATUS:	HISTORIC-ACTIVE
CONTACT:		PHONE:	
SOURCE:	NY DEC		

SITE INFORMATION

SPILL DATE: 8/31/2006 DATE REPORTED: 8/31/2006
CLOSED DATE: INSP DATE:

MATERIAL SPILLED: GASOLINE AMOUNT SPILLED: G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: G

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
REPORTED BY: RESPONSIBLE PARTY
CALLER REMARKS: DENNIS PECK CALLS TO REPORT THEY HAVE REMOVED A TANK THEY SUSPECTED WAS ON SITE FROM REVIEW OF CITY RECORDS WHICH INDICATED A 1000 GALLON GAS TANK WAS ABANDONED IN 1953 AT THE SITE. PECK STATES THE TANK WAS FOUND TO HAVE BEEN HALF FULL OF CONCRETE AND HALF FULL OF WATER. WHEN THE TANK WAS REMOVED FROM THE GROUND, CONTAMINATED SOIL WAS ENCOUNTERED UNDER THE TANK.

REGION:
UST TRUST? YES

SPILL INVESTIGATOR: PR MILLER
SPILL CONTACT: DENNIS PECK
TELEPHONE: (585) 469-6372

SPILLER: CITY OF ROCHESTER
DENNIS PECK
ADDRESS:
ROCHESTER, NY

TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 3/2/2009
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

DEC REMARKS:
DENNIS PECK STATES THE SIDEWALLS OF THE EXCAVATION APPEARED TO BE CLEAN. THE BOTTOM OF THE EXCAVATION WAS APPROXIMATELY 7 FEET. HE ESTIMATES BEDROCK TO BE AT 10 FEET BASED ON OTHER WORK PERFORMED AT THE SITE. THERE WERE NUMEROUS HOLES IN THE BOTTOM PORTION OF THE TANK. THEY WILL TRY AND DIG OUT OF THE CONTAMINATION AND WILL TAKE CONFIRMATORY SAMPLES. THE BUILDING THAT WAS FORMERLY PRESENT HAS BEEN TAKEN DOWN AND THE SITE IS VACANT. PECK STATES THERE WAS A FORMER SPILL THAT HAS BEEN CLOSED AT THIS SITE FROM A PREVIOUSLY REMOVED TANK. THE SPILL # WAS 0270542 AND WAS HANDLED BY PETE MILLER. COPY OF SPILL FORWARDED TO MCHD AT APPROXIMATELY AT 1700 HRS. 03/02/2009: REVIEW OF DECEMBER 2006 REPORT INDICATES SIGNIFICANT LEVELS OF WEATHERED GASOLINE COMPONENTS (IE ,2,4 - TRIMETHYLBENZENE, M,P - XYLENE). CITY TO CONDUCT MORE INVESTIGATION WORK AND REPORT BACK TO DEC WITH RAP.

THERE MAYBE MORE DEC REMARKS AVAILBLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

RCRAGN

SEARCH ID: 7 **DIST/DIR:** 0.25 NE **ELEVATION:** 517 **MAP ID:** 30

NAME:	HOME PROPERTIES HALLMAN CHEV	REV:	6/6/06
ADDRESS:	200 EAST AVE	ID1:	NYR000056457
	ROCHESTER NY 14607	ID2:	
	MONROE	STATUS:	SGN
CONTACT:		PHONE:	
SOURCE:	EPA		

SITE INFORMATION

CONTACT INFORMATION: KRISTINA ROGERS
850 CLINTON SQ
ROCHESTER NY 14604

PHONE: 7162629318

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT:N - NO
GPRA POST CLOSURE:N - NO
GPRA CA:N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT:N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO

SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:N - NO
PERMIT WORKLOAD:-----
CLOSURE WORKLOAD:-----
POST CLOSURE WORKLOAD:-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

53121 - OFFICES OF REAL ESTATE AGENTS AND BROKERS

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

1,4-Dichlorobenzene
Lead
Ignitable waste
D000
Barium

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 67 **DIST/DIR:** 0.25 NE **ELEVATION:** 517 **MAP ID:** 30

NAME: HALLMAN CHEVROLET (FORMER)
ADDRESS: 200 EAST AVE
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: PBS8-393061
ID2:
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. The Bulk Storage Program includes three types of facilities; Petroleum Bulk Sto
SITE STATUS:UNREGULATED
EXPIRATION DATE:N/A

CONTACT INFORMATION

COMPANY NAME:200 EAST AVENUE ASSOCIATES, L.P.
CONTACT :

850 CLINTON SQUARE
ROCHESTER,NY, 14604

(716) 546-4900

COMPANY NAME:200 EAST AVENUE ASSOCIATES, L.P.
CONTACT :KRISTINA ROGERS

,NN,

(716) 262-9318

COMPANY NAME:200 EAST AVENUE ASSOCIATES, L.P.
CONTACT :KRISTINA ROGERS

850 CLINTON SQUARE
ROCHESTER,NY, 14604

(716) 262-9318

COMPANY NAME:HALLMAN CHEVROLET (FORMER)
CONTACT :KRISTINA ROGERS

,NN,

(716) 262-9318

TANK INFORMATION

TANK NUMBER:002TANK ID:148868
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:1/1/1987
CAPACITY(GAL):2000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1997
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 67 **DIST/DIR:** 0.25 NE **ELEVATION:** 517 **MAP ID:** 30

NAME:	HALLMAN CHEVROLET (FORMER)	REV:	6/27/12
ADDRESS:	200 EAST AVE	ID1:	PBS8-393061
	ROCHESTER NY 14604	ID2:	
	MONROE	STATUS:	UNREGULATED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

TANK NUMBER:003TANK ID:148865
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):1000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1997
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:004TANK ID:148866
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):1000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1997
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:005TANK ID:148867
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):1000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1997
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:006TANK ID:153244
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):1000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1999
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:ABOVEGROUND

TANK NUMBER:007TANK ID:156156
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):275DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1997
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:ABOVEGROUND

TANK NUMBER:008TANK ID:156157
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):275DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1997
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:ABOVEGROUND

TANK NUMBER:009TANK ID:157564
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):75DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1999
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

UST

SEARCH ID: 67 DIST/DIR: 0.25 NE ELEVATION: 517 MAP ID: 30

NAME: HALLMAN CHEVROLET (FORMER) REV: 6/27/12
ADDRESS: 200 EAST AVE ID1: PBS8-393061
ROCHESTER NY 14604 ID2:
MONROE STATUS: UNREGULATED
PHONE:
CONTACT: SOURCE: NY DEC

TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:010TANK ID:157565
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):6000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1999
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:011TANK ID:157566
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):1000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1999
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:012TANK ID:157567
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):1000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1999
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:013TANK ID:157568
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):1000DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1999
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:014TANK ID:157569
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):750DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1999
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:015TANK ID:157570
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):75DATE OF TEST:
NEXT TEST:CLOSED DATE:1/1/1999
REGISTERED:YESTANK TYPE:STEEL/CARBON STEEL
TANK LOCATION:UNDERGROUND, VAULTED, WITH ACCESS

TANK NUMBER:016TANK ID:157840
TANKS STATUS:CLOSED - REMOVEDINSTALL DATE:
CAPACITY(GAL):550DATE OF TEST:

- More Details Exist For This Site; Max Page Limit Reached -

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 53 **DIST/DIR:** 0.25 NE **ELEVATION:** 517 **MAP ID:** 30

NAME:	HALLMAN CHEVROLET	REV:	6/27/12
ADDRESS:	200 EAST AVE	ID1:	8605335
	ROCHESTER NY 14607	ID2:	281451
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

SITE INFORMATION

SPILL DATE: 11/21/1986 DATE REPORTED: 11/21/1986
CLOSED DATE: 1/30/1987 INSP DATE:

MATERIAL SPILLED: GASOLINE AMOUNT SPILLED: 0 L
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 L

CAUSE OF SPILL: TANK TEST FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
CALLER REMARKS: LEAKAGE RATE IN 2,000 GALLON TANK IS .5 GAL/HR

REGION:
UST TRUST? YES

SPILL INVESTIGATOR: BLUEY
SPILL CONTACT:
TELEPHONE:

SPILLER: HALLMAN CHEVROLET

ADDRESS: 200 EAST AVE
ROCHESTER, NY

TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 5/15/2001
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was CB / / : TANK TO BE PUMPED OUT. / / : TANK REMOVED AND REPLACED. REFERENCE SPILL #9601206 FOR FURTHER SITE INFORMATION. 6/12/00 MEMO FROM JOSEPH BIONDOLILLO STATES THREE WELLS INSTALLED THURSDAY/FRIDAY BY NOTHNAGLE. EVIDENCE OF CONTAMINATION IN ONE WELL ONE WESTERN SIDE OF STREET NEAR HALLMANS. A THIRD WELL ON EASTERN SIDE OF STREET INSTALLED PER WORK PLAN. NO MAJOR DEVIATIONS FROM WORK PLAN. FINAL WELL LOCATIONS DETERMINED BY PRESENCE OF UTILITIES. WELLS TO BE DEVELOPED, THEN SAMPLING. DAY HAS INSTALLED SIX WELLS AT HALLMAN SITE. WILL TRY TO COORDINATE WITH DAY REGARDING WELL SURVEYING SO THAT GW ELEVATIONS CAN BE CONTOURED. 5/15/01: PAPER FILE REMOVED PER PAPER RETENTION POLICY.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

FEDBROWNFIELD

SEARCH ID: 89 **DIST/DIR:** 0.25 NE **ELEVATION:** 517 **MAP ID:** 30

NAME: FORMER HALLMAN CHEVROLET
ADDRESS: 196 EAST AVE
ROCHESTER NY
MONROE

CONTACT:
SOURCE:

REV: 5/3/05
ID1: 54540363-22
ID2: 54540363
STATUS: EPA BROWNFIELD
PHONE:

DETAILS NOT AVAILABLE

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

VCP

SEARCH ID: 91 **DIST/DIR:** 0.25 NE **ELEVATION:** 517 **MAP ID:** 30

NAME: FORMER HALLMAN S CHEVROLET
ADDRESS: 196-212 EAST AVE
ROCHESTER NY 14607
MONROE

CONTACT:
SOURCE:

REV: 7/1/07
ID1: V00163
ID2:
STATUS: HISTORIC-VCP
PHONE:

SITE INFORMATION
REGION:8
TYPE OF PROGRAM:VOLUNTARY CLEANUP PROGRAM
SITE DESCRIPTION:
HAZARDOUS WASTE DISPOSAL: QUANTITY:

ENVIRONMENTAL PROBLEM:
HEALTH PROBLEM:

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 49 **DIST/DIR:** 0.26 NE **ELEVATION:** 523 **MAP ID:** 31

NAME:	E G SNYDER MECHANICAL	REV:	6/27/12
ADDRESS:	86 SCIO ST	ID1:	9105502
	ROCHESTER NY	ID2:	160515
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 8/20/1991
DATE REPORTED: 8/20/1991
CLOSED DATE: 11/29/1995
INSP DATE:
MATERIAL SPILLED: GASOLINEAMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:NOAIR:NO
INDOOR AIR:NOGROUNDWATER:YES
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? YES

SPILL INVESTIGATOR: VOLLMER
SPILL CONTACT:
TELEPHONE:

SPILLER: E G SNYDER MECHANICAL

ADDRESS: SAME
, ZZ
TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 12/4/2003
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: WHILE REMOVING A 2000 GALLON GASOLINE STORAGE TANK, SOIL WITH GASOLINE ODOR WAS ENCOUNTERED. LABELLA ASSOCIATES (STEVE CAMPBELL) WAS CHECKING SOIL WITH HNU METER. READING BETWEEN 50-200 PPM.

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was BS 08/20/91: BS MET ON SITE W/STEVE CAMPBELL OF LABELLA ASSOCIATES WHO SHOWED ME TANK PIT AREA. NO VISIBLE SOIL STAINING OR SHEEN ON GROUNDWATER. CAMPBELL CHECKING BUCKETS OF SOIL BEING REMOVED W/HNU METER. 08/20/91: HIGHEST HNU READING OF 200PPM. CAMPBELL DECIDED TO ADDRESS CONTAMINATION ON SITE W/SOIL VENT SYSYTEM & RECEIVED OK FROM BOB DILAURA. SYSTEM TO BE INSTALLED IN OLD TANK PIT (2000 GALLON GASOLINE) & MONITORED BY LABELLA. 11/15/91: P MILLER TELCON W/STEVE CAMPBELL. ONE WELL ON PROPERTY HAS DETECTABLE AMOUNTS OF DISSOLVED PRODUCT. NONE NEAR EXISTING TANKS. CAMPBELL WILL SEND ANALYTICAL. 12/09/91: RECEIVED SITE MAP, BORING LOGS, WELL DATA & GROUNDWATER ANALYTICAL RESULTS FROM LABELLA ASSOCIATES. 03/03/92: RECEIVED SUMMARY OF SOIL VENT SYSTEM PERFORMANCE TO DATE FROM LABELLA ASSOCIATES. 04/01/92: BS SPOKE TO CAMPBELL WHO WAS WONDERING ABOUT WHAT DIRECTION TO GO WITH REMEDIATION. BS CONFERRED W/PM WHO SAID THAT SOIL VENTILATION SYSTEM SHOULD BE MONITORED ON A MONTHLY BASIS UNTIL 09/92. 04/01/92: PM ALSO REQUESTED GROUNDWATER SAMPLES(EPA602) BE OBTAINED FROM MONITORING WELLS ALREADY ON SITE @ END OF MONITORING PERIOD. CAMPBELL TO SEND WRITTEN MONTHLY RESULTS & FINAL GROUNDWATER ANALYSIS. 02/09/94 RECEIVED SUMMARY OF SOIL VENT SYSTEM DATA FROM LABELLA THAT SHOWS CONTAMINATED SOILS HAVE ADEQUATELY BEEN REMEDIATED. 11/29/95 BS SENT OUT CLOSURE LETTER STATING NO FURTHER

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

FEDBROWNFIELD

SEARCH ID: 90 **DIST/DIR:** 0.26 NE **ELEVATION:** 525 **MAP ID:** 32

NAME:	WINDSOR LOFTS	REV:	5/1/12
ADDRESS:	480 E MAIN ST ROCHESTER NY 14604 MONROE	ID1:	119601
CONTACT:	480 EASTMAN, LLC	ID2:	119601
SOURCE:	EPA	STATUS:	EPA BROWNFIELD
		PHONE:	

SITE INFORMATION:

Y= YES N=NO U=UNKNOWN

GRANT RECIPIENT:ROCHESTER, CITY OF
TYPE OF GRANT:ASSESSMENT
TYPE OF FUNDING:H
ACRES PROPERTY ID:119601
PROPERTY SIZE (ACRES):.16
LOCAL PROPERTY NUMBER:1068114200
OWNERSHIP ENTITTY:PRIVATE
CURRENT OWNER:480 EASTMAN, LLC
DID OWNERSHIP CHANGE:N
SUPERFUND LANDOWNER LIABILITY CHANGE:N
PAST USE GREENSPACE (ACRES):
PAST USE RESIDENTIAL(ACRES):
PAST USE COMMERCIAL (ACRES):.16
PAST USE INDUSTRIAL (ACRES):

CONTAMINATION FOUND
PETROLEUM:CONTROLLED SUBSTANCES:
ASBESTOS:PCBs:
VOCs:LEAD:
OTHER METALS:PAHs:
OTHER:
OTHER DESCRIPTION:

CONTAMINATION CLEANED UP:
CLEANUP REQUIRED:N
PETROLEUM:CONTROLLED SUBSTANCES:
ASBESTOS:PCBs:
VOCs:LEAD:
OTHER METALS:PAHs:
OTHER:
OTHER DESCRIPTION:

MEDIA AFFECTED
SOIL:AIR:
SURFACE WATER:GROUND WATER:
DRINKING WATER:SEDIMENTS:
NO MEDIA:YUNKNOWN:

MEDIA CLEANED:
SOIL:AIR:
SURFACE WATER:GROUND WATER:
DRINKING WATER:SEDIMENTS:

STATE OR TRIBAL PROGRAM:STATE/TRIBAL ID:
NFA/CLEANUP COMPL ISSUED:DATE ENROLLED IN PROG:

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

FEDBROWNFIELD

SEARCH ID: 90 **DIST/DIR:** 0.26 NE **ELEVATION:** 525 **MAP ID:** 32

NAME:	WINDSOR LOFTS	REV:	5/1/12
ADDRESS:	480 E MAIN ST ROCHESTER NY 14604 MONROE	ID1:	119601
CONTACT:	480 EASTMAN, LLC	ID2:	119601
SOURCE:	EPA	STATUS:	EPA BROWNFIELD
		PHONE:	

INSTITUTIONAL CONTROL INFORMATION (IC)
IC REQUIRED:NPROPERTY CONTROLS:
INFORMATIONAL DEVICES:GOVERNMENTAL CONTROLS:
ENFORCEMENT/PERMIT TOOLS:IC IN PLACE:
DATE IC IN PLACE:

CLEANUP START DATE:CLEANUP COMPLETION:
ACRES CLEANED UP:CLEANUP FUNDING SOURCE:
PROVIDING CLEANUP FUNDS:AMOUNT OF FUNDING:
REDEVELOP START:15-SEP-10

FUTURE USE (acres)
GREEN SPACE:RESIDENTIAL:.16
COMMERCIAL:INDUSTRIAL:

PROPERTY HIGHLIGHTS:First floor historically utilized as retail and restaurant and upper floors as apartments. Building is currently being renovated. Formerly auto painting and repairs in 1940 s and 50 s.

STATE OR TRIBAL PROGRAM:STATE/TRIBAL ID:
NFA/CLEANUP COMPL ISSUED:DATE ENROLLED IN PROG:

INSTITUTIONAL CONTROL INFORMATION (IC)
IC REQUIRED:NPROPERTY CONTROLS:
INFORMATIONAL DEVICES:GOVERNMENTAL CONTROLS:
ENFORCEMENT/PERMIT TOOLS:IC IN PLACE:
DATE IC IN PLACE:

CLEANUP START DATE:CLEANUP COMPLETION:
ACRES CLEANED UP:CLEANUP FUNDING SOURCE:
PROVIDING CLEANUP FUNDS:AMOUNT OF FUNDING:
REDEVELOP START:

FUTURE USE (acres)
GREEN SPACE:RESIDENTIAL:.16
COMMERCIAL:INDUSTRIAL:

Environmental FirstSearch

Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 51 **DIST/DIR:** 0.27 SW **ELEVATION:** 531 **MAP ID:** 33

NAME: FORMER DMV PARKING LOT
ADDRESS: SOUTH AVENUE @COURT STREE
ROCHESTER NY 14604
MONROE

REV: 12/8/08
ID1: 9614670
ID2: 76363
STATUS: HISTORIC-CLOSED
PHONE:

CONTACT:
SOURCE: NY DEC

SITE INFORMATION

SPILL DATE: 3/4/1997 DATE REPORTED: 3/4/1997
CLOSED DATE: 5/31/2005 INSP DATE: 3/7/1997

MATERIAL SPILLED: UNKNOWN PETROLEUM AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: OTHER
CALLER REMARKS: BOB GORDON ENTERPRISES OWNS PROPERTY WHICH IS GOING TO BE SOLD FOR NEW BLUE CROSS BLUE SHIELD BLDG. THESE ARE ON UNKNOWN NUMBER OF UST CONTAINING GAS, DIESEL, WASTE OIL, ETC. THE PROPOSED PLAN IS TO EXCAVATE ALL CONTAMINATED SOIL. MZ ON SITE W/ MURRAY

REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MFZAMIAR
SPILL CONTACT: PETER MORTON
TELEPHONE:

SPILLER: BOB GORDON ENTERPRISES
BOB GORDON
ADDRESS: 16 E. MAIN ST SUITE 210
ROCHESTER, NY 14614-

TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 5/31/2005
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was MZ 03/04/97 MZ ON SITE WITH PETER MORTON (PASSARO), KEITH HAMBLEY (MARCOR) AND LT FLYNN (C/O ROCH FIRE SAFETY). THERE IS EXTENSIVE CONTAMINATION THROUGHOUT THE SITE. THE PLAN IS TO EXCAVATE ALL CONTAMINATED SOIL AND DISPOSE OF OFF-SITE. THERE ARE AN UNKNOWN NUMBER OF UST S BURIED THROUGHOUT THE SITE. ALL USTS ARE TO BE REMOVED ACCORDING TO MORTON. 3/7/97 MZ ON SITE WITH PETER MORTON. MORTON STATED THAT THEY HAVE ISOLATED 4 HOT SPOTS (SEE SITE SKETCH ATTACHED TO INSP. REPORT). MORTON STATED THAT IT APPEARS THAT SOME OF THE CONTAMINATION GOES UNDER SOUTH AVE. SOIL SAMPLES WILL BE TAKEN FROM THE SIDE WALLS TO DETERMINE WHAT THE LEVELS ARE. MORTON STATED THAT THE NORTH END OF THE PARKING LOT HAS NOT BEEN INVESTIGATED YET. THERE MAY BE MORE TANKS/CONTAMINATION IN THIS AREA. 5/2/97 MZ TELCON WITH PETER MORTON WHO STATED THAT A CLOSURE REPORT IS BEING SENT OUT TODAY. 5/8/97 closure report rec d 5/5/97. OVER 2,000 TONS OF SOIL DISPOSED OF AT HIGH ACRES LANDFILL. CONFIRMATORY SOIL SAMPLES TAKEN. RESIDUAL CONTAMINATION LOCATED ALONG WEST WALL OF AREA 1 (UNDER SOUTH AVE) AND AT SOUTHEAST SIDE OF AREA 4 (UNDER ST. MARY S CHURCH). LETTER SENT TO GORDON REQUIRING ENGINEERING CONTROLS USED TO PROHIBIT PETRO VAPORS FROM MIGRATING INTO NEW BLUE CROSS/BLUE SHIELD BUILDING. DEPT REQUIRES THAT VAPOR EXTRACTION BE PART OF THE ENGINEERING CONTROLS FOR AREA 1 TO ADDRESS CONTAMINANTS THAT MIGRATED UNDER SOUTH AVE. 5/19/97 LETTER REC D FROM PASSARO RE: ENGINEERING CONTROLS. PROPOSE GEOSYNTHETIC VAPOR BARRIER. THEY DON T BELIEVE VES IS NECESSARY. 5/28/97 LETTER SENT TO GORDON GIVING OK ON GEOSYNTHETIC VAOPR BARRIER. DEPT ALSO REQUIRES THAT VES PIPING BE INSTALLED AND THAT SOLID RISER BE BROUGHT UP TO SURFACE FOR FUTURE USE IF NEEDED. ALSO REQUIRE THAT SOME CONTROLS BE USED ON WALL ADJACENT TO CHURCH. 5/28/97 MZ REC D COPIES OF THE DISPOSAL RECEIPTS FOR THE SOIL THAT WAS TAKEN TO HIGH ACRES LANDFILL. 6/5/97 FAX REC D FROM PASSARO WHICH CONTAINS PROPOSAL FOR 2 TIERED VES SYSTEM. 6/17/97 LETTER SENT TO GORDON WHICH STATES THAT 6/5/97 PROPOSAL IS OK BUT DEPT RECOMMENDS THAT ANOTHER PASSIVE

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

VCP

SEARCH ID: 93 **DIST/DIR:** 0.27 SW **ELEVATION:** 531 **MAP ID:** 33

NAME: SPEEDY CLEANERS- COURT STREET SITE **REV:** 6/27/12
ADDRESS: COURT ST **ID1:** V00001
ROCHESTER NY **ID2:** 58234.00
MONROE **STATUS:** VCP
CONTACT: **PHONE:**
SOURCE: NY DEC

SITE INFORMATION

SIZE (ACRES): 0.500 REGION: 8

CLASS CODE:

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 eminent domain. During construction 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.

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:

Exposures to potentially contaminated groundwater are not expected because municipal water serves the area. Direct contact exposures to contaminated soils are not expected because soils were excavated down to bedrock and a parking garage, pavement, and sidewalks now cover the entire site. A soil venting system is in place to address potential vapors from any residual subsurface contaminants.

SITE OWNER/OPERATOR INFORMATION

CITY OF ROCHESTER
30 CHURCH ST.
ROCHESTER NY 14614
UNITED STATES OF AMERICA

WASTE MATERIALS

WASTE NAME WASTE QUANTITY
BOTH (PETRO AND HAZ) UNKNOWN

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 50 **DIST/DIR:** 0.28 NE **ELEVATION:** 523 **MAP ID:** 34

NAME: FORMER AUTO GARAGE
ADDRESS: 37 CHARLOTTE ST
ROCHESTER NY 14607
MONROE

REV: 6/16/08
ID1: 0170101
ID2: 99989
STATUS: HISTORIC-CLOSED
PHONE:

CONTACT:
SOURCE: NY DEC

SITE INFORMATION

SPILL DATE: 5/18/2001 DATE REPORTED: 5/18/2001
CLOSED DATE: 6/11/2002 INSP DATE:

MATERIAL SPILLED: GASOLINE AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: TANK FAILURE

WATERBODY AFFECTED:

SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL

REPORTED BY: OTHER

CALLER REMARKS: CALLER STATED THAT DURING A PHASE II INVESTIGATION, CONTAMINATED SOIL WAS FOUND. PID READINGS UP TO 2,500 PPM WERE DETECTED. THERE IS A 2,000 GALLON UST THAT WAS CLOSED IN PLACE BY FILLING WITH SAND. THE CONTAMINATION WAS ENCOUNTERED NEAR THE UST AND TO THE NORTH AND EAST OF THE UST. THE TANK IS UNDER A BUILDING SO THERE IS CONTAMINATION UNDER THE BUILDING. GROUNDWATER WAS ENCOUNTERED AT APPROXIMATELY 9 FT. SOIL SAMPLES HAVE BEEN COLLECTED AND WILL BE ANALYZED. RESULTS TO BE FORWARDED TO THE DEPARTMENT. FAXED TO MCHD ON 05/30/01 AT 1345 HRS.

REGION:

UST TRUST? YES

SPILL INVESTIGATOR: TPWALSH

SPILL CONTACT: AUGUST GIANNAVOLA

TELEPHONE: (585) 737-7555

SPILLER: AUGUST GIANNAVOLA

AUGUST GIANNAVOLA

ADDRESS: 8055 STRUTT STREET

WAYLAND, NY 14572-

TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 5/19/2003

CLEAN UP MEET STANDARDS? NO

PENALTY RECOMMENDED? NO

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was TW 01/11/2002 PIEDMONT EQUIPMENT WAS HIRED BY PROPERTY OWNER AND RESPONSIBLE PARTY AUGUST GIANNAVOLA TO REMOVE TANK (INITIAL SPILL REPORT FROM DAY ENVIRONMENTAL LISTED NANCY DIBATTISTO AS POTENTIAL RESPONSIBLE PARTY). CONFIRMATORY ANALYTICAL SOIL SAMPLES WERE TAKEN FROM THE EXCAVATION. SAMPLES INDICATED THAT ADDITIONAL EXCAVATION WAS REQUIRED ALONG THE EAST WALL OF THE EXCAVATION. APPROXIMATELY 44 TONS OF CONTAMINATED SOILS WERE REMOVED FROM THE EXCAVATION AND DISPOSED OF AT MILL SEAT LANDFILL. DISPOSAL RECEIPTS WERE FORWARDED TO NYSDEC BY PIEDMONT EQUIPMENT. AFTER THE ADDITIONAL EXCAVATION, CONFIRMATORY SAMPLING RESULTS INDICATED NO RESIDUAL CONTAMINATION EXISTED. EXCAVATION WAS COMPLETED TO BEDROCK. NO GROUNDWATER WAS ENCOUNTERED DURING EXCAVATION WORK. NO FURTHER ACTION NEEDED AT THIS TIME BY SPILLS UNIT. NO FURTHER ACTION LETTER SENT TO MR. GUS GIANNAVOLA ON 6/11/2002.

THERE MAYBE MORE DEC REMARKS AVAILBLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 77 **DIST/DIR:** 0.28 NW **ELEVATION:** 529 **MAP ID:** 35

NAME:	JOHNSON & LUND	REV:	6/27/12
ADDRESS:	167 LIBERTY POLE WAY	ID1:	9010284
	ROCHESTER NY	ID2:	114872
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 12/21/1990
DATE REPORTED: 12/21/1990
CLOSED DATE: 12/21/1990
INSP DATE:
MATERIAL SPILLED: #2 FUEL OILAMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: FIRE DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MAGER
SPILL CONTACT:
TELEPHONE:

SPILLER: JOHNSON & LUND

ADDRESS: SAME
, ZZ
TELEPHONE:

REPORTED BY:FIRE DEPARTMENT

LAST DEC UPDATE: 9/30/2004
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: CITY PUMP & TANK REMOVED A 1000 GAL UNDERGRND TANK. TANK HAD MANY HOLES IN IT. TANK WAS LOCATED WITHIN AN OLD FOUNDATION 4' DEEP.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was DM 12/21/90: BOB DILAURA ON SITE. HE WILL INSTRUCT CITY PUMP AND TANK TO INSTALL A VAPOR VENT IN THE EXCAVATION.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 74 **DIST/DIR:** 0.32 NW **ELEVATION:** 531 **MAP ID:** 36

NAME: CULLARI (JAMES) APARTMENT
ADDRESS: 130 N CLINTON AVE
ROCHESTER NY
MONROE

REV: 6/27/12
ID1: 9404660
ID2: 330395
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: NY DEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 7/1/1994
DATE REPORTED: 7/1/1994
CLOSED DATE: 1/17/2006
INSP DATE:
MATERIAL SPILLED: #2 FUEL OILAMOUNT SPILLED: 135 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: PRIVATE DWELLING
REPORTED BY: FIRE DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: DBDAKE
SPILL CONTACT:
TELEPHONE:

SPILLER: JAMES CULLARI

ADDRESS: RICH S DUGWAY RD
ROCHESTER, NY 14625
TELEPHONE:

REPORTED BY:FIRE DEPARTMENT

LAST DEC UPDATE: 1/17/2006
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: AN ABOVEGROUND 275 GAL FUEL OIL TANK, LOCATED IN BASEMENT OF APARTMENT BLDG RUSTED. ESTIMATED LOSS OF 135 GALS OF #2 FUEL. TANK HAD NOT BEEN IN USE. CONVERTED TO NATURAL GAS. CONTACT: RP

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was TW 07/01/94: FIRE DEPT PUMPED UP FREE PRODUCT & USED ABSORBENTS ON RESIDUAL. BUTCH JONES OF MCHD REPORTED 2 DRUMS OF LIQUID & 1 DRUM OF ABSORBENTS. JM SPOKE TO JIM CULLARI & ADVISED HIM OF DISPOSAL OPTIONS. HE IS TO ADVISE OFFICE OF ARRANGEMENTS. BASEMENT TO BE VENTILATED. 03/16/98: TRANSFERRED BS TO TW. 1/13/06: DEC LEAD TRANSFERRED FROM TWALSH TO DDAKE. FILE REVIEW - NO ADDITIONAL INFORMATION FOUND - NO OTHER SPILLS REPORTED AT THIS ADDRESS OR NEARBY. CONTACTED CITY OF ROCHESTER ASSESSOR S OFFICE - THERE HAS NEVER BEEN A BUILDING AT #130 NORTH CLINTON AVENUE. DID NOT FIND JAMES CULLARI VIA INTERNET SEARCH FOR PHONE #. DD SENT MCHD AN EMAIL TO SEE WHAT IS IN THEIR FILES. note: spill address changed on database from 130 north clinton ave. to 1130 north clinton ave. 1/17/06: DD RECEIVES FAX AND EMAIL FROM MARK LESZCZYNSKI FROM MCHD - SPILL ADDRESS WAS 1130 NOT 130 NORTH CLINTON AVENUE. A HAZMAT TEAM CONTAINED THE SPILL, WHICH WAS N A CONCRETE FLOOR IN THE BASEMENT. JOE MARCHITELL OF DEC ONSITE. DATABASE SEARCH ON CORRECT ADDRESS - NO FURTHER INFORMATION FOUND/ADDITIONAL SPILLS CALLED IN TO DEC. NO FURTHER ACTIONS REQUIRED BY SPILLS UNIT AT THIS TIME - SPILL FILE CLOSED. THIS FILE MAY BE REACTIVATED IF ADDITIONAL INFORMATION BECOMES AVAILABLE OR IF ADDITIONAL IMPACTS/CONTAMINATION IS ENCOUNTERED.

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

FEDBROWNFIELD

SEARCH ID: 88 **DIST/DIR:** 0.34 NE **ELEVATION:** 518 **MAP ID:** 37

NAME: 80-100 CHARLOTTE STREET
ADDRESS: 80 CHARLOTTE ST
ROCHESTER NY 14607
MONROE

CONTACT:
SOURCE: EPA

REV: 5/5/09
ID1: 69597346-1
ID2: 1
STATUS: EPA BROWNFIELD
PHONE:

SITE INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 82 DIST/DIR: 0.35 NW ELEVATION: 524 MAP ID: 38

NAME: NUSBAUM CLEANER DISTRIBUT
ADDRESS: 304 ANDREWS ST
ROCHESTER NY
MONROE
CONTACT:
SOURCE: NY DEC
REV: 6/27/12
ID1: 8601285
ID2: 310251
STATUS: CLOSED
PHONE:

SITE INFORMATION

SPILL DATE: 5/22/1986 DATE REPORTED: 5/22/1986
CLOSED DATE: 5/23/1986 INSP DATE:

MATERIAL SPILLED: RRX FABRIC SOFTENER AMOUNT SPILLED: 0 L
MATERIAL CLASS: OTHER AMOUNT RECOVERED: 0 L

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: HEALTH DEPARTMENT
CALLER REMARKS: C/O ROCK HAZMAT TEAM RESPONDED AND CLEANED UP A SMALL QUANTITY OF FABRIC SOFTENER. ACTUAL QUANTITY SPILLED-1-2 PINTS.

REGION:
UST TRUST? NO

SPILL INVESTIGATOR: BLUEY
SPILL CONTACT:
TELEPHONE:

SPILLER: NUSBAUM CLEANER DISTRIBUT

ADDRESS: 304-308 ANDREWS STREET
ROCHESTER, NY

TELEPHONE:

REPORTED BY: HEALTH DEPARTMENT

LAST DEC UPDATE: 8/18/2003
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was CB CASE CLOSED. 02/13/01: PAPER FILE REMOVED AS PER PAPER RETENTION POLICY.

THERE MAYBE MORE DEC REMARKS AVAILBLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch

Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

BROWNFIELD

SEARCH ID: 86 **DIST/DIR:** 0.35 NW **ELEVATION:** 525 **MAP ID:** 39

NAME: ANDREWS STREET SITE	REV: 6/27/12
ADDRESS: 300 ANDREWS ST	ID1: E828144
ROCHESTER NY 14604	ID2: 378902.00
MONROE	STATUS: ERP
CONTACT:	PHONE:
SOURCE: NYSDEC	

Remedial Sites Database. This database contains records of the sites being addressed under one of DER's remedial programs - State Superfund, Brownfield Cleanup, Environmental Restoration and Voluntary Cleanup. This database also includes the Registry of Inactive Hazardous Waste Disposal Sites and information on Institutional and Engineering Controls in New York State.

SITE INFORMATION

BCP = BROWNFIELD CLEANUP PROGRAM
ERP = ENVIRONMENTAL RESTORATION PROGRAM

SIZE (ACRES): 1.490 REGION: 8

CLASS CODE:

DESCRIPTION:

Location: The site is located in a commercial-use urban area of downtown Rochester. The Andrews Street Site is located at 300, 304-308 and 320 Andrews Street, and 25 Evans Street in downtown City of Rochester. The site is bounded to north by the Inner Loop highway, by Franklin Square to the east, by Andrews Street to the south, by Bristol Street to the west. The site is located due west of Schiller Park. Site Features: The site consists of four parcels owned by the City of Rochester. The total combined area of the site is 1.49 acres. Prior to demolition, the was improved with 4 buildings with associated paved parking lots and city streets. A narrow city street (Evans Street) separates 320 Andrews Street parcel from the other 3 parcels. The site is currently a vacant lot. The buildings were demolished in 2010. Current Zoning/Use(s) The site is currently inactive and is located in the City of Rochester's CCD zoning district. Historical Use(s) The site has been used for various commercial and industrial uses since the early 1920's including plumbing supply, electrical supply, bakery, printer, commercial bus depot and bus garage, gas station, chemical sales/distribution, dry cleaning equipment distributor, fuel oil contractor, and warehousing. Phase I and II Environmental Assessments were conducted in 2006. The Phase I identified several recognized environmental conditions (RECs) at the site. The Phase II consisted of the installation of test borings, monitoring wells, preliminary evaluation of floor drains and discharge points, and the collection of soil and groundwater samples for laboratory analysis. The analysis of the soil samples indicate tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, petroleum related volatile organic compounds. The analysis of the groundwater samples indicate tetrachloroethene, trichloroethene, and cis-1,2-dichloroethene. As part of the demolition activities, an asbestos survey was completed in the on-site buildings. Asbestos was identified in several locations and removed in accordance with applicable local, state, and federal regulations. Site Geology and Hydrogeology: The on-site soils consist of miscellaneous fill material that is generally underlain with lacustrine deposits and till. The miscellaneous fill material consists of soil, cinders, ash, crushed stone, plastics and construction debris. The lacustrine deposits range from 1.5 feet to 8 feet below ground surface. Glacial till was encountered at 9 feet below ground surface and extends to approximately 25.3 to 30 feet below ground surface. The depth to bedrock at the site ranges from 25.3 feet below ground surface in the northern portion of the site to 30 feet below ground surface in the central portion of the site. The site and the surrounding area are generally level. Surface water at the site flows towards Andrews Street or into on-site catch basins. The Genesee River is located approximately 1600 feet west of the site. The local groundwater flow direction appears to the northward towards the Inner Loop Expressway.

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Nature and Extent: Prior Remediation: Based on the Phase II investigation data collected the soil at the site is contaminated with chlorinated organic compounds and petroleum related compounds. The groundwater at the site appears to be contaminated with chlorinated volatile organic compounds. Soil samples collected for laboratory analysis during the At Grade and Sub-grade Demolition Phase Environmental Investigation indicate exceedances of the Part 375 Restricted Residential Soil Cleanup Objectives (SCOs) for volatile organic compounds, semi-volatile organic compounds, metals, and PCBs. The Part 375 Restricted Residential SCOs were not exceeded for pesticides and cyanide. Special Resources Impacted/Threatened: The ongoing investigation will determine if there are any special resources impacted/threatened. Significant Threat: The significant threat determination will be made once the remedial investigation has been completed.

ASSE

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

BROWNFIELD

SEARCH ID: 86 DIST/DIR: 0.35 NW ELEVATION: 525 MAP ID: 39

NAME: ANDREWS STREET SITE
ADDRESS: 300 ANDREWS ST
ROCHESTER NY 14604
MONROE

REV: 6/27/12
ID1: E828144
ID2: 378902.00
STATUS: ERP
PHONE:

CONTACT:
SOURCE: NYSDEC

SSMENT OF HEALTH PROBLEMS:

SITE OWNER/OPERATOR INFORMATION

CITY OF ROCHESTER
THOMAS RICHARDS
CITY HALL, 30 CHURCH STREET ROOM 307A
ROCHESTER NY 14614
UNITED STATES OF AMERICA

SITE OWNER/OPERATOR INFORMATION

CENTRAL LIBRARY OF ROCHESTER AND MONROE COUNTY
LEATRICE BRANTLEY
115 SOUTH AVENUE
ROCHESTER NY 14604
UNITED STATES OF AMERICA

SITE OWNER/OPERATOR INFORMATION

CITY OF ROCHESTER
THOMAS RICHARDS
CITY HALL, 30 CHURCH STREET ROOM 307A
ROCHESTER NY 14614
UNITED STATES OF AMERICA

SITE OWNER/OPERATOR INFORMATION

CITY OF ROCHESTER DEPT. OF ENVIRONMENTAL QUALITY
MARK GREGOR
CITY HALL, ROOM 300-B 30 CHURCH STREET
ROCHESTER NY 14614-1290
UNITED STATES OF AMERICA

WASTE MATERIALS

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 80 **DIST/DIR:** 0.36 NE **ELEVATION:** 522 **MAP ID:** 40

NAME:	NATIONAL AMBULANCE	REV:	5/1/11
ADDRESS:	177 UNIVERSITY AVE	ID1:	9113243
	ROCHESTER NY	ID2:	288272
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

SITE INFORMATION

SPILL DATE: 3/23/1992
DATE REPORTED: 3/24/1992
CLOSED DATE: 5/21/2003
INSP DATE:
MATERIAL SPILLED: DIESELAMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:FalseAIR:False
INDOOR AIR:FalseGROUNDWATER:True
SURFACE WATER:FalseDRINKING WATER:False
SEWER:FalseIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: OTHER
REGION:
UST TRUST? YES

SPILL INVESTIGATOR: TPWALSH
SPILL CONTACT:
TELEPHONE:

SPILLER: NATIONAL AMBULANCE

ADDRESS: 177 UNIVERSITY AVENUE
ROCHESTER, NY
TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 5/21/2003
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: VICE DICK OF H & A CALLED TO REPORT DIESEL TANK AT SITE WAS DISCOVERED TO HAVE WATER IN THE BOTTOM. TANK WILL BE PUMPED OUT AS SOON AS POSSIBLE. TANK IS 4,000 GAL. CONTACT PERSON: GEORGE HEISEL

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was TW 03/30/92: P MILLER TELCON W/VINCE DICK OKAR TO REMOVE TANK ON 03-31-92. TANK PUMPED OUT 03-25-92 BUT TANK CONTINUED TO TAKE ON WATER. 05/21/2003: CLEANUP COMPLETE AT SITE, NO FURTHER ACTION NECESSARY AT THIS TIME.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 83 **DIST/DIR:** 0.36 NW **ELEVATION:** 521 **MAP ID:** 41

NAME:	WALLACH (ERWIN)	REV:	6/27/12
ADDRESS:	430 ANDREWS ST	ID1:	8603686
	ROCHESTER NY	ID2:	160080
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

SITE INFORMATION

SPILL DATE: 8/29/1986 DATE REPORTED: 8/29/1986
CLOSED DATE: 9/22/1986 INSP DATE:

MATERIAL SPILLED: GASOLINE AMOUNT SPILLED: 0 L
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 L

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
CALLER REMARKS: 2000 AND 4000 GALLON UNLEADED U.G. TANKS; CORE SAMPLES INDICATED VERY SLIGHT ODOR. OWNER TO REPLACE ALL TANKS

REGION:
UST TRUST? YES

SPILL INVESTIGATOR: BWFINSTE
SPILL CONTACT:
TELEPHONE:

SPILLER: ERWIN WALLACH
ERWIN S SERVICE STATION
ADDRESS: 430 ANDREWS ST & UNIVERS
, ZZ

TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 4/17/2001
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was BF / / : ROCHESTER FIRE DEPT NOTIFIED; MCHD NOTIFIED. / / : TANK REPLACEMENTS ON 9/22; MCHD ON SCENE; ROCH FD ALSO PRESENT. / / : TANK REPLACEMENTS ON 9/22; MCHD ON SCENE; ROCH FD ALSO PRESENT; NO EVIDENCE OF CONTAMINATION FOUND; NO FURTHER ACTION NECESSARY. 4/17/01: PAPER FILE REMOVED AS PER PAPER RETENTION POLICY.

THERE MAYBE MORE DEC REMARKS AVAILBLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 78 DIST/DIR: 0.38 SE ELEVATION: 525 MAP ID: 42

NAME: MILLBURY OLDSMOBILE CO REV: 6/27/12
ADDRESS: ANSON ST ID1: 7680427
ROCHESTER NY ID2: 135384
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NY DEC

SITE INFORMATION

SPILL DATE: 4/30/1976 DATE REPORTED: 4/30/1976
CLOSED DATE: 4/30/1976 INSP DATE:

MATERIAL SPILLED: GASOLINE AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: LOCAL AGENCY
CALLER REMARKS: POSSIBLE LEAKING UNDERGROUND STORAGE TANK; GASOLINE LOSS TO SANITARY SEWER.

REGION:
UST TRUST? YES

SPILL INVESTIGATOR: BWFINSTE
SPILL CONTACT:
TELEPHONE:

SPILLER: MILLBURY OLDSMOBILE CO

ADDRESS: ANSON STREET
ROCHESTER, ZZ

TELEPHONE:

REPORTED BY: LOCAL AGENCY

LAST DEC UPDATE: 2/19/2004
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was BF 2004/02/19 - RCVD_Time was previously blank and replaced with Spill_Time to fix a data translation problem... Bob Corcoran 04/30/76: FLUSHING OF SEWER, INVESTIGATION CONTINUING. 1/5/01: PAPER FILE REMOVED AS PER RECORD RETENTION POLICY.

THERE MAYBE MORE DEC REMARKS AVAILBLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 84 **DIST/DIR:** 0.38 SE **ELEVATION:** 520 **MAP ID:** 43

NAME: YATTEAU (TOM) PROPERTY **REV:** 6/27/12
ADDRESS: 300 BROADWAY ST **ID1:** 0551537
ROCHESTER NY 14607 **ID2:** 358661
MONROE **STATUS:** ACTIVE
CONTACT: **PHONE:**
SOURCE: NY DEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 1/25/2006
DATE REPORTED: 1/25/2006
CLOSED DATE:
INSP DATE:
MATERIAL SPILLED: #2 FUEL OILAMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: TANK TEST FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: OTHER
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MFZAMIAR
SPILL CONTACT: TOM YATTEAU
TELEPHONE: (585) 423-6300

SPILLER: TOM YATTEAU

ADDRESS: 300 BROADWAY
ROCHESTER, NY 14607
TELEPHONE:

REPORTED BY:OTHER

LAST DEC UPDATE: 1/22/2008
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: CALLER STATES THAT WHILE TESTING A 2,000 GALLON UNDERGROUND #2 FUEL TANK FAILED THE TIGHTNESS TEST. OWNER TO POSSIBLY REMOVE TANKS. TANKS HAVE NOT BEEN USED IN OVER FIVE YEARS.

DEC REMARKS:
01/25/06 REPORT FAXED TO MCHD AT 1151 HRS. 1/18/08 MZ ON SITE WITH ROBERT GRAVES (GRAVES SERVICE) WHO STATED THAT THE TANKS ARE OWNED BY TOM YATTEAU. GRAVES STATED THAT HE INSTALLED NATURAL GAS HEATERS SO THE TANKS ARE NO LONGER USED. MZ TO CONTACT YATTEAU. 1/22/08 MZ LEFT MESSAGE FOR YATTEAU.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

BROWNFIELD

SEARCH ID: 87 **DIST/DIR:** 0.38 NW **ELEVATION:** 525 **MAP ID:** 44

NAME: KIRSTEIN BUILDING AND PARKING LOT **REV:** 6/27/12
ADDRESS: 242 ANDREWS ST **ID1:** C828127
ROCHESTER NY 14604 **ID2:** 342397.00
MONROE **STATUS:** BCP
CONTACT: **PHONE:**
SOURCE: NYSDEC

Remedial Sites Database. This database contains records of the sites being addressed under one of DER's remedial programs - State Superfund, Brownfield Cleanup, Environmental Restoration and Voluntary Cleanup. This database also includes the Registry of Inactive Hazardous Waste Disposal Sites and information on Institutional and Engineering Controls in New York State.

SITE INFORMATION

BCP = BROWNFIELD CLEANUP PROGRAM
ERP = ENVIRONMENTAL RESTORATION PROGRAM

SIZE (ACRES): .315 REGION: 8

CLASS CODE:

DESCRIPTION:

LOCATION: The Site is located at 37 Bittner Street within the City of Rochester. The Site is in an urban commercial area of downtown City of Rochester. The Site is 0.315 acres. The Site is located adjacent to the Kirstein Building on Bittner Street. The area surrounding the Site is predominantly commercial with some apartment buildings. The Genesee River is located approximately 0.15 miles west of the Site. **SITE FEATURES:** The Site is used as a parking lot which is paved with asphalt. **CURRENT ZONING:** The Site is currently used as a parking lot for the businesses in the surrounding area and is zoned commercial. The surrounding parcels are used for a combination of commercial, church, YWCA, and apartment residential living. **HISTORICAL USES:** The City of Rochester reconfigured the streets in this area in 1980. Bittner Street was the northern extension of Franklin Street prior to the reconfiguration of the streets. Historical Sanborn Fire Maps indicate that the Site was comprised of two parcels known as 191 and 201 Franklin Street. A public gas station and parking lot, known as the Monroe Union Oil Co. and John J DeCamilla, was located on the former 201 Franklin Street parcel from 1925 to 1965. Since 1966 the lot has been used as a parking lot. **Phase II Environmental Site Assessment (Consultant), November 2004:** A Phase II Environmental Site Assessment was conducted on the Site and the adjacent Kirstein Building. A FOIL request was submitted to the City of Rochester, Monroe County Health Department, and the NYSDEC on October 15, 2004. Sub-slab air sampling was conducted in Kirstein Building on November 9 and 10, 2004. A magnetic survey was conducted on the parking lot on November 9, 2004. Fourteen test borings were completed on November 9, 2004. The borings were scanned with a PID. Soil and soil air samples were analyzed. The analytical data indicated volatile organic compounds above SCOs. **Supplemental Phase II Environmental Site Assessment (Consultant), December 2004:** The supplemental Phase II activities included additional FOIL request; completion of six test pits; the advancement of five test borings with the conversion of three boring into groundwater monitoring wells; collection of indoor air samples within the Kirstein Building; and the analysis of soil and groundwater samples from the Site. No underground storage tanks were encountered; groundwater and soil samples indicated volatile organic compounds above the SCOs; and volatile organic compounds were detected in the air samples. **Phase I Environmental Site Assessment (Consultant), March 2005:** The Phase I Environmental Site Assessment was completed on the Kirstein Building and 37 Bittner Street parking lot. The Phase I identified the following recognized environmental conditions - residual gasoline contamination on the 37 Bittner Street parcel; potential of underground storage tanks and hydraulic lifts; organic compounds detected in the indoor and sub-slab air of the Kirstein Building; asbestos containing material within the Kirstein Building; and lead based paint is assumed in the Kirstein Building. **SITE GEOLOGY AND HYDROGEOLOGY:** The soils at the Site consist of fine to medium grained sands over a silt/clay till layer. Bedrock was encountered at a depth of 33.5 feet below ground surface. The depth to groundwater ranges from 6 to 9 feet below ground surface. Groundwater flow is west northwest direction. **BROWNFIELD CLEANUP PROGRAM:** A Brownfield Cleanup Agreement with 234-250 Andrews Street, LLC was executed on October 31, 2005. The Remedial Investigation Phase of the project is underway. More information regarding the Site can be found at the Document Repository located in the Rochester Public Library.

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

NATURE AND EXTENT OF CONTAMINATION: Based on the investigations conducted to date, the primary contaminants of concern are petroleum related volatile and semi-volatile organic compounds that exceed the SCOs for soil and groundwater. The groundwater investigation indicates that the groundwater co

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

BROWNFIELD

SEARCH ID: 87 **DIST/DIR:** 0.38 NW **ELEVATION:** 525 **MAP ID:** 44

NAME: KIRSTEIN BUILDING AND PARKING LOT **REV:** 6/27/12
ADDRESS: 242 ANDREWS ST **ID1:** C828127
ROCHESTER NY 14604 **ID2:** 342397.00
MONROE **STATUS:** BCP
CONTACT: **PHONE:**
SOURCE: NYSDEC

ntamination is moving off-site. The contaminated soils at the Site appear to be located between 8 to 15 feet below ground surface. SPECIAL RESOURCES IMPACTED/THREATENED: A Fish and Wildlife Impact Analysis was not performed. There are no ecological resources present on or in the vicinity of the Site. SIGNIFICANT THREAT DETERMINATION: To date a determination has not been made.

ASSESSMENT OF HEALTH PROBLEMS:

Exposure to site-related contaminants in groundwater is not expected because the surrounding area is provided with public water. NYSDOH and NYSDEC will evaluate the need for additional investigations to determine the potential for soil vapor intrusion into the structure on-site.

SITE TYPE:

OPEN DUMP: 0
STRUCTURE: 0
LAGOON: 0
LANDFILL: 0
POND: 0

SITE OWNER/OPERATOR INFORMATION

234-250 ANDREWS ST. LLC
PAWEL EFRAIMOV
C/O GLOBE DEVELOPERS, INC. 1100 UNIVERSITY AVENUE, SUITE 204
ROCHESTER NY 14607
UNITED STATES OF AMERICA

SITE OWNER/OPERATOR INFORMATION

ROCHESTER PUBLIC LIBRARY

115 SOUTH AVENUE
ROCHESTER NY 14604
UNITED STATES OF AMERICA

SITE OWNER/OPERATOR INFORMATION

KWP FINANCIAL IX, INC.
JAMES ROSTEN
9601 WILSHIRE BLVD
BEVERLY HILLS CA 90210
UNITED STATES OF AMERICA

WASTE MATERIALS

WASTE NAME WASTE QUANTITY

TOLUENE UNKNOWN
BENZENE UNKNOWN
1,2,4-TRIMETHYLBENZENE UNKNOWN
ETHYLBENZENE UNKNOWN
TRICHLOROETHENE (TCE) UNKNOWN
STYRENE UNKNOWN
NAPHTHALENE UNKNOWN
BIS(2-ETHYLHEXYL)PHTHALATE UNKNOWN
XYLENE (MIXED) UNKNOWN

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 72 **DIST/DIR:** 0.40 NE **ELEVATION:** 507 **MAP ID:** 45

NAME:	BUDGET RENT A CAR	REV:	5/1/11
ADDRESS:	581 E MAIN ST	ID1:	8902893
	ROCHESTER NY	ID2:	287216
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

SITE INFORMATION

SPILL DATE: 6/20/1989 DATE REPORTED: 6/20/1989
CLOSED DATE: 12/4/1989 INSP DATE:

MATERIAL SPILLED: UNKNOWN PETROLEUM AMOUNT SPILLED: 0
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: OTHER
CALLER REMARKS: SOIL STUDIES REVEALED ODORS - TANK ON SITE BELIEVES IT TO BE 1,000 GAL WHICH WAS FILLED WITH WATER.
BELIEVE SOILS TO BE CONTAMINATED, BUT UNSURE OF LEVEL AT THIS TIME. SITE WAS GAS STATION IN 30S.

REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MAGER
SPILL CONTACT:
TELEPHONE:

SPILLER: BUDGET RENT A CAR

ADDRESS: 581-583 EAST MAIN STREET
ROCHESTER, NY

TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 12/4/1989
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was DM 06/20/89: 06/20/89 CONTINUING THE INVESTIGATION AS PART OF ENVIRONMENTAL INVESTIGATION AT CHASE LINCOLN BANK S REQUEST. 11/29/89: 11-29-89 THREE 1000GAL UG TANKS REMOVED. BTX IN SOIL SURVEY WAS LESS THAN 30 PPM ACCORDING TO NICK HARDING. 09/28/95: This is additional information about material spilled from the translation of the old spill file: UNIDENTIFIED PETRO.

THERE MAYBE MORE DEC REMARKS AVAILBLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 81 **DIST/DIR:** 0.41 NE **ELEVATION:** 505 **MAP ID:** 46

NAME:	NATIONAL AMBULANCE/SCH 58	REV:	5/1/11
ADDRESS:	200 UNIVERSITY AVE	ID1:	9009284
	ROCHESTER NY	ID2:	105551
	MONROE	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

SITE INFORMATION

SPILL DATE: 7/4/1990
DATE REPORTED: 11/26/1990
CLOSED DATE: 5/21/2003
INSP DATE:
MATERIAL SPILLED: GASOLINEAMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:FalseAIR:False
INDOOR AIR:FalseGROUNDWATER:False
SURFACE WATER:FalseDRINKING WATER:False
SEWER:TrueIMPERVIOUS SURFACE:False
SUBWAY:FalseUNDERGROUND UTILITIES:False

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: OTHER
REGION:
UST TRUST? YES

SPILL INVESTIGATOR: TPWALSH
SPILL CONTACT:
TELEPHONE:

SPILLER: NATIONAL AMBULANCE

ADDRESS: 177 UNIVERSITY AVENUE
ROCHESTER, ZZ
TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 5/21/2003
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: PRINCIPAL AT SCHOOL 58 WROTE A LETTER TO THE CALLER COMPLAINING OF FUMES IN THE SCHOOL BUILDING. SUSPECTED SOURCE MAY BE NATIONAL AMBULANCE PROPERTY, ACROSS THE STREET AT 177 UNIVERSITY AVENUE.

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was TW 01/02/91: P. MILLER TELCON WITH J. MACKECKNIE OF AES. SYSTEM IS NOW OPERATIONAL. WELLS WILL BE DEVELOPED AND SAMPLING PORT ON VAPOR EXTRACTION EFFLUENT INSTALLED. 01/04/91: P. MILLER TELCON W/JIM MACKECKNIE-A.E.S. CHECKED EFFLUENT FROM V.E.S., ABOUT 10 PPM INDICATED WITH DRAEGER TUBE AND SOME ODOR NOTICED. 11/26/90: P. MILLER TELCON W/ED YURKSTAS, THINKS THE CAUSE OF ODORS MAY BE LEAKING LINES OR SLOPPY HOUSEKEEPING. YURKSTAS WILL FOLLOW UP WITH GREG BEYLER & CONTACT THE OFFICE WHEN MORE IS KNOWN. 11/26/90: MONROE COUNTY PURE WATERS HAS BEEN MONITORING SEWER DAILY & HAS NOTED PRODUCT IN THE SEWER. THERE WAS A SPILL AT NATION AMBULANCE REPORTED TO DOT ON 03-28-83. 11/27/90: P. MILLER ON SITE. NATIONAL AMBULANCE HAVING TANKS TESTED BY OKAR EQUIPMENT. 11/29/90: P. MILLER ON SITE. RECORD SEVERAL HIGH READINGS IN SCHOOL 58 W/HNU-PID. ED YURSTAS AND DAVE DUFORD ALSO ON SITE. NATIONAL AMBULANCE HAS NOT COMPLETED TESTING OF TANKS. 11/29/90: DAVE DUFORD OFFICE: 262-8405. HOME: 247-3032. PAGER: 238-0118. ROCHESTER CITY SCHOOL DISTRICT, ENVIRONMENTAL SAFETY OFFICE, 131 WEST BROAD ST., ROCHESTER, 14614. 11/30/90: P. MILLER TELCON W/ED YURKSTAS - MCHOD. CHECKED SCHOOL WITH DAVE NAPIER S TIP-PID. READINGS ARE HIGHER IN MOST AREAS THAN THE PREVIOUS DAY. 11/30/90: P. MILLER TELCON W/MIKE LAUGHLIN - OKAR EQUIPMENT. DIESEL TANK WOULD NOT HOLD PRODUCT IN FILL PORT. WILL HAVE TO BE DUG UP AND REPAIRED TO PERFORM TEST. 12/03/90: SET UP EMERGENCY STAKE OUT FOR 0900 HRS ON 12-05-90. SITE #681032. P. MILLER WILL MEET WITH A.E.S. TO DISCUSS REMEDIATION. 12/04/90: P. MILLER ON SITE. MET W/ED JONES, TIM MACKECKNIE OF AES AND DAVE DUFORD OF ROCHESTER CITY SCHOOLS TO DISCUSS INVESTIGATION/REMEDATION PLANS. 12/05/90: P. MILLER ON SITE; A.E.S. CONDUCTING SOIL VAPOR SURVEY. MILLER, DR.

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Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 81 **DIST/DIR:** 0.41 NE **ELEVATION:** 505 **MAP ID:** 46

NAME: NATIONAL AMBULANCE/SCH 58
ADDRESS: 200 UNIVERSITY AVE
ROCHESTER NY
MONROE

REV: 5/1/11
ID1: 9009284
ID2: 105551
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: NY DEC

ATCH BASIN. 01/10/91: P. MILLER TELCON W/ROCHESTER FIRE DEPT, ASK THEM TO SEND CREW TO FLUSH SEWER AND TAKE EXPLOSION READINGS. 01/11/91: P. MILLER TELCON W/BOB DILAURA, ROCHESTER FIRE SAFETY. MR. DILAURA RESPONDED TO SCHOOL 58 ON 01-10-91. SMELLED ODOR OF GASOLINE EMANATING FROM SEWER BUT DETECTED NOTHING ON THEIR INSTRUMENTS. 01/11/91: P. MILLER TELCON W/MIKE SHIFFANO, MONROE COUNTY PURE WATERS. WILL ARRANGE TO TELEWISE SEWERS ON UNIVERSITY AVE BETWEEN SCIO & MAIN STREETS. 01/14/91: P. MILLER TELCON W/JIM MACKECKNIE A.E.S. ASKED HIM TO HAVE CRAWL SPACE AROUND GYM SEALED AS WELL AS POSSIBLE AND HAVE FAN SHUT OFF OVERNIGHT, THEN TAKE READINGS THE FOLLOWING MORNING IN CRAWL SPACE. 01/16/91: P. MILLER ON SITE W/K.R. PENDRAGON, A.E.S. THEY ARE MONITORING WELLS. MW 2B NO PRODUCT, 9.52 DEPTH TO H2O, 10 NOT ACCESSIBLE, 3B NO PROD, 8.63 DEPTH TO H2O, 40 SCUMMY SHEEN, 3B NO PROD, 1.40 TO H2O. 01/16/91: A.E.S. DETECTED READINGS OF 100 PPM WITH DRAEGER TUBE ON EXHAUST OF VAPOR EXTRACTION. 01/16/91: P. MILLER & B. FINSTER, DEC; DAVE NAPIER, NYSDOH; GEORGE HEISEL, NATIONAL AMBULANCE; TOM WALSH, NIXON HARGRAVES; VINCE DICK, H & A OF NY MEET TO DISCUSS SCHOOL 58 REMEDIATION. 01/16/91: NATIONAL AMBULANCE AGREES TO TAKE OVER REMEDIATION WITH NYSDEC AND DEPT OF HEALTH APPROVAL. 01/24/91: P. MILLER ON SITE. CHECKED W/PRINCIPAL LEWIS, NO ODORS NOTICED I SCHOOL LATELY. WELL ACROSS STREET AT NAT L AMBULANCE HAS BEEN INSTALLED. 01/25/91: P. MILLER TELCON W/V. DICK OF H & A OF NY, MONITORING WELL INSTALLATION COMPLETE. STRONG ODORS NOTED IN SPLIT SPOONS NEAR BEDROCK INTERFACE & SHEEN IN DRILLING WATER DURING ROCK BORING. 02/05/91: P. MILLER TELCON W/VINCE DICK, H & A; REPLACEMENT FAN FOR GYM AREA TO BE INSTALLED 02-08-91. UNIT WILL CONSIST OF 12 RIDGID PIPING TO FAN AND 12 DUCT UP SIDE OF BUILDING. 02/05/91: NO PRODUCT YET FOUND IN WELL AT NATIONAL AMBULANCE. LATEST HNU READINGS AT SCHOOL: 30 PPM INTO BLOWER, AND AT EXHAUST, 7-10 PPM IN GYM CRAWL SPACE, <5 PPM IN SPRINKLER ROOM. 02/07/91: DUE TO DISPUTE OVER BILL, A.E.S. SUBMITS PAYMENT PACKAGE TO NYSDEC FOR PAYMENT. NATIONAL AMBULANCE AT SITE AGREES TO PAY \$20,000 TO A.E.S. FOR WORK PERFORMED TO DATE. 02/12/91: A.E.S. AGREES TO ACCEPT NATIONAL AMBULANCE S OFFER. 02/26/91: P. MILLER TELCON W/GEORGE HEISEL; VENT FOR CRAWL SPACE WILL BE INSTALLED AS SOON AS APPROVAL FROM SCHOOL DISTRICT IS GRANTED. HNU MONITORING AT SCHOOL SHOULD BE CHECKED BY ANOTHER PARTY PERIODICALLY. 02/26/91: P. MILLER TELCON W/VINCE DICK, H & A OF NY; PRODUCT PUMP IS REMOVING MOSTLY WATER AS RECHARGE OF PRODUCT TO RECOVERY WELL IS TOO SLOW. FOR PRESENT TIME PRODUCT IN WELLS WILL BE HAND BAILED. 03/13/91: P. MILLER ON SITE WITH DAVE NAPIER, NYSDOH. CHECKED WELLS, V.E.S. & ROOMS AT SCHOOL 58 WITH PHOTOVAC P.D. MAX 56 PPM AT SEWER GRATE IN FRONT OF NATIONAL AMBULANCE. 05/31/91: P. MILLER TELCON W/VINCE DICK; SITE MONITORING TO BE REDUCED TO ONCE A WEEK UNTIL SCHOOL IS OUT. DURING SUMMER BREAK, TWICE ONTHLY MONITORING WILL BE PERFORMED. 06/06/91: P. MILLER TELCON W/ED YURSTAS, MCDOH; TEACHERS AT SCHOOL AR HAVE BEEN COMPLAINING OF ODORS IN SCHOOL. CLASSROOMS 17B & 18B WHICH ARE ACROSS COURTYARD FROM SCHOOL 58. 06/06/91: ODORS IN 18B SEEM TO BE COMING FROM FLOOR DRAIN. 10/11/91: P. MILLER ON SITE; TOURED SCHOOL 14/58 MONITORING POINTS W/JIM MARSHNER OF H & A OF NY. SLIGHT ODOR IN PSYCHOLOGISTS ROOM, ABOUT 4 PPM W/HNU. 10/11/91: V.E.S. PULLING 90 PPM. MS GRACIELA PEREZ, PRINCIPAL OF SCHOOL 14 DISCUSSED GASOLINE ODOR PROBLEMS. 10/25/91: P. MILLER MEETS WITH REPS OF NATIONAL ABULANCE, H & A OF NY, MCDOH, AND RCSD TO DISCUSS REMEDIATION AT SCHOOL. 10/25/91: P MILLER MET W/NATIONAL AMBULANCE, MCHD, RCSD, & H & A OF NY TO DISCUSS FUTURE REMEDIATION & CURRENT CONCERNS. SEVERAL ACTION PLANS OUTLINE FOR FURTHER WORK TO BE CONDUCTED PRIOR TO NEXT MTG -11/22/91. 11/22/91: P MILLER MET AT NATIONAL AMBULANCE WITH REPS OF MCHD, RCSD, NIXON-HARGRAVES, H&A OF NY & NAT L AMBULANCE TO DISCUSS REMEDIATION. ROOF DRAINS/VENTS IDENTIFIED AS A SOURCE OF GASOLINE ODORS... 11/22/91: FLOOR DRAINS IN BUILDING WILL BE PLUGGED WITH DOLLAR PLUGS SUPPLIED BY NATIONAL AMBULANCE. 12/18/91: P. MILLER ON SITE WITH JIM TALPEY - H&A, D. DUFORD - RCSD, G. HEISEL- NAT. AMB., TOOK BAG SAMPLES IN THREE LOCATIONS. 01/16/92: P. MILLER MET WITH YURKSTAS, NAPIER, DUFORD AND KOSTICH TO DISCUSS REMEDIATION OF SITE. 01/31/92: P MILLER TELCON W/TOM WALSH; GASOLINE FOUND IN MW AT NATIONAL AMBULANCE FOLLOWING VAPOR EXTRACTION PILOT TEST PERFORMED BY H & A. 05/01/92: P MILLER TELCON W/ED YURKSTAS OF MCHD; INVESTIGATED ODORS AT SCHOOL. ODORS SEEM TO BE COMING FROM FLOOR DRAINS IN STORE ROOM. VAPORS MAY BE TRANSMITTED BY TRENCH 1.5 FT BELOW FLOOR LEVEL IN SCHOOL 14. 05/12/92: > 1000 PPM WITH HNU IN SOME FLOOR DRAINS AND SOME ROOF VENTS. 07/20/92: D TILTON ON SITE. B & D CONTRACTOR TANK #022 REMOVED. #003 TO BE REMOVED LATER TODAY. 07

Environmental FirstSearch

Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 75 **DIST/DIR:** 0.43 NE **ELEVATION:** 518 **MAP ID:** 47

NAME: ISAAC HEATING & AIR
ADDRESS: 180 CHARLOTTE ST
ROCHESTER NY 14607
MONROE

REV: 6/16/08
ID1: 9870353
ID2: 329876
STATUS: HISTORIC-CLOSED
PHONE:

CONTACT:
SOURCE: NY DEC

SITE INFORMATION

SPILL DATE: 12/1/1998 DATE REPORTED: 12/1/1998
CLOSED DATE: 5/31/2006 INSP DATE:

MATERIAL SPILLED: DIESEL AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: TANK TESTER
CALLER REMARKS: WHILE REMOVING THREE 4,000 GALLON UNDERGROUND DIESEL STORAGE TANKS, CONTAMINATED SOIL WAS ENCOUNTERED AROUND THE FIRST TANK. OKAR WILL PULL THE TANKS AND ADVISE US OF THE EXTENT OF THE CONTAMINATION. FAXED TO MCHD ON 12/02/98 AT 0830 HRS.

REGION:
UST TRUST? YES

SPILL INVESTIGATOR: DBDAKE
SPILL CONTACT: TOM MERCER
TELEPHONE: (716) 436-7503

SPILLER: ISAAC HEATING & AIR
RAY ISAAC
ADDRESS: 180 CHARLOTTE STREET
ROCHESTER, NY 14607-

TELEPHONE:

REPORTED BY: TANK TESTER

LAST DEC UPDATE: 5/31/2006
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was TW 5/19/06: DEC LEAD TRANSFERRED FROM TWALSH TO DDAKE FOR REVIEW/FOLLOWUP. NO INFORMATION FOUND IN SPILL FILE, BUT FOUND TANK CLOSURE INFORMATION/ANALYTICAL/REPORT IN PBS FILE (#8-407941/FACILITY CLOSED). SENTINEL TECHNOLOGIES UST CLOSURE REPORT INCLUDES FIGURE WHICH ILLUSTRATES APPROX. 230-TON CONTAMINATED SOIL PILE, BUT NO SOIL DISPOSAL RECEIPTS ARE INCLUDED. REPORT INCLUDED CONFIRMATORY SOIL LAB ANALYSIS FOR VOCs AND SVOCs FOR SIDEWALL AND BOTTOM SOIL SAMPLES - ALL COMPOUNDS NON-DETECT. NO GROUNDWATER WAS ENCOUNTERED. DD TELECON WITH RAY ISAAC (585-303-1199) TO DISCUSS PROJECT AND GET SOIL DISPOSAL RECEIPTS. ISAAC RECALLS SOME CONTAMINATED SOIL BEING GENERATED (NOT SURE OF QUANTITY) - DD STATED THAT DEC NEEDS PROPER SOIL DISPOSAL RECEIPTS BEFORE SITE CLOSURE CAN BE ISSUED. ISAAC TO LOOK INTO HIS FILES AND POSSIBLY CONTACT OKAR OF THE LANDFILL. 5/31/06: DD RECEIVES FAX FROM RAY ISAAC: DISPOSAL INFORMATION INCLUDING BILL-OF-LADING AND DISPOSAL RECEIPTS FOR APPROX. 138 TONS AT MILLSEAT LANDFILL. BASED ON AVAILABLE INFORMATION, DISPOSAL RECEIPTS, AND LAB ANALYSIS, NO FURTHER ACTIONS REQUIRED BY SPILLS UNIT AT THIS TIME - SPILL FILE CLOSED.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 76 DIST/DIR: 0.43 NE ELEVATION: 518 MAP ID: 47

NAME: ISAAC HEATING & AIR CONDI REV: 6/27/12
ADDRESS: 180 CHARLOTTE ST ID1: 9608064
ROCHESTER NY ID2: 329875
MONROE STATUS: CLOSED
CONTACT: PHONE:
SOURCE: NY DEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 9/27/1996
DATE REPORTED: 9/27/1996
CLOSED DATE: 11/4/1996
INSP DATE:
MATERIAL SPILLED: #2 FUEL OILAMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: TANK TEST FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: UNKNOWN
REPORTED BY: TANK TESTER
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: TPWALSH
SPILL CONTACT: RAY ISAAC
TELEPHONE: (716) 546-1776

SPILLER: ISAAC HEATING & AIR CONDI
RAY ISAAC
ADDRESS: 180 CHARLOTTE STREET
ROCHESTER, NY 14607-
TELEPHONE:

REPORTED BY:TANK TESTER

LAST DEC UPDATE: 2/11/2004
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: TANK TEST FAILURE. WILL EXCAVATE, ISOLATE AND RETEST.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was TW 09/30/96 WALSH PHONE CONVERSATION WITH MIKE AT OKAR. ISAAC WILL EXCAVATE, ISOLATE AND RETEST. 10/29/96 NYSDEC RECEIVES A COPY OF TANK TEST RESULTS INCLUDING A COPY OF THE RETEST RESULTS FOR THE FAILURE. REPAIRS WERE MADE ON THE VENT LINE, AND THE RETEST AFTER REPAIRS PASSED. NO EVIDENCE OF CONTAMINATION AS A RESULT OF THIS PIPING PROBLEM WITH THE VENT LINE WAS NOTED BY OKAR. NO FURTHER ACTION NEEDED AT THIS TIME BY SPILLS. 02/11/04: PAPER FILE REMOVED PER FILE RETENTION POLICY.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 71 **DIST/DIR:** 0.45 SW **ELEVATION:** 509 **MAP ID:** 48

NAME: BLUE CROSS ARENA **REV:** 6/27/12
ADDRESS: 1 WAR MEMORIAL SQUARE **ID1:** 9970700
ROCHESTER NY **ID2:** 88903
MONROE **STATUS:** CLOSED
CONTACT: **PHONE:**
SOURCE: NY DEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 3/26/2000
DATE REPORTED: 3/26/2000
CLOSED DATE: 3/30/2000
INSP DATE:
MATERIAL SPILLED: DIESELAMOUNT SPILLED: 50 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 45 G

RESOURCE AFFECTED
SOIL:YESAIR:NO
INDOOR AIR:NOGROUNDWATER:NO
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL VEHICLE
REPORTED BY: FIRE DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: CAHETTEN
SPILL CONTACT:
TELEPHONE:

SPILLER: VICTOR GONCALVEZ

ADDRESS: 1811 INGLEWOOD DR. APT270
INGLEWOOD, FL 34223-
TELEPHONE:

REPORTED BY:FIRE DEPARTMENT

LAST DEC UPDATE: 3/30/2000
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: TANK ON A TRUCK BELIEVED TO BE WITH THE SHRINE CIRCUS HAD A SADDLE TANK LEAK ONTO ROADWAY. SOME WENT TO THE STORM SEWER. FIRE DEPARTMENT IS ON SCENE CONTAINING THE SPILL. THEY BELIEVE THEY HAVE RECOVERED MOST OF IT. ML TO RESPOND TO THE SCENE. FAXED TO MCHD ON 03/28/2000 AT 1545 HRS.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was CH 03-30-2000:CH TELECON WITH ML. 50 GALLONS ACTUALLY 15 GALLONS. SPILL OCCURED WHEN MOTER HOME WAS EXITING LOADING DOCK AND BOTTOMED OUT DAMGING ONE TANK. EMPLOYEES FROM THE WAR MEMORIAL APPLIED SAW DUST TO THE SPILL GENERATING TWO 55 GALLON DRUMS OF WASTE. MARK GREGOR OF THE CITY OF ROCHESTER CONFIRMED THE CITY WILL DISPOSE OF WASTE. NO FURTHER CLEAN UP NECESSARY.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 79 **DIST/DIR:** 0.47 SW **ELEVATION:** 512 **MAP ID:** 49

NAME:	MONROE COUNTY SHERIFF	REV:	6/16/08
ADDRESS:	180 EXCHANGE ST	ID1:	0070040
	ROCHESTER NY 14614	ID2:	182733
	MONROE	STATUS:	HISTORIC-CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

SITE INFORMATION

SPILL DATE: 3/31/1999 DATE REPORTED: 4/19/2000
CLOSED DATE: 11/28/2005 INSP DATE: 11/28/2005

MATERIAL SPILLED: GASOLINE AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

MATERIAL SPILLED: MTBE (METHYL-TERT-BUTYL ETHER) AMOUNT SPILLED:
MATERIAL CLASS: HAZARDOUS MATERIAL AMOUNT RECOVERED:

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
REPORTED BY: LOCAL AGENCY

CALLER REMARKS: CALLER REPORTS THAT A PHASE 2 REPORT PREPARED BY SEAR BROWN WAS SENT TO THE DEC IN MARCH 1999 OUTLINING CONTAMINATION FOUND AT THE SITE. 4 MONITORING WELLS WERE INSTALLED AND 11 GEOPROBE POINTS WERE ALSO INSTALLED TO DEFINE EXTENT OF CONTAMINATION. LOCATION IS AT MONROE COUNTY SHERIFFS QUANSETT HUT. CITY HAS SINCE TAKEN OVER OWNERSHIP OF PROPERTY FROM COUNTY AND WANTS TO CLEAN UP THE PROPERTY FOR THE DEVELOPMENT OF THE TRAIL. RECENT SAMPLING INDICATES GASOLINE CONTAMINATION IN THE SUBSURFACE. CITY OF ROCHESTER TO FORWARD REPORT. FAXED TO MCHD ON 04/27/2000 AT 1123 HRS.

REGION:
UST TRUST? YES

SPILL INVESTIGATOR: PR MILLER
SPILL CONTACT: CALLER
TELEPHONE:

SPILLER: MONROE COUNTY
REINHARD GFELLMEIER
ADDRESS: 39 WEST MAIN STREET
ROCHESTER, NY 14614-

TELEPHONE:

REPORTED BY: LOCAL AGENCY

LAST DEC UPDATE: 11/28/2005
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was PM 05/04/2000: PM ON SITE WITH MIKE STORONSKY & KEVIN IGNASIAK (SEAR BROWN) AND JOE BIONDOLILLO (CITY OF ROCHESTER). DISCUSSED WORK TO BE DONE TO REMOVE TANKS LOCTED NEAR CHILLER LINE THAT COOLS PUBLIC SAFETY AND OTHER BUILDINGS. TANKS ON SITE WERE FILLED IN PLACE PREVIOUSLY. SOIL AND GROUND WATER ON SITE SHOW ELEVATED LEVELS OF BTEX COMPOUNDS. CITY PLANS TO PROCEED QUICKLY WITH CLEANUP FOLLOWING RAZING OF QUANSETT HUT. 07/21/2000: TH ON SITE WITH APRIL (SEAR BROWN) AND PETE SPAGNOLA (MARCOR). MARCOR HAS EXCAVATED AND DISPOSED OF THE MAJORITY OF CONTAMINATED SOILS. EXCAVATION WORK LIMITED BY THE CHILLER LINE THAT RUNS THROUGH THE AREA. FURTHER INVESTIGATION (TEST PIT) NEEDED TO DETERMINE LOCATION OF SUSPECTED UST LOCATED JUST NORTH OF CHILLER LINE. 10/19/00 MZ AND TH MET WITH MARK GREGOR AND JOE BIONDOLILLO TO DISCUSS SITE. THE CITY IS PREPARING THE CLOSURE REPORT WHICH WILL PROPOSE INACTIVATION WITH CONTINUOUS GROUNDWATER MONITORING. 2/22/01 MZ MET WITH MARK GREGOR AND JOE BIONDOLILLO (CITY OF ROCH) TO DISCUSS STATUS OF SITE. CITY IS WAITING FOR FINAL CLOSURE REPORT FROM CONSULTANT. REPORT SHOULD BE SUBMITTED TO DEC IN A COUPLE WEEKS. LONG TERM GROUNDWATER MONITORING IS PLANNED FOR THIS SITE. 1/24/2003 DEPT MET WITH JANE FORBES, JOE BIONDOLILLO AND MARK GREGOR (CITY OF ROCHESTER) TO GO OVER STATUS OF SPILL. SOIL MANAGEMENT PLAN DONE. ROUTINE QUARTERLY MONITORING ONGOING.

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

LUST

SEARCH ID: 52 **DIST/DIR:** 0.49 SE **ELEVATION:** 526 **MAP ID:** 50

NAME: GENESEE HOSPITAL **REV:** 6/27/12
ADDRESS: 244 ALEXANDER ST **ID1:** 9106591
ROCHESTER NY 14607 **ID2:** 264302
MONROE **STATUS:** CLOSED
CONTACT: **PHONE:**
SOURCE: NY DEC

Spill Incidents Database has records dating back to 1978 and is updated nightly. This database contains records of chemical and petroleum spill incidents.

SITE INFORMATION

SPILL DATE: 9/18/1991
DATE REPORTED: 9/18/1991
CLOSED DATE: 10/11/1991
INSP DATE:
MATERIAL SPILLED: DIESELAMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUMAMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL:NOAIR:NO
INDOOR AIR:NOGROUNDWATER:YES
SURFACE WATER:NODRINKING WATER:NO
SEWER:NOIMPERVIOUS SURFACE:NO
SUBWAY:NOUNDERGROUND UTILITIES:NO

CAUSE OF SPILL: TANK TEST FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
REPORTED BY: TANK TESTER
REGION:
UST TRUST? YES

SPILL INVESTIGATOR: PRMILLER
SPILL CONTACT:
TELEPHONE:

SPILLER: GENESEE HOSPITAL

ADDRESS: SAME
, ZZ
TELEPHONE:

REPORTED BY:TANK TESTER

LAST DEC UPDATE: 5/12/2011
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: 6,000 GAL DIESEL FUEL TANK FAILED PETRO TITE TEST AT -.453 GAL/HOUR. CONTACT PERSON: CHARLIE MCGLYNN, SAFETY MGR.

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was PM 09/18/91: P. MILLER TELCON W/CHARLIE MCGLYNN; THINKS LEAK RATE MAY BE LOWER (.043 GAL/HR). HE WILL VERIFY. IF LEAK RATE VERIFIED, TANK WILL BE PUMPED OUT AS SOON AS ALTERNATE FUEL SOURCE CAN BE PROCURED. 09/18/91: LEAKING TANK IS FUEL SOURCE FOR HOSPITAL EMERGENCY BACKUP GENERATORS. 09/18/91: P MILLER TELCON W/CHUCK MCGLYNN; LEAK RATE ACCURATE. TANK PUMPED OUT. WILL UNCOVER TANK & ISOLATE LINES TO TRY & DETERMINE SOURCE OF LEAK. 09/19/91: P MILLER TELCON W/C. MCGLYNN; TANK UNCOVERED; COULD NOT FIND LEAK. ADDITIONAL TEST TO BE PERFORMED ON TANK. INFORMED MR MCGLYNN REMEDIATION WILL BE REQUIRED. 09/20/91: J. MARCHITELL TELCON W/VINCE DICK. 2ND TANK TEST FAILED. TANK WAS PUMPED. TANK TO BE EXCAVATED AND REPLACED. 10/09/91: P MILLER TELCON WITH VINCE DICK, H & A, 10-16-91; TANK PULL TO BE PERFORMED BY ENVIRON PROD & SERVICES. H & A WILL HAVE ON SITE MONITOR. 10/11/91: P MILLER ON SITE; ONLY SLIGHT CONTAMINATION FOUND. CONTAMINATED SOIL TO BE REMOVED & DISPOSED OF PROPERLY. NO FURTHER ACTION NECESSARY. 05/12/11: PAPER FILE REMOVED PER FILE RETENTION POLICY.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

STATE

SEARCH ID: 26 **DIST/DIR:** 0.55 NW **ELEVATION:** 484 **MAP ID:** 51

NAME: RG&E, FRONT STREET
ADDRESS: FRONT ST
ROCHESTER NY 14614
MONROE

REV: 05/20/99
ID1: HS8048
ID2: NONE
STATUS: HISTORIC
PHONE:

CONTACT:
SOURCE:

OWNER TYPE: PRIVATE
OWNER: RG&E
ADDRESS: 89 East Ave
Rochester, NY 14649
TELEPHONE: (716)724-8428

OPERATOR TYPE: PRIVATE
OPERATOR: Same
ADDRESS: UNKNOWN

TELEPHONE: UNKNOWN

YEARS OF OPERATION: 1848-1873
par REGION: 8COMPLETED: YES
REGISTRY: UNKNOWNHRS SCORE: UNKNOWN
REG. SITE ID: UNKNOWNHRS DATE: UNKNOWN
RCRA: UNKNOWNACRES:
QUADRANGLE: Rochester East
SITE TYPE: COAL GASIFICATION PLANT

DOES A THREAT TO THE ENVIRONMENT OR PUBLIC HEALTH EXIST?
BOTH PUBLIC HEALTH AND ENVIRON

DESCRIBE THE THREAT POSED BY THE DISPOSED HAZARDOUS SUBSTANCE:
The site was notified under CERCLA in 1989. Coal tar is at the top of rock. On site disposal of coking wastes occurred during operation. Potential for direct contact if any uncontrolled excavations occur. The Monroe County Dept. of Pure Waters installed a tunnel in bedrock beneath the site. No contamination was found in the groundwater in the bedrock aquifer. There are active coal tar seeps entering the Genesee River.

DESCRIBE THE SITE:
This site is a former coal gas manufacturing plant site, which was used as a maintenance garage by RG&E until 1994. It is likely to be demolished in 1995. Coking processes took place onsite. The byproducts were sold, and the remaining waste were disposed of on-site. The site is paved and the waste materials are buried. A Voluntary Cleanup Agreement is under negotiation.

HAZARDOUS SUBSTANCES DISPOSED: Coal tar wastes were disposed on site.

VOCS: YESPCBS: NOMETALS: NO
SEMI-VOCS: YESPESTICIDES: NOASBESTOS: NO

SAMPLES COLLECTED: Groundwater Subsurface Soil

SELECTED ANALYTICAL INFORMATION:

AIR:
GROUNDWATER: BTEX, PAH s
SURFACE WATER:
SEDIMENT:
SURFACE SOIL:
SUBSURFACE SOIL: BTEX, PAH s
WASTE:
LEACHATE:
EPTOXICITY:
TCLP: Coal tar wastes fail for benzene.

SITE IMPACT DATA- AFFECTED MEDIA:
SURFACE WATER: YES
SURFACE WATER CLASS: B
GROUNDWATER: YES
GROUNDWATER CLASS: GA
DRINKING WATER: NO
ACTIVE DRINKING WATER SUPPLY?

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

STATE

SEARCH ID: 26 **DIST/DIR:** 0.55 NW **ELEVATION:** 484 **MAP ID:** 51

NAME: RG&E, FRONT STREET
ADDRESS: FRONT ST
ROCHESTER NY 14614
MONROE

REV: 05/20/99
ID1: HS8048
ID2: NONE
STATUS: HISTORIC
PHONE:

CONTACT:
SOURCE:

THREAT OF DIRECT CONTACT? YESIMPACT ON SPECIAL FISH OR WILDLIFE? UNKNOWN

SITE IMPACT DATA:

SURFACE WATER:

GROUNDWATER:

DRINKING WATER:

FISH OR WILDLIFE MORTALITY:

BUILDING:

REGULATORY AGENCIES INVOLVED: NYSDEC

PREPARER: Julie Welch(pb) Env. Engineering Tech June 13, 1994

LAST DEC UPDATE: 8/12/98

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

STATE

SEARCH ID: 24 **DIST/DIR:** 0.72 NW **ELEVATION:** 463 **MAP ID:** 52

NAME: MILL STREET DRUMS **REV:** 6/27/12
ADDRESS: 208 MILL ST **ID1:** 828058
ROCHESTER NY **ID2:** 58775.00
MONROE **STATUS:**
CONTACT: **PHONE:**
SOURCE: NYSDEC

Remedial Sites Database. This database contains records of the sites being addressed under one of DER's remedial programs - State Superfund, Brownfield Cleanup, Environmental Restoration and Voluntary Cleanup. This database also includes the Registry of Inactive Hazardous Waste Disposal Sites and information on Institutional and Engineering Controls in New York State.

SITE INFORMATION

REGION: 8SIZE (ACRES):

SITE TYPE:
OPEN DUMP: NOSTRUCTURE: NO
LAGOON: NOLANDFILL: NO
POND: NO

SITE OWNER/OPERATOR INFORMATION:

NAME:
COMPANY:ERIC RONDEAU
ADDRESS:
ZZ
COUNTRY:UNITED STATES OF AMERICA

HAZARDOUS WASTE:QUANTITY:

ACIDS2 55 GAL DRUMS
OXIDIZERS1 55 GAL DRUMS
CYANIDE1 55 GAL DRUM
SOLVENTS2 55 GAL DRUMS

HAZARDOUS WASTE DISPOSAL PERIOD: TO

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

The site was successfully remediated and no further actions were required.

ASSESSMENT OF HEALTH PROBLEMS:

Municipal water serves the area so exposures via drinking water are not expected. The potential for exposure was eliminated once the discarded drummed wastes and other materials were removed from the site to an approved disposal facility.

DESCRIPTION:

Several drums of cyanide wastes and other materials were abandoned and not leaking on Mill Street. NYSDEC assumed responsibility for cleanup under the Superfund Drum Removal Program. A NYSDEC-hired contractor sampled and disposed of the drums off-site. The site was successfully remediated, and no further actions were required.

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

STATE

SEARCH ID: 25 **DIST/DIR:** 0.83 NW **ELEVATION:** 452 **MAP ID:** 53

NAME: RG&E - BEEBEE STATION
ADDRESS: 254 MILL ST
ROCHESTER NY 14614
MONROE

REV: 05/20/99
ID1: 828010
ID2: NYD043069996
STATUS: HISTORIC
PHONE:

CONTACT:
SOURCE:

CLASS CODE: D1REGION: 8ESTIMATED SIZE: ACRES

SITE TYPE:
OPEN DUMP: STRUCTURE:
LAGOON: XLANDFILL:
POND:

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER(S) NAME:
CURRENT OWNER(S) ADDRESS:
NY

OPERATOR(S) DURING DISPOSAL:
OPERATOR(S) ADDRESS:
NY

HAZARDOUS WASTE DISPOSAL PERIOD: unknownTO: 1979

SITE DESCRIPTION:
Lat 43 09 46 N Long 77 37 77 W Hillside topography - commercial - industrial area nearest water body: Genesee River Class B 100 feet This is an inactive lagoon - closed down in July 1979. Bottom ash was placed in the lagoon to settle out, and sludge was removed once/or twice a year to be landsread on property

CONFIRMED HAZARDOUS WASTE DISPOSAL: QUANTITY:
metal oxides from bottom ashunknown

ANALYTICAL DATA AVAILABLE FOR:
GROUNDWATER: SURFACE WATER: X
AIR: SEDIMENT:
SOIL:

APPLICABLE STANDARDS EXCEEDED FOR:
GROUNDWATER: SURFACE WATER:
AIR: DRINKING WATER:

GEOTECHNICAL INFORMATION:
SOIL/ROCK TYPE:
DEPTH TO GROUNDWATER: 1 to 5 feet.

LEGAL ACTION:
TYPE:
STATUS:

REMEDIATION:
PROPOSED: DESIGN:
ACTIVE: COMPLETE:

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

STATE

SEARCH ID: 25 **DIST/DIR:** 0.83 NW **ELEVATION:** 452 **MAP ID:** 53

NAME: RG&E - BEEBEE STATION
ADDRESS: 254 MILL ST
ROCHESTER NY 14614
MONROE

CONTACT:
SOURCE:

REV: 05/20/99
ID1: 828010
ID2: NYD043069996
STATUS: HISTORIC
PHONE:

known environmental problems.

ASSESSMENT OF HEALTH PROBLEMS:

Environmental FirstSearch

Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

STATE

SEARCH ID: 27 **DIST/DIR:** 0.89 NE **ELEVATION:** 510 **MAP ID:** 54

NAME: STAUBS TEXTILE SERVICES, INC. **REV:** 6/27/12
ADDRESS: 935 E MAIN ST **ID1:** 828160
ROCHESTER NY 14605 **ID2:** 414675.00
MONROE **STATUS:**
CONTACT: **PHONE:**
SOURCE: NYSDEC

Remedial Sites Database. This database contains records of the sites being addressed under one of DER's remedial programs - State Superfund, Brownfield Cleanup, Environmental Restoration and Voluntary Cleanup. This database also includes the Registry of Inactive Hazardous Waste Disposal Sites and information on Institutional and Engineering Controls in New York State.

SITE INFORMATION

REGION: 8SIZE (ACRES): 1.200

SITE TYPE:
OPEN DUMP: NOSTRUCTURE: NO
LAGOON: NOLANDFILL: NO
POND: NO

SITE OWNER/OPERATOR INFORMATION:

NAME: BERYL NUSBAUM
COMPANY: 951 EAST MAIN STREET, LLC
ADDRESS: C/O WOODS OVIATT GILMAN, LLP 700 CROSSINGS BUILDING, 2 STATE STREET
ROCHESTER NY 14614
COUNTRY: UNITED STATES OF AMERICA

HAZARDOUS WASTE: QUANTITY:
TETRACHLOROETHYLENE (PCE) UNKNOWN

HAZARDOUS WASTE DISPOSAL PERIOD: TO

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

The primary contaminant of concern at the site is tetrachloroethene (PCE). PCE (9470 ppm) detected in soil samples collected at the southern part of the site, substantially exceed soil cleanup objectives, unrestricted of 1.3 ppm for PCE. Groundwater sampling, also at the southern part of the site, has revealed that concentrations of PCE (118,000 ppb) and trichloroethene TCE (22,100 ppb) detected in groundwater samples substantially exceed NYS Class GA groundwater standards of 5 ppb for both PCE and TCE.

ASSESSMENT OF HEALTH PROBLEMS:

People are not likely to come into contact with contaminated on-site soils because buildings and pavement cover the site. Public water serves the area; therefore, people are not drinking the contaminated groundwater. NYSDOH and NYSDEC will conduct additional investigations to determine the potential for soil vapor intrusion into structures.

DESCRIPTION:

Location: This Site is located at 951, 935 East Main Street in the City of Rochester, Monroe County. The 1.2 acre site is located in a mixed commercial/residential area on the northeast side of the city. Site Features: The majority of the Site is occupied by the vacant on-site building with a paved parking area and loading dock on the on the west side and a small paved driveway on the east side of the property. The Site is bound by East Main Street to the north, commercial properties to the west and east and a residential neighborhood to the south. Current Zoning/Use(s): The site is currently inactive and is zoned for commercial use. Historical Use(s): This site has a 70-year history of use as an industrial laundry and dry cleaning service.

**Environmental FirstSearch
Site Detail Report**

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

STATE

SEARCH ID: 23 **DIST/DIR:** 0.93 SE **ELEVATION:** 513 **MAP ID:** 55

NAME: DAVIDSON S COLLISION
ADDRESS: 399 GREGORY ST
ROCHESTER NY 14620
MONROE

REV: 2/26/07
ID1: 828091
ID2: NYD982532111
STATUS: HISTORIC
PHONE:

CONTACT:
SOURCE:

SITE INFORMATION

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER(S) NAME:
CURRENT OWNER(S) ADDRESS:

OPERATOR(S) DURING DISPOSAL: DAVIDSON S COLLISION
OPERATOR(S) ADDRESS: 399 GREGORY STREET
ROCHESTER NY 14620

CONFIRMED HAZARDOUS WASTE DISPOSAL: QUANTITY:
Waste paint thinners (F005 Waste)unknown

ANALYTICAL DATA AVAILABLE FOR
GROUNDWATER: SURFACE WATER:
AIR: SEDIMENT:
SOIL: X

APPLICABLE STANDARDS EXCEEDED FOR
GROUNDWATER: SURFACE WATER:
AIR: DRINKING WATER:

GEOTECHNICAL INFORMATION
SOIL/ROCK TYPE:
DEPTH TO GROUNDWATER:

LEGAL ACTION
TYPE:
STATUS:

REMEDICATION
PROPOSED: DESIGN
ACTIVE: COMPLETEX

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:
Contamination of both groundwater and soil at this site has been confirmed and documented.

ASSESSMENT OF HEALTH PROBLEMS:
Exposures via drinking water are not expected because this residential neighborhood is served by public water. The property owner performed an interim remedial measure which removed the grossly contaminated soils. The Preliminary Site Assessment documented that subsurface soils and groundwater are contaminated with volatile organic compounds. The area of contaminated soil is partially fenced such that it is not easily accessible to the public. The additional investigation will determine the extent of groundwater contamination and whether or not any exposure pathways exist.

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

STATE

SEARCH ID: 22 **DIST/DIR:** 0.94 SW **ELEVATION:** 516 **MAP ID:** 56

NAME: ARTCO INDUSTRIAL LAUNDRIES **REV:** 6/27/12
ADDRESS: 331 W MAIN ST **ID1:** 828102
ROCHESTER NY 14608 **ID2:** 57976.00
MONROE **STATUS:**
CONTACT: **PHONE:**
SOURCE: NYSDEC

Remedial Sites Database. This database contains records of the sites being addressed under one of DER's remedial programs - State Superfund, Brownfield Cleanup, Environmental Restoration and Voluntary Cleanup. This database also includes the Registry of Inactive Hazardous Waste Disposal Sites and information on Institutional and Engineering Controls in New York State.

SITE INFORMATION

REGION: 8SIZE (ACRES): 2.000

SITE TYPE:
OPEN DUMP: NOSTRUCTURE: YES
LAGOON: NOLANDFILL: NO
POND: NO

SITE OWNER/OPERATOR INFORMATION:

NAME: JOEL COHEN
COMPANY:ARTCO INDUSTRIAL LAUNDRIES
ADDRESS: 440 CANFIELD ROAD
PITTSFORD NY 14534
COUNTRY:UNITED STATES OF AMERICA

NAME: LORI FRANKUNAS
COMPANY:PHYLLIS WHEATLEY COMMUNITY LIBRARY
ADDRESS: 33 DR. SAMUEL MCCREE WAY
ROCHESTER NY 14608
COUNTRY:UNITED STATES OF AMERICA

NAME: TOM BARNES
COMPANY:BARNES/STEVENS REDEVELOPMENT, LLC
ADDRESS: 120 CHILDS STREET
BUFFALO NY 14203
COUNTRY:UNITED STATES OF AMERICA

HAZARDOUS WASTE:QUANTITY:
TETRACHLOROETHYLENE (PCE)UNKNOWN

HAZARDOUS WASTE DISPOSAL PERIOD: 1972 TO 1999

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

NATURE AND EXTENT OF CONTAMINATION Based on investigations conducted to date, the primary contaminants of concern at the site include tetrachloroethene (PCE) and associated breakdown compounds such as trichloroethene (TCE) and cis-1,2-dichloroethene (cis-1,2-DCE). As discussed below, these contaminants have impacted the environmental media of soil, groundwater, and soil vapor. Soil Subsurface soil contamination associated with the dry cleaning operation is present underneath the building with the highest concentrations located under the eastern section of the building where the dry cleaning equipment was formerly located. In the source area under the building, maximum soil concentrations and associated 6 NYCRR Part 375 Protection of Groundwater soil cleanup objectives (SCOs) are provided below for PCE, TCE, and cis-1,2-DCE (note that for these compounds, the Protection of Groundwater SCO is the same as the Unrestricted Use SCO). PCE was detected in soils at up to 26,000 ppm which significantly exceeds the SCO of 1.3 ppm. TCE was detected in soils at up to 110 ppm which significantly exceeds the SCO of 0.47 ppm. Cis-1,2-DCE was detected in soils at up to 18 ppm which significantly exceeds the SCO of 0.25 ppm. Additionally, a TCLP analysis for one soil sample had a PCE concentration of 140 ppm, which exceeded the regulatory TCLP threshold of 0.73 indicating that the soils exhibited the characteristic of toxicity for PCE per 6 NYCRR Part 371.3(e). The above results are from soil samples collected prior to implementation of a source area soil vapor extraction system (SVE) as an interim remedial measure (IRM). The SVE system operated from April 2004 until April 2006. The SVE system was not designed as a final source area remedy, rather it was meant to address only a portion of the contaminated overburden soils. Confirmatory soil samples to assess the effectiveness of the IRM have not been collected. Additionally, the contractor operating the SVE system was unable to collect the vacuum propagation measurements needed to estimate the radius of influence of the SVE system. Groundwater The soil contamination has resulted in significant groundwater contamination as PCE and associated degradation products were detected in the on-site groundwater both under the building and outside the building footprint at concentrations significantly above groundwater standards. Site-

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

STATE

SEARCH ID: 22 **DIST/DIR:** 0.94 SW **ELEVATION:** 516 **MAP ID:** 56

NAME: ARTCO INDUSTRIAL LAUNDRIES
ADDRESS: 331 W MAIN ST
ROCHESTER NY 14608
MONROE

REV: 6/27/12
ID1: 828102
ID2: 57976.00
STATUS:
PHONE:

CONTACT:
SOURCE: NYSDEC

ed by DEC in 2009. The results indicated that adverse impacts to adjacent properties related to vapor intrusion were not occurring and that significant impacts would not be anticipated in the future. **SIGNIFICANT THREAT AND DOCUMENT REPOSITORY** The site represents a significant threat to the environment due to the ongoing releases from sub-surface source areas to groundwater and the off-site migration of contaminated groundwater. More information regarding the site can be found in the documents placed in the document repository for this site at the Phillis Wheatley Community Library located at 33 Dr. Samuel McCree Way in the City of Rochester.

ASSESSMENT OF HEALTH PROBLEMS:

People will not come into contact with the contaminated soil unless they perform ground-intrusive work at the site. Contaminated groundwater is not being used for drinking water because the area is served by the public water supply. A ventilation system is recommended for the on-site building to prevent the indoor air quality from being affected by the contamination in soil, groundwater and soil vapor beneath the building.

DESCRIPTION:

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. FINAL - Currently on the Final NPL PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. PART OF NPL- Site is part of NPL site DELETED - Deleted from the Final NPL FINAL - Currently on the Final NPL NOT PROPOSED - Not on the NPL NOT VALID - Not Valid Site or Incident PROPOSED - Proposed for NPL REMOVED - Removed from Proposed NPL SCAN PLAN - Pre-proposal Site WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. NFRAP - No Further Remedial Action Plan P - Site is part of NPL site D - Deleted from the Final NPL F - Currently on the Final NPL N - Not on the NPL O - Not Valid Site or Incident P - Proposed for NPL R - Removed from Proposed NPL S - Pre-proposal Site W - Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: NYSDEC ENVIRONMENTAL SITE REMEDIATION DATABASE - database of sites being remediated under a DER remedial program/s (i.e. State Superfund, Brownfield Cleanup, etc.). This database also includes the Registry of Institutional and Engineering Controls in New York State. REGISTRY OF INACTIVE HAZARDOUSE WASTE DISPOSAL SITES - HAZARDOUS SUBSTANCE SITE STUDY - (STATIC) This study was done in 1998 and was prepared by the NY DEC,

Hazardous Substances Waste Disposal Task Force In consultation with N.Y. Department of Health

State Spills 90: NYSDEC SPILL INCIDENTS DATABASE - database of chemical and petroleum spill incidents that occurred since 1990.

State Spills 80: NYSDEC SPILL INCIDENTS DATABASE - database of chemical and petroleum spill incidents that occurred before 1990.

State/Tribal SWL: NYSDEC ACTIVE FACILITIES REGISTRY - database of solid waste landfill facilities. The data includes location, waste type, owner and permit number.

State/Tribal LUST: NYSDEC SPILL INCIDENTS DATABASE SUBSET - database of chemical and petroleum spill incidents where the cause was a tank test failure or tank failure

State/Tribal UST/AST: NYSDEC DATABASE OF PETROLEUM BULK STORAGE, MAJOR OIL STORAGE (MOSF), AND CHEMICAL BULK STORAGE (CBS) FACILITIES - database of petroleum or chemical storage facilities. The data includes status, tank type, capacity and contents. The data also includes Nassau County Department of Health's PBS Tanks Nassau County Fire Marshall's PBS Tanks Suffolk County Department of Health Services PBS Tanks Cortland County Health Department PBS Tanks Rockland County Department of Health PBS Tanks Westchester County Department of Health PBS Tanks.

State/Tribal EC: NYSDEC REGISTRY OF INSTITUTIONAL AND ENGINEERING CONTROLS Subset - database of sites from the Registry that have Engineering Controls.

State/Tribal IC: NYSDEC/NYDOC REGISTRY OF INSTITUTIONAL AND ENGINEERING CONTROLS Subset - database of sites from the Registry that have Institutional Controls.

State/Tribal VCP: NYSDEC VOLUNTARY CLEANUP PROGRAM - static database of voluntary clean up sites. The Brownfield Cleanup program has replaced the Voluntary Cleanup Program.

State/Tribal Brownfields: NYSDEC BROWNFIELD - database of old brownfield programs, brownfield cleanup programs, environmental restoration projects.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site the have institutional controls.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency National Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: NYSDEC New York Department of Environmental Remediation
New York State Department of Environmental Conservation
New York Department of Health

Updated quarterly

State Spills 90: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State Spills 80: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal SWL: NYSDEC New York State Department of Environmental Conservation

Updated annually

State/Tribal LUST: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal UST/AST: NYSDEC New York State Department of Environmental Conservation
Nassau County Department of Health
Nassau County Fire Marshal
Cortland County Health Department
Rockland County Department of Health
Westchester County Department of Health

Updated quarterly

State/Tribal EC: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal IC: NYSDEC/NYDOC New York State Department of Environmental Conservation
New York Department of City Planning

Updated quarterly

State/Tribal VCP: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal Brownfields: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

Environmental FirstSearch

Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 88 ELM ST
ROCHESTER, NY 14604

JOB: 190500745

Street Name	Dist/Dir	Street Name	Dist/Dir
Achilles St	0.14 NW	State Hwy 96	0.07 SE
Ajax St	0.19 SE	State Rte 15	0.13 SW
Amity Aly	0.23 NW	Stillson St	0.08 NE
Atlas St	0.01 NW	Stone St	0.18 SW
Barrett Aly	0.12 NE	Swan St	0.13 NE
Barrett Pl	0.12 NE	Traffic Circle	0.18 SW
Bausch and Lomb Pl	0.18 SW	Windsor St	0.25 NE
Bell Aly	0.19 NE	Woodbury Blvd	0.21 SW
Broad St E	0.05 SE		
Broadway	0.15 SE		
Chestnut St	0.03 SE		
Clinton Ave N	0.17 NW		
Clinton Ave S	0.12 SW		
Connecting Road	0.2 NE		
Court St	0.12 SW		
Division St	0.2 NW		
E Broad St	0.05 SE		
E Main St	0.11 NE		
East Ave	0.07 SE		
East End Way	0.19 NE		
ELM ST	0.00--		
Euclid St	0.03 NW		
Franklin Ct	0.19 NW		
Franklin St	0.11 NW		
Gibbs St	0.09 NE		
Grove Pl	0.25 NE		
Grove St	0.21 NE		
James St	0.05 SE		
Lawn St	0.03 SE		
Liberty Pole Way	0.15 NW		
Main St E	0.11 NE		
Manhattan Square Dr	0.16 SE		
Manhattan St	0.16 SE		
Mathews St	0.21 NE		
Mortimer St	0.23 NW		
N Chestnut St	0.08 NE		
N Clinton Ave	0.17 NW		
North St	0.15 NW		
Pleasant St	0.23 NW		
Ramp	0.12 SE		
S Clinton Ave	0.12 SW		
Saint Marys Pl	0.2 SW		
Scio St	0.17 NE		
South Ave	0.25 SW		
South St	0.2 SW		
St Marys Pl	0.2 SW		
State Hwy 15	0.13 SW		
State Hwy 31	0.13 SW		

HISTORICAL FIRE INSURANCE MAPS

MAPS AVAILABLE

07-20-12
190500745
88 ELM ST
ROCHESTER, NY 14604

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there is a high probability that MAPS ARE AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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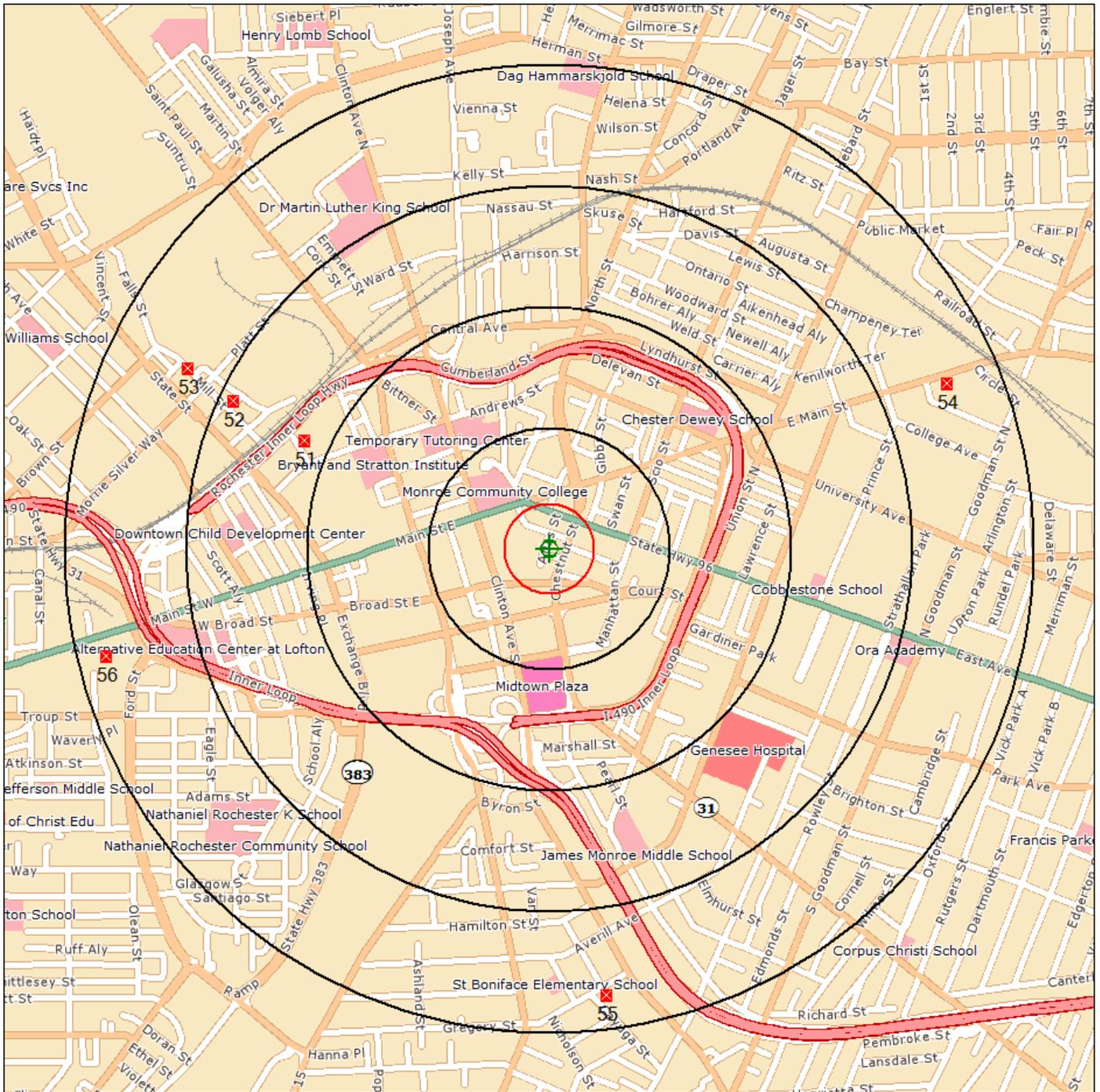
Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCACOR, STATE Sites



88 ELM ST, ROCHESTER, NY 14604



Source: Tele Atlas

- Target Site (Latitude: 43.156182 Longitude: -77.603401)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



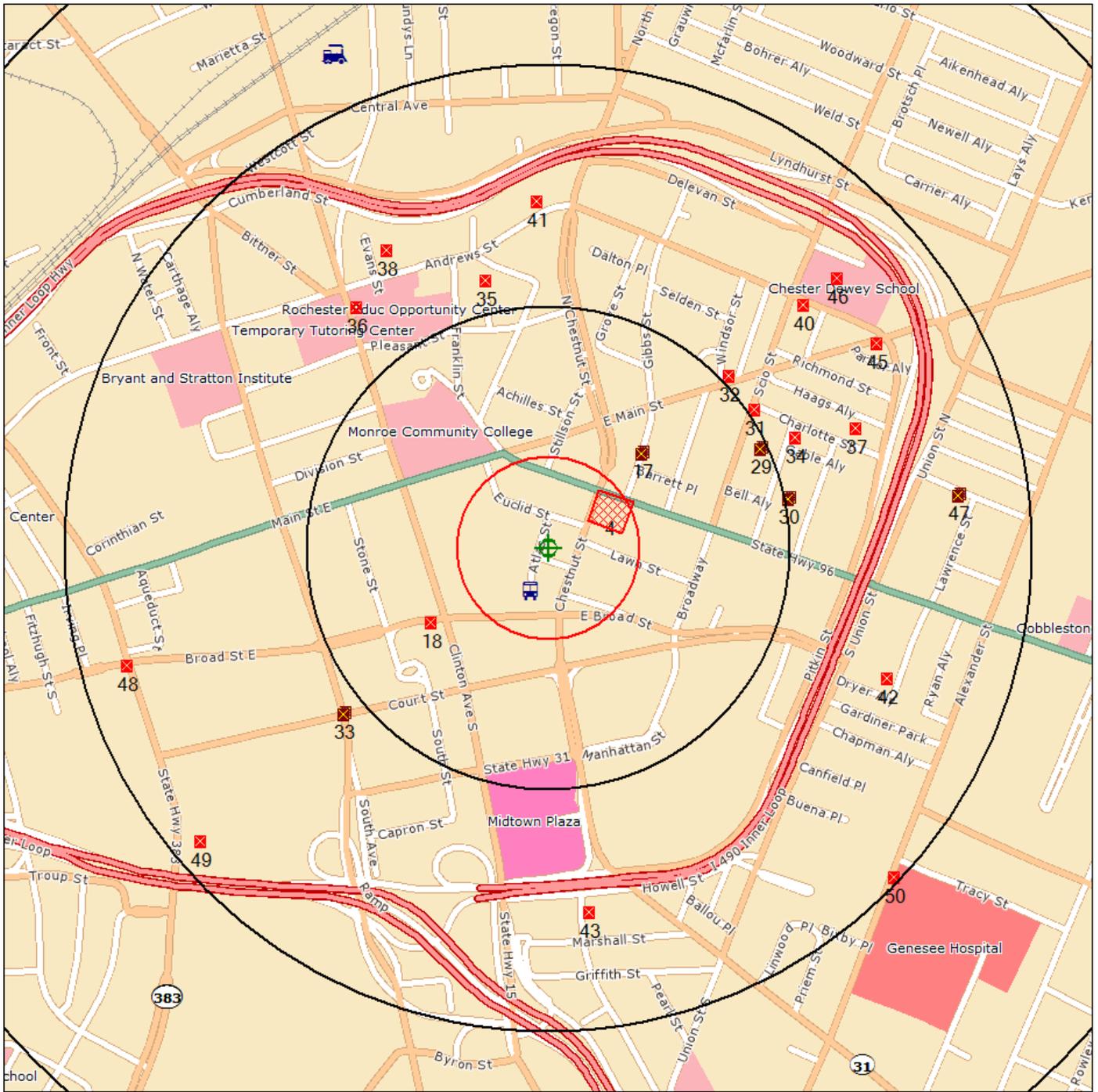
Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



88 ELM ST, ROCHESTER, NY 14604



Source: Tele Atlas

- Target Site (Latitude: 43.156182 Longitude: -77.603401) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



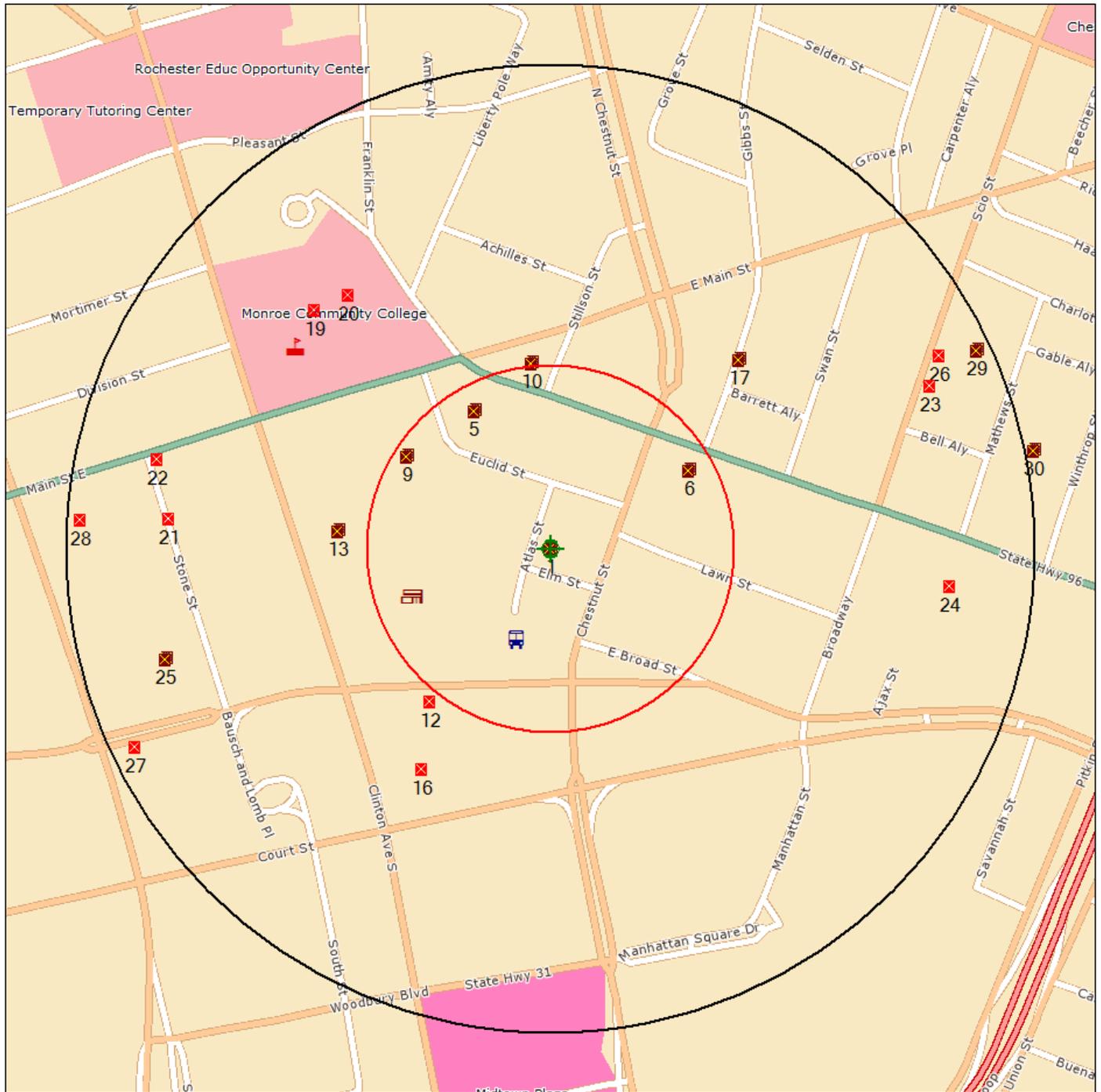
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



88 ELM ST, ROCHESTER, NY 14604



Source: Tele Atlas

- Target Site (Latitude: 43.156182 Longitude: -77.603401)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



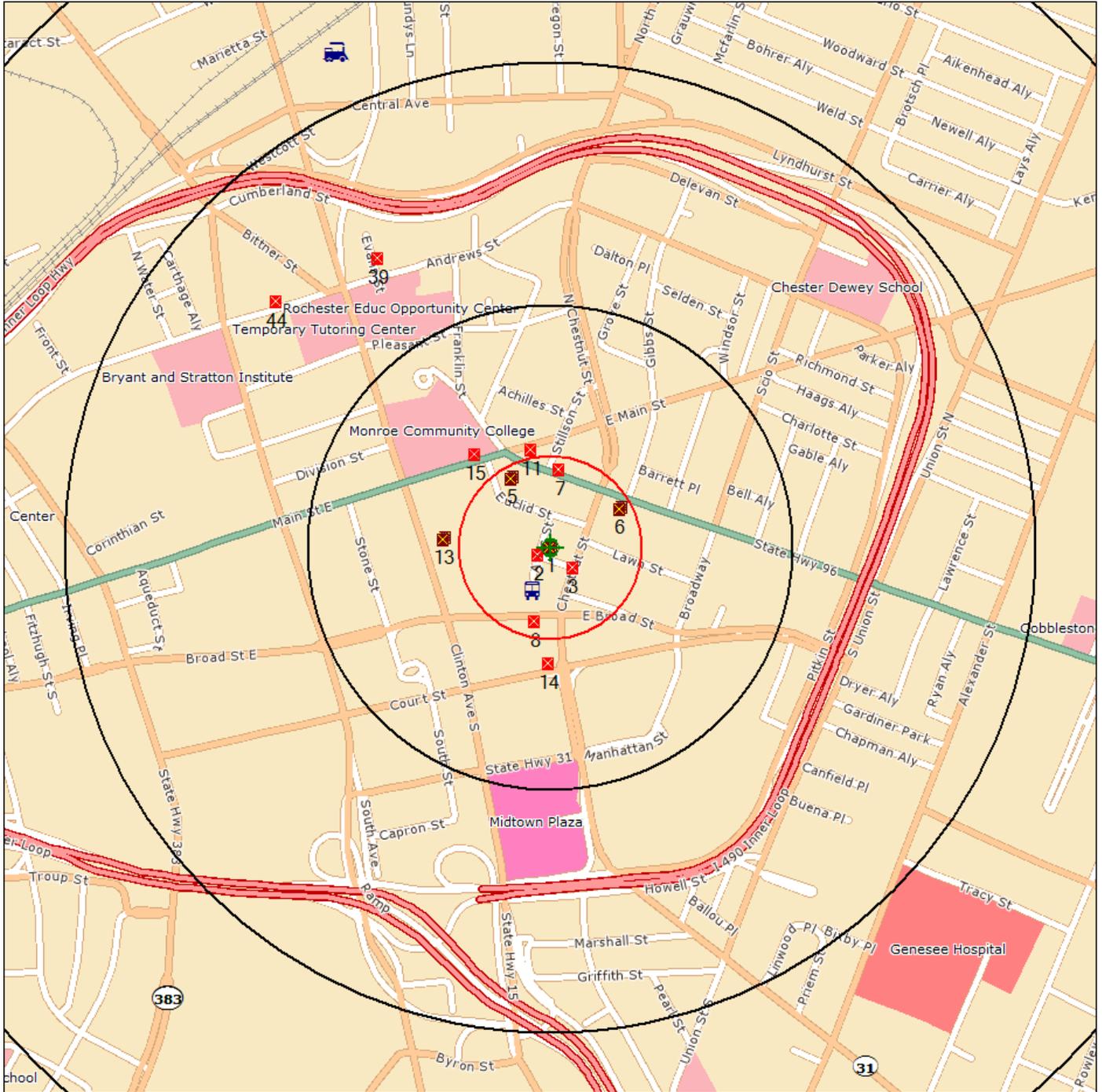
Environmental FirstSearch

.5 Mile Radius

Non-ASTM Map: Multiple Databases



88 ELM ST, ROCHESTER, NY 14604



Source: Tele Atlas

- Target Site (Latitude: 43.156182 Longitude: -77.603401) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand..... 
- National Historic Sites and Landmark Sites  
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Appendix C – Historical Sanborn Fire Insurance Maps

FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS

Report Date: 7/20/2012

Client Job Number: 190500745

FirstSearch Index Number: 327878

Site Address(es): 88 ELM ST

ROCHESTER, NY 14604

This abstract is the result of a visual inspection of various Sanborn® Map collections. Supporting documentation follows in the Appendix. Use of this material is meant for research purposes only.

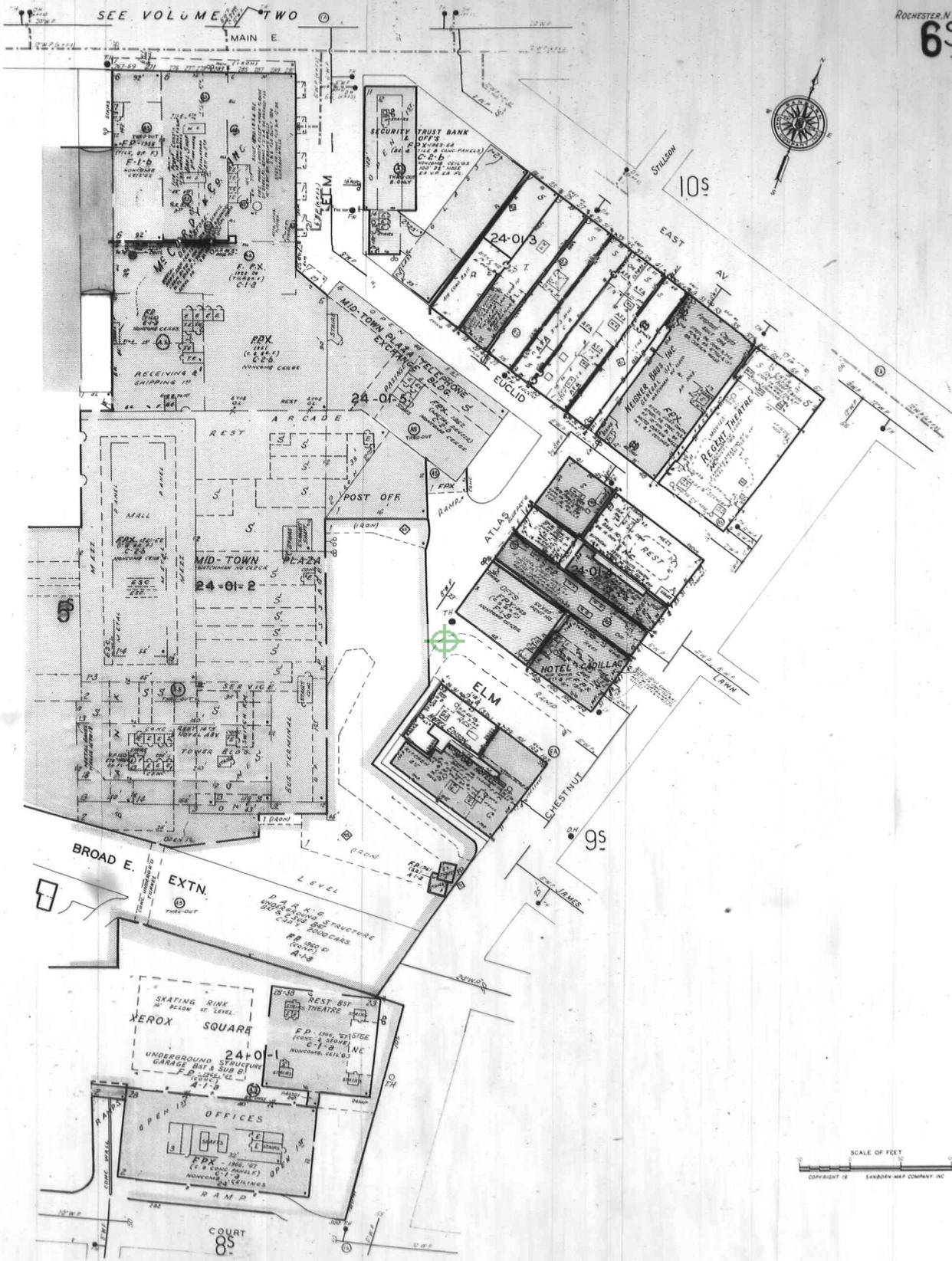
Listed below, please find the results of our search for historic fire insurance maps, performed in conjunction with your Environmental FirstSearch® report.

State	City	Date	Volume	Sheet Number(s)
New York	Rochester	1971	1S	6s
New York	Rochester	1950	1S	6s
New York	Rochester	1938	1S	6s
New York	Rochester	1912	5	501

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Appendix
Supporting Documentation



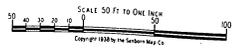
SEE VOLUME TWO

ROCHESTER, N.Y. VOL. 15

6S

(501 VOL. 5)

N.Y. . . . 122

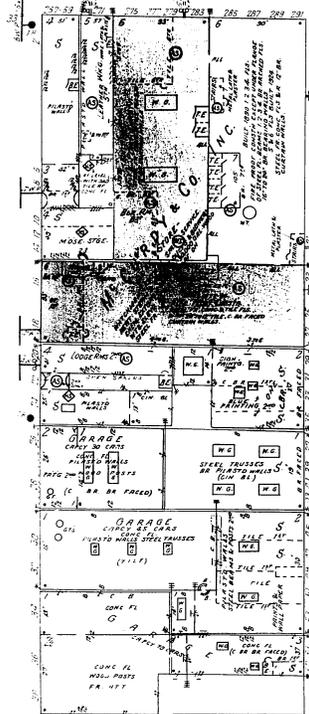


SEE VOLUME TWO

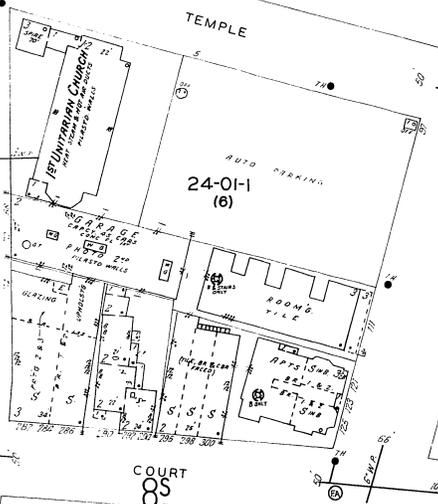
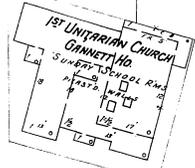
MAIN E.



55

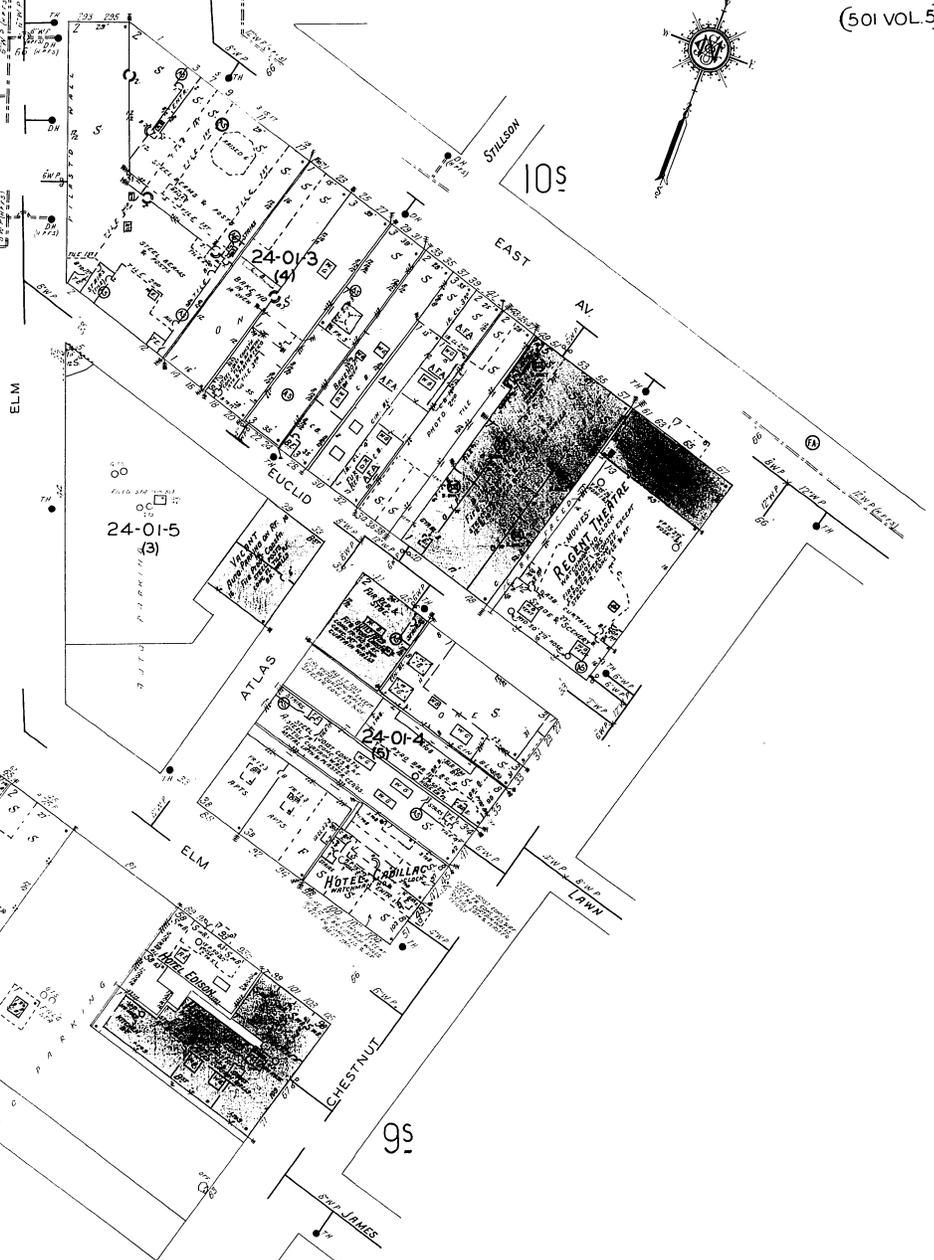


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(2)



24-01-1
(6)

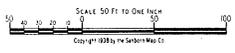
COURT
85



24-01-5
(3)

105

95

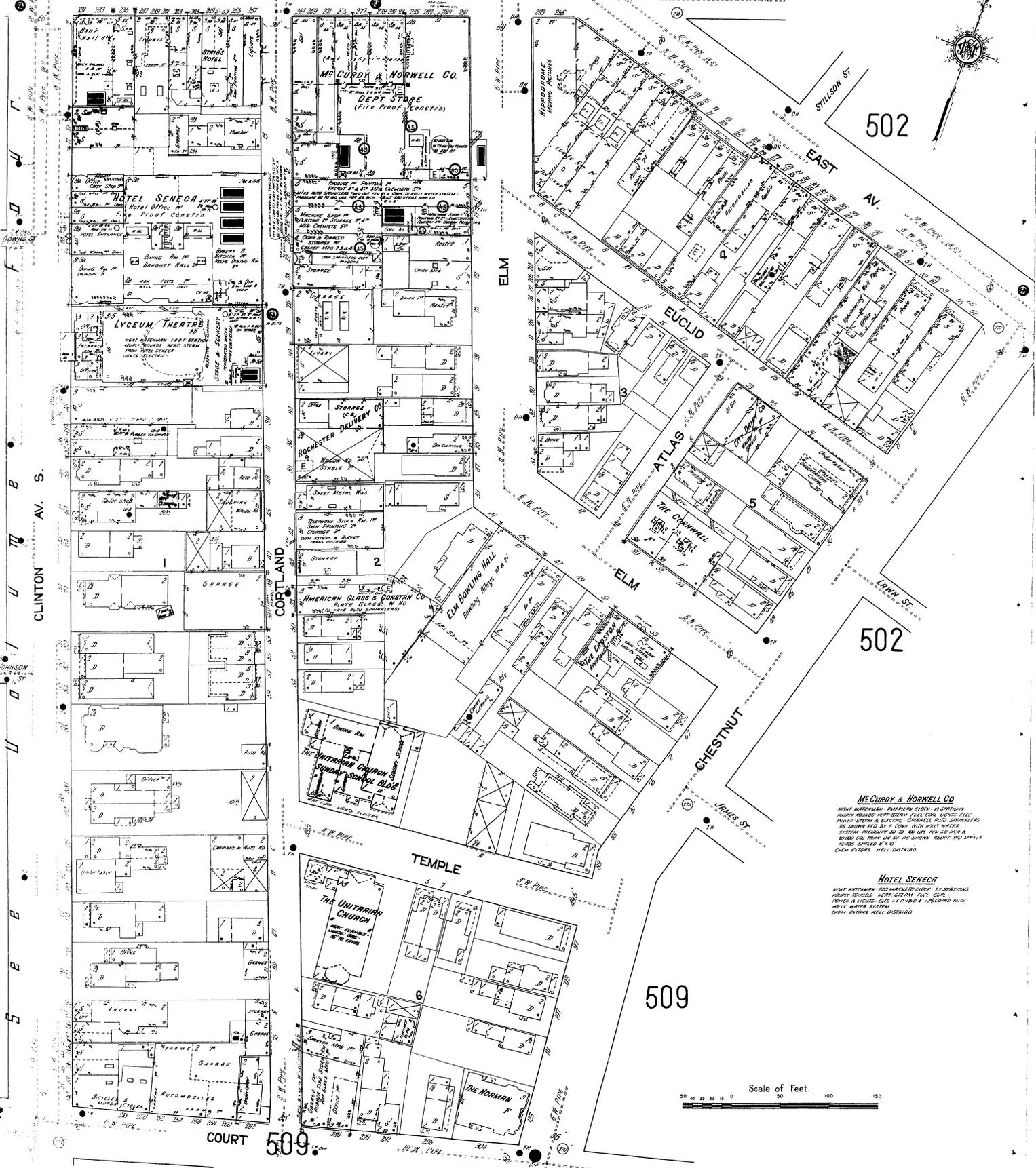


CANTON AV N
NORTH ST
FRANKLIN ST

501

MAIN E.

502



CLINTON AV. S.

EAST AV.

EUCLID

ATLAS

ELM

CHESTNUT

TEMPLE

COURT 509.

509

502

McCurdy & Norwell Co

RIGHT WATERMAIN - AMERICAN GLASS - 41 STATIONS
WATER PIPES - WEST STEAM - 100' COIL - LIGHTS - 100'
PLUMB - STEAM & ELECTRIC - CORNWELL ROAD SUPPLIES
AS SHOWN FIG. 21 - 1" COIL - 100' HIGH - WATER
SYSTEM - PRESSURE - 50 TO 60 LBS. PER SQ. IN. IN A
BUILDING TRUNK OR AT HIS SHOWING ABOUT 500' SQUARE
MILES - SERVICE - 100'
CHIM. EXTENS. WELL DISTRIBUTED

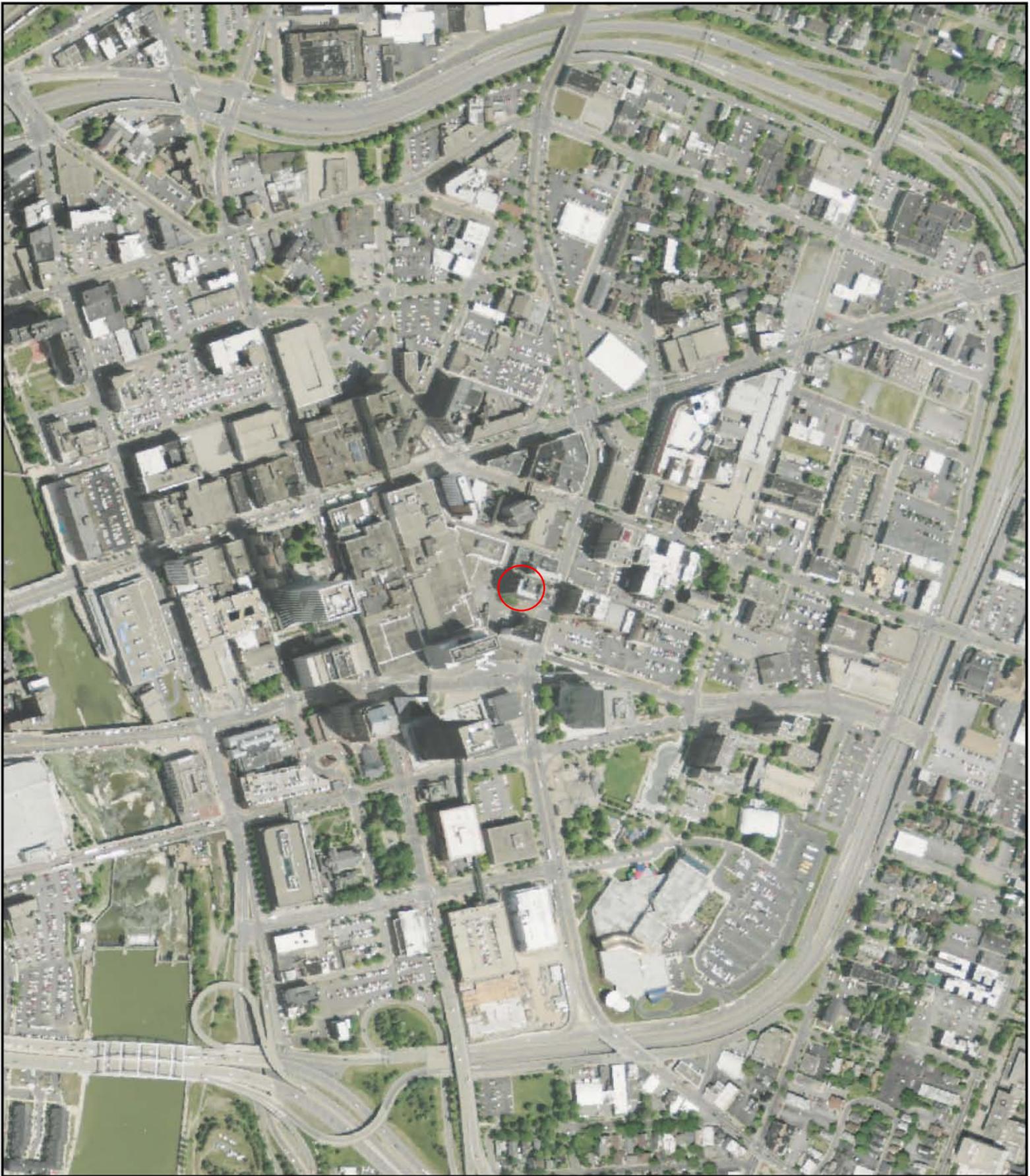
Hotel Seneca

RIGHT WATERMAIN - 100' MARGENT LIVERY - 21 STATIONS
WATER PIPES - WEST STEAM - 100' COIL - LIGHTS - 100'
PLUMB - STEAM & ELECTRIC - CORNWELL ROAD SUPPLIES
AS SHOWN FIG. 21 - 1" COIL - 100' HIGH - WATER
SYSTEM - PRESSURE - 50 TO 60 LBS. PER SQ. IN. IN A
BUILDING TRUNK OR AT HIS SHOWING ABOUT 500' SQUARE
MILES - SERVICE - 100'
CHIM. EXTENS. WELL DISTRIBUTED

Scale of Feet.



Appendix D – Historical Aerial Photographs



Historical Aerial Photo
2009

**88 ELM ST
ROCHESTER, NY 14604**

FIRSTSEARCH



Target Site: 43.156182 -77.603401; Job Number: 190500745

1 inch equals 500 feet



Historical Aerial Photo
1994

**88 ELM ST
ROCHESTER, NY 14604**

FIRSTSEARCH

Target Site: 43.156182 -77.603401; Job Number: 190500745



1 inch equals 500 feet



Historical Aerial Photo
1985

**88 ELM ST
ROCHESTER, NY 14604**

FIRSTSEARCH

Target Site: 43.156182 -77.603401; Job Number: 190500745



1 inch equals 500 feet



Historical Aerial Photo
1971

**88 ELM ST
ROCHESTER, NY 14604**

FIRSTSEARCH

Target Site: 43.156182 -77.603401; Job Number: 190500745



1 inch equals 500 feet



Historical Aerial Photo
1951

**88 ELM ST
ROCHESTER, NY 14604**

FIRSTSEARCH



Target Site: 43.156182 -77.603401; Job Number: 190500745

1 inch equals 500 feet



Historical Aerial Photo
1938

**88 ELM ST
ROCHESTER, NY 14604**



FIRSTSEARCH

Target Site: 43.156182 -77.603401; Job Number: 190500745

1 inch equals 500 feet

Appendix E – Photographs from the Site Visit



Stantec

**Phase I Environmental Site Assessment
88-94 Elm Street
Rochester, Monroe County, New York**



SOUTHERN EXTERIOR OF THE SUBJECT BUILDING



TYPICAL FLOOR



Stantec

**Phase I Environmental Site Assessment
88-94 Elm Street
Rochester, Monroe County, New York**



TANK IN THE BASEMENT



CENTRIFUGAL CHILLER



Stantec

**Phase I Environmental Site Assessment
88-94 Elm Street
Rochester, Monroe County, New York**



BOTTOM OF ELEVATOR SHAFT



SUMP IN BASEMENT



Stantec

**Phase I Environmental Site Assessment
88-94 Elm Street
Rochester, Monroe County, New York**



TYPICAL FLOOR DRAIN IN THE BASEMENT



**CONTAINERS NEXT TO AIR COMPRESSOR IN THE
MECHANICAL PENTHOUSE**

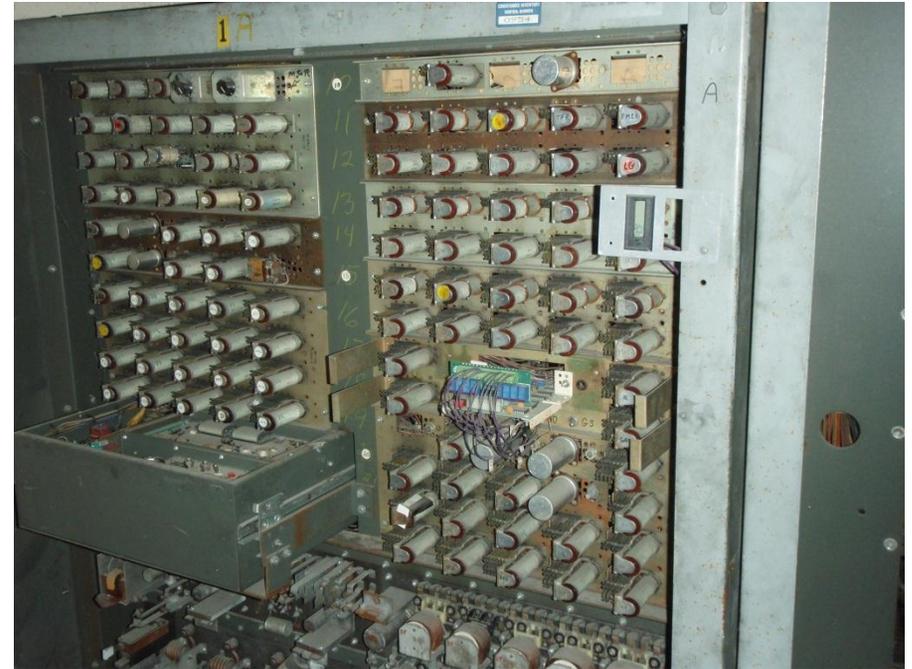


Stantec

**Phase I Environmental Site Assessment
88-94 Elm Street
Rochester, Monroe County, New York**



**ELEVATOR EQUIPMENT ON THE MECHANICAL
PENTHOUSE**



**ELEVATOR EQUIPMENT ON THE MECHANICAL
PENTHOUSE**



Stantec

**Phase I Environmental Site Assessment
88-94 Elm Street
Rochester, Monroe County, New York**



ROOF TOP COOLING UNIT



BOILER IN MECHANICAL PENTHOUSE



Stantec

**Phase I Environmental Site Assessment
88-94 Elm Street
Rochester, Monroe County, New York**



**OVERVIEW OF MIDTOWN REDEVELOPMENT FROM
THE SUBJECT PROPERTY LOOKING WEST**



**OVERVIEW OF THE ADJOINING PROEPRTY TO THE
SOUTH**

Appendix F - User Provided Information

Historical Information

BSSUMDS

BIS - PROPERTY SUMMARY

DATE: 06/28/2012 *

ENTRY ADDRESS: 0088 ELM ST SPC ZONE:
 SBL NUMBER : 121 . 240 - 0001 - 015 . 000 / 0000 LB
 ENTER OPTION NUMBER: _ PMT ZDC CFO ZON SPM O/C C/C H/C INJ B/P
 (1) (2) (3) (4) (5) (6) (7) (8) (9) (0)
 016 . 02 01 . . 003 . . .

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS

ARLM SPECIAL MAILING

CITY OF ROCHESTER

CITY OF ROCHESTER

30 CHURCH ST RM 125B

0088-94 ELM ST

14604

ROCHESTER, NY

14614

GIS SBL NO: 1212411500
 LOT SIZE: 89.52 X 66.00
 OWNER CODE: 0030 - CITY OF ROCHESTER
 ASM CURR USE: 464 - OFFICE BUILDING
 ASM PREV USE: -
 ZONING: MIDTOWN URD / 003
 DCD AUTH USE: 464 -

ASSESSMENT: 250,000
 ACRES: 0.00
 MAP NO.: PT 13
 CENSUS TRACT: 0094.02
 INS AREA: W02 BLOCK: 113
 SOUTHWEST WARD: 04
 NBN AREA: W10 DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL
 PF19-H/S VIOL PF20-ZPROP SUM PF23-QHI RESULTS

BPPMTQY **BIS - BUILDING - PERMITS ISSUED** **DATE:** 06/28/2012 >
MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0088 ELM ST **PERMIT NO.:** _____

SBL NO.: 121 . 240 - 0001 - 015 . 000 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE	ST
			0088	ELM	ST
1101959	03/29/10	03/29/10	3500	PMT COMPLETED/ WITH INSP	10/04/09
PLUMBING: COMMERCIAL: TEMPORARY WATER HOOKUP FOR ASBESTOS ABATEMENT PROJECT.					

1101895	03/25/10	04/07/10	20000	PMT COMPLETED/ WITH INSP	10/04/07
ELECTRICAL: TEMPORARY SERVICE 800 AMP - 208 V - 3 PHASE - RG&E#300664896					

0954429	07/14/95	07/20/95	100	PMT COMPLETED/ NO INSP	95/07/20
PLUMBING - BACKFLOW TEST DEVICE#908, 909					

0893483	00/00/00	12/13/89	1100	PMT CMPLT PRE CONVERSION	93/10/18
PLUMBING-1 SINK, FINALED 12/14/89, JOSEPH D. CURCIO.					

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

BPPMTQY BIS - BUILDING - PERMITS ISSUED

DATE: 06/28/2012 >

MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0088 ELM ST PERMIT NO.: _____

SBL NO.: 121 . 240 - 0001 - 015 . 000 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE	ST
			0088	ELM	
0893194	00/00/00	11/13/89	21000	PMT CMPLT PRE CONVERSION	93/10/18
INTERIOR REMODELING (PARTITIONS) 11TH & 12TH FLOORS ONLY - 5400 SQ. FT. PER FL.					

0881084	00/00/00	04/21/88		PMT COMPLETED/ NO INSP	94/04/13
PLUMBING-2-4" BACKFLOW PREVENTERS					

0860526	00/00/00	02/19/86		PMT CMPLT PRE CONVERSION	93/10/18
PLUMB - MISC REPAIRS					

0854345	00/00/00	11/13/85		PMT CMPLT PRE CONVERSION	93/10/18
PLUMB - INSTALL 10 WATER HEATERS					

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
 PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

BPPMTQY **BIS - BUILDING - PERMITS ISSUED** **DATE:** 06/28/2012 >
MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0088 ELM ST **PERMIT NO.:** _____

SBL NO.: 121 . 240 - 0001 - 015 . 000 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE	ST
0199080	00/00/00	03/01/71	12000	PMT CMPLT PRE CONVERSION ERECT PARTITIONS IN MASONRY OFFICE BLDG	93/10/18
0194131	00/00/00	01/14/69	10000	PMT CMPLT PRE CONVERSION ERECT 3 FT OF BLDG PROJECTION PLUS FOOTING PROJECTION	93/10/18
0194115	00/00/00	01/13/69	189000	PMT CMPLT PRE CONVERSION FURNISH INSTALL 3 PASS ELEVATORS IN OFFICE BLDG	93/10/18
0192420 D	00/00/00	02/16/68		PMT CMPLT PRE CONVERSION DEMO	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

BPPMTQY **BIS - BUILDING - PERMITS ISSUED**
END OF DATA

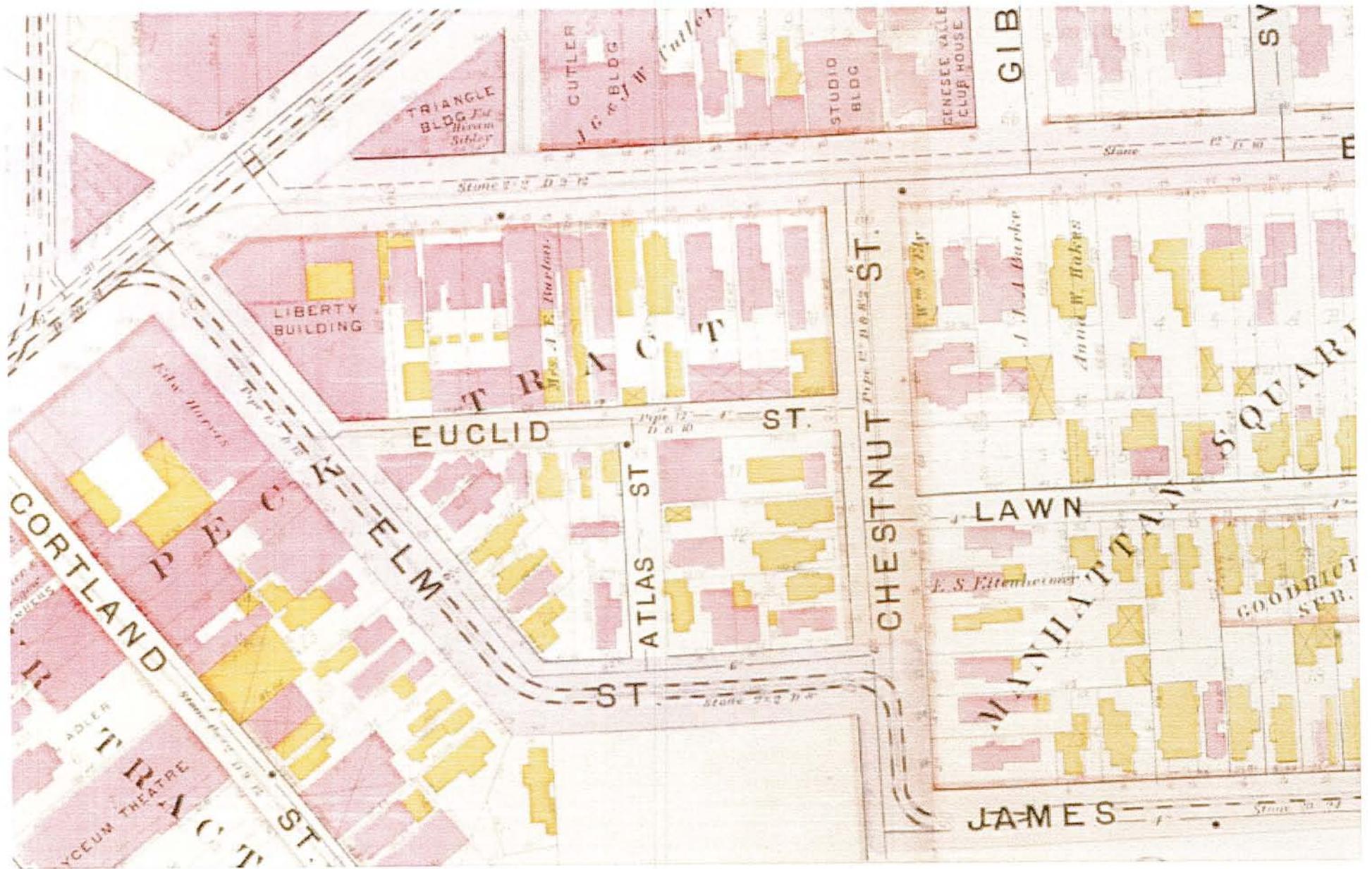
DATE: 06/28/2012 >

APPLIC. ADDRESS:	0088	ELM	ST	PERMIT NO.:	_____
SBL NO.:	121 . 240 - 0001 - 015 . 000 / 0000				
PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE	ST
			0088	ELM	ST
0145382	00/00/00	03/15/50	4500	PMT CMPLT PRE CONVERSION	93/10/18
				REMODEL BR 6 FAM INTO 8 FAM APT	
0134872	00/00/00	02/28/47	3500	PMT CMPLT PRE CONVERSION	93/10/18
				ERECT VAULT OVER ST LINE	
0123877	00/00/00	09/09/41	500	PMT CMPLT PRE CONVERSION	93/10/18
				REMODEL BRICK 1K FAM INTO 16 FAM APT NO OUTSIDE ADDITION	

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
 PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC



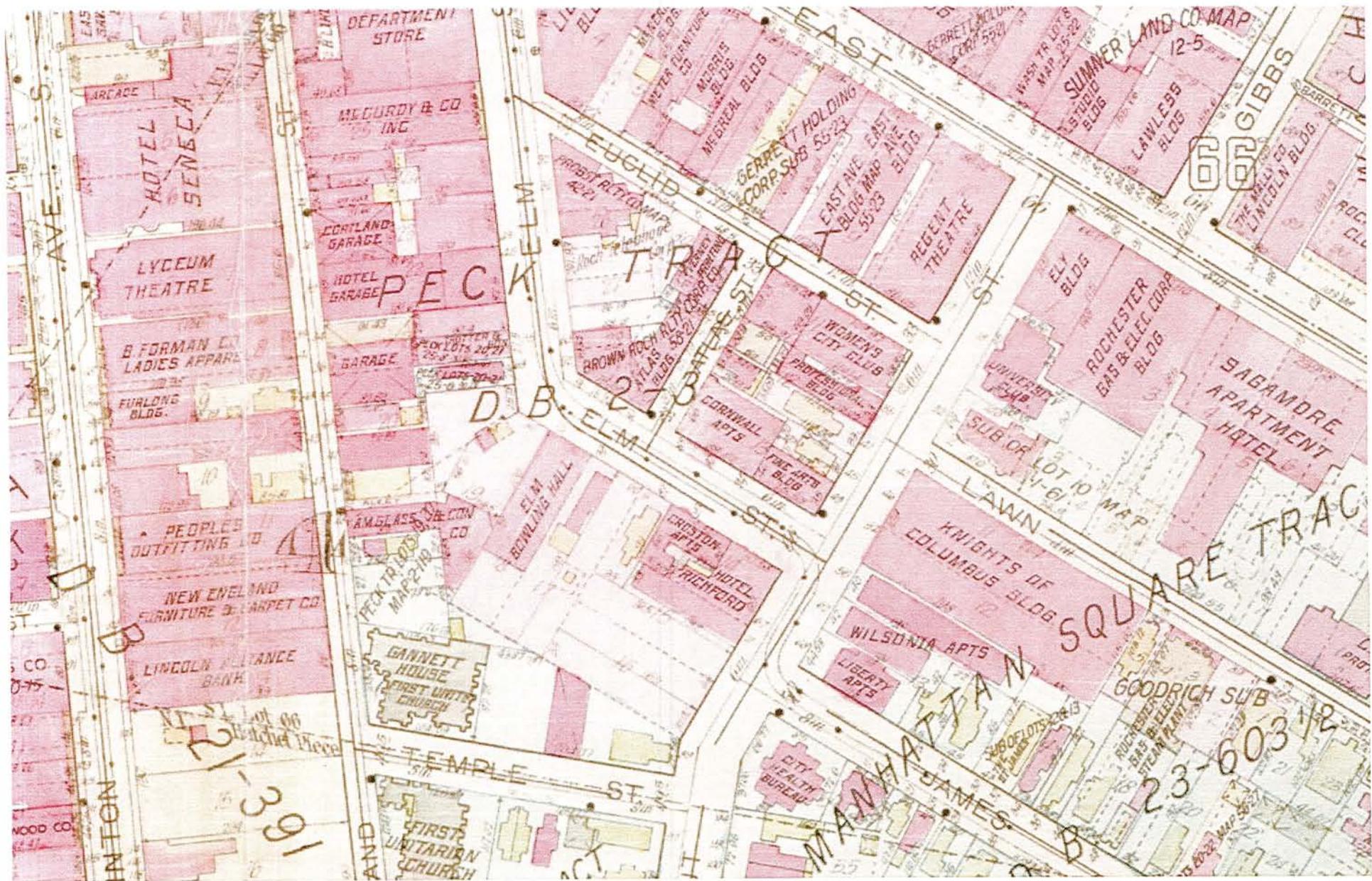


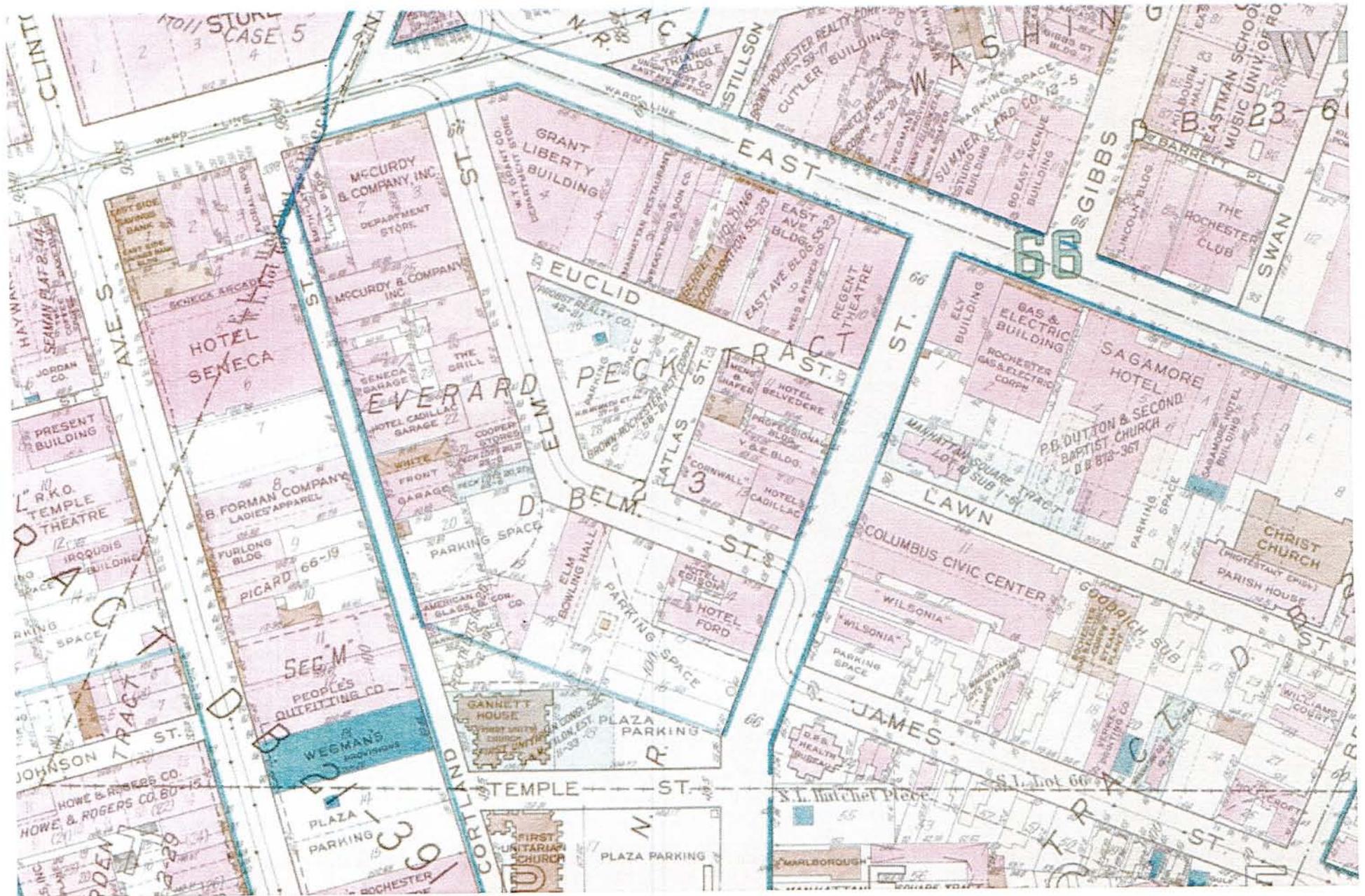


1900



1910





1935

Indenture

Made this 11th day of October 1998 between Linda S. Kingsley, as Corporation Counsel of the City of Rochester, with offices at 30 Church Street, Rochester, New York 14614, grantor, and City of Rochester, a municipal corporation with offices at 30 Church Street, Rochester, New York 14614, grantees.

Witnesseth that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, his heirs or successors and assigns forever, all that parcel of land, or parts thereof, situated in the City of Rochester, County of Monroe and State of New York, bounded and described as follows:

Parcel "a" is that part of Lot No. 13, Park Street, commencing at the point of intersection of the westerly line of said street with the easterly line of Atlas Street; thence southerly in the northerly line of said street 89.9 feet; thence southerly parallel with Chestnut Street 64 feet or more to the northerly line of said lot; thence southerly in the northerly line of said lot, 89.9 feet to the easterly line of Atlas Street; thence southerly in the easterly line of Atlas Street 64 feet or more to the point beginning.

Parcel "b" is that part of Lot No. 12 of the Howard Park Street, as shown on a map thereof on file in Monroe County Clerk's office in Liber 2 of Books 3, bounded on the east and south by the east and south lines of said lot and on the north by a line parallel 64 and 33 feet distant northerly from the south line of said lot 12 and on the west by the east line of Atlas Street, being a parcel 33 feet wide extending from Chestnut Street to Atlas Street.

This conveyance is made and accepted subject to covenants, easements and restrictions of record, if any and to any state of facts as accurate instrument survey might reveal.

Subject to a mortgage held by Chase Lincoln First Bank, N.A., dated February 1, 1987, and recorded in the Monroe County Clerk's office on February 24, 1987, at Liber 789, page 228.

The amount number: Parcel "a" 121.240-01-015 Parcel "b" 121.240-01-013

The mailing address: 315 Wilson Road South, Rochester, New York 14618

6-20-98

party of the first part, and

party of the second part, One Dollar (\$1.00)

RECORDED

80 JUN 11 24

CLERK'S OFFICE
Recording Page

RETURN TO:
BOX 36

Index DEEDS
Book 09081 Pag 11
No. Pages 0008
Instrument DEED
Date : 10/30/1998
TIME : 1:43:00
Control # 199810300637

WATERS
ALMA
ROCHESTER CITY OF

TT# TT 0000 006385
Employee ID AM

FILE FEE-S	\$ 26.75
FILE FEE-C	\$ 8.25
RSC FEE	\$ 24.00
TRANS TAX	\$.00
MISC FEE-C	\$ 5.00
	\$.00
	\$.00
Total:	\$ 64.00

MORTGAGE TAX	
MORTGAGE AMOUNT	\$.00
BASIC MORTGAGE TAX	\$.00
SPEC ADDIT MTG TAX	\$.00
ADDITIONAL MTG TAX	\$.00
Total	\$.00

STATE OF NEW YORK
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

WARNING - THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 317-a(5) & SECTION 315 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH.

TRANSFER AMT \$.00
TRANSFER TAX \$.00

Naggie Brooks, County Clerk



CHLO Sec 27000
11/2/98 - 01-0000000000
120.01-2-07

SEE PAGE FOR ADDRESS

TAX FORECLOSURE DEED

Made this 28th day of October, 1998, between LINDA S. KINGSLEY, as Corporation Counsel of the City of Rochester, with offices at 30 Church Street, Rochester, New York 14614, grantor, and CITY OF ROCHESTER, a municipal corporation with offices at 30 Church Street, Rochester, New York 14614, grantees.

WITNESSETH:

WHEREAS, an action entitled "In the Matter of the Foreclosure of Tax Liens Pursuant to Title 4 of Part E of Article IX of the Charter of the City of Rochester - List of Delinquent Taxes as of July 1, 1997", Index No. 11958/97, was duly brought in Supreme Court, Monroe County, by the Corporation Counsel for the foreclosure of certain tax liens, by the due filing of a List of Delinquent Taxes in the office of the Monroe County Clerk on December 4, 1997, and due publication of public notice of foreclosure on December 4, 1997 and other subsequent dates, and due mailing thereof to owners and lienors of all property affected, and

WHEREAS, at a term of the said court held at the Hall of Justice, in the City of Rochester, New York on September 10, 1998, a Judgment was duly rendered, wherein it was adjudged, among other things, that the parcels listed on Schedule Eight (8) to said Judgment be sold at public auction pursuant to Section 9-143 of the City Charter, and that the grantor, as Corporation Counsel of the City of Rochester, execute and deliver a deed for each parcel, conveying to the purchaser at the auction title to the parcel, and

WHEREAS, the said Judgment was duly entered in the Monroe County Clerk's Office on September 15, 1998, and

WHEREAS, a public auction was duly conducted by the City Treasurer on October 14, 1998, pursuant to the above-referenced Judgment, and the grantee submitted the highest responsible bid on the parcel or parcels of property listed on the attached Schedule, and has duly paid the amount of such bid to the City Treasurer.

NOW, THEREFORE, the grantor, by virtue of and in pursuance of the aforesaid Judgment and the provisions of the Charter of the City of Rochester, does hereby grant and convey unto the grantee, the grantee's successors and assigns, a full and complete title in and to the parcel(s) of property described in the annexed Schedule, free and clear of all liens and encumbrances which existed at the time of the above-referenced public auction.

TO HAVE AND TO HOLD, all and singular, the premises above mentioned and described and hereby conveyed unto the grantee, the grantee's successors and assigns forever.

IN WITNESS WHEREOF, the grantor has hereunto set her hand the date and year first above written.

LINDA S. KINGSLEY
Corporation Counsel

STATE OF NEW YORK
COUNTY OF MONROE) ss:
CITY OF ROCHESTER)

On this 28th day of October, 1998, before me, the subscriber, personally appeared LINDA S. KINGSLEY, Corporation Counsel of the City of Rochester, to me known to be the person described in, and who executed, the within instrument and she acknowledged to me that she executed the same.

Suzanne C. Sutter

TAX BILLING ADDRESS: 30 Church Street
Rochester, New York 14614

SUZANNE C. SUTTER
Notary Public in the State of New York
MONROE COUNTY
Commission Expires On: 12/31/99

This document is a copy of the original document which is on file in the office of the County Clerk of the County of Monroe, New York. It is a copy of the original document which is on file in the office of the County Clerk of the County of Monroe, New York. It is a copy of the original document which is on file in the office of the County Clerk of the County of Monroe, New York.

4
 C.S. 240
 DISTRICT NO. 24
 MAP NO. 1
 PAGE NO. 402

Grantor: Rochester Hospital Service Corp
 & Genesee Valley Medical Care, Inc
 41 Chestnut St. Roch N.Y.

Grantor: Rochester Hospital Ser Corp.

Date of Deed: August 30, 1968
 Date of Record: Feb 17, 1969
 Type of Deed: Warranty
 Liber: 3964 Page 260
 Subdivision: Peck

Lot No. Pt 13 size 90 x 90 x 66

Sub Map 1

Street: Elm
 Side: N (N.E. Cor Atlas St.)
 House No: 88-92-94

Land \$ 2000.00 Total \$ 4230.00
 Consideration \$ 1.00 Stamps \$ 344.85
 1st Mtg \$ 2nd Mtg \$

Remarks:

2-19-69 ds.

Assessor's Card No.

BEING THE SAME PREMISES CONVEYED TO THE GRANTOR HEREIN BY DEED RECORDED
 IN THE MCCO ON OCTOBER 25, 1966 in liber 3775 pg. 218.

ALL THAT PART OF SAID LOT No. 11 Peck Tract, commencing at the point of intersection of the westerly line of Elm Street with the easterly line of Atlas Street; thence easterly to the northerly line of Elm Street 90.0 ft.; thence northerly parallel with Chestnut Street 40 ft. or more to the westerly line of said lot; thence westerly to the westerly line of said lot 90.0 ft. to the easterly line of Atlas St.; thence southerly to the easterly line of Atlas Street 66 ft. or more to the point of beginning.

BEING all that part of said lot which lies westerly of a line drawn parallel with Chestnut Street and which passes 9 ft. easterly from the easterly face of the eastern brick wall of the three story dwelling which until recently stood on the property herein conveyed.

TOGETHER with all the right, title and interest of the party of the first part in and to the streets water and on said premises, above described.

BEING THE SAME PREMISES conveyed to first party by deed recorded in 1900 in Liber 3448 of Deeds page 100.

SUBJECT to covenants, easements and restrictions of record.

4
FORM 1 C.B. 200
CITY MAP AND SURVEY
RECORDED IN N.Y.

District No. 24
Map No. 1
Parcel No. 402

Grantee: The Central Hospital, Corporation
22 Chestnut Street,
Brooklyn, N.Y.

Grantor: James J. Peck, Jr., et al.
James J. Peck, Jr., Esq., et al.
22 Chestnut Street,
Brooklyn, N.Y.

Date of Deed: Oct. 25, 1926
Date of Record: Oct. 25, 1926
Type of Deed: Warranty
Liber: 3075 Page: 218
Subdivision: Peck

Lot No. 11-13 size 90 x 90 x 66
Sub Map L P

Street: Elm
Side: N.E. Cor. Atlas St.)
House No. 88-92-94

Land \$ 2,500.00 Total \$ 2,500.00
Consideration \$ 1,000.00 Stamps \$ 330.00
1st Mtg \$ 2nd Mtg \$

Remarks:

Goldstein & Goldmar, Inc.
Assessor's Card No. 1752 10-10-26-44
10-22-66 J.W.E.

REFERENCE DEED

ALL THAT TRACT OF LAND being a part of lot 13 Peck Tr., commencing at the point of intersection of the northerly line of Elm St. with the easterly line of Atlas St; thence easterly in the northerly line of Elm St. 89.9 ft; thence northerly parallel with Chestnut St. 66 ft. or more to the northerly line of said lot; thence westerly in the northerly line of said lot 89.9 ft. to the easterly line of Atlas St; thence southerly in the easterly line of Atlas St. 66 ft. or more to the point of beginning.

Being all that part of said lot which lies westerly of a line drawn parallel with Chestnut St. and which passes 9 ft. easterly from the easterly face of the easterly brick wall of the 3 story dwelling which until recently stood on the property herein conveyed.

Together with all the right, title and interest of 1st party in and to the streets which abut on said premises above described.

Being same premises conveyed to 1st party by deed recorded M.C.C.O. Liber 2420 Deeds pg. 464.

Subject to covenants, easements and restrictions recorded in M.C.C.O. and affecting the above described premises.

4
FORM C-8, 2-60
CITY MAP AND SURVEY
ROCHESTER, N. Y.

District No. 24
Map No. 1
Parcel No. 402

Grantee Irving B. Rosenthal
2170 Highland Ave., Roch. N.Y.
Ruth R. Katz,
22 Sylvan Rd. Roch. N.Y.
Grantor David R. Rosenthal, (SEE BELOW)
20 Chackery Rd. Roch. N.Y.
Benjamin Rosenthal

Date of Deed Sept. 27, 1966
Date of Record Sept. 30, 1966 (11:30 AM)
Type of Deed Warranty
Liber 2770 Page 207
Subdivision Peck

Lot No. Pt. 13 Size 90 X 90 X 66
Sub Map 1 P

Street Elm
Side N (N.E. Cor. Atlas St.)
House No. 88-92-94
Land \$ Total \$
Consideration \$ 1.00 - love Stamps \$ none
1st Mtg. \$ & affection. 2nd Mtg. \$

Remarks GRANTEE CONVICT: Archie G. Rosenthal, #145 Esplanade Dr. Roch. N.Y. & Louis Safren, #2660 Highland Ave., Roch. N.Y. in equal shares as tenants in common.

Goldstine & Goldmar, Attys
Assessor's Card No. 1160
1/4/66 LC 10-3-66

Form 1 C.R. 200
 City Map and Survey
 Rochester, N.Y.

2279-01 District No. 24
 Map No. 1
 Parcel No. 402

Grantee Broadber Realty Corp.
 26 Sherer Street,
 Rochester, N.Y.

Grantor Benjamin Rosenthal

Date of Deed July 31, 1947
 Date of Record August 4, 1947 (4 12PM)
 Type of Deed Warranty
 Liber 2828 Page 464
 Subdivision Peck

Lot No. Pr. 13 Size 90 x 90 x 66
 Sub Map L P
 Street Elm - N.E. Cor Atlas
 Side N.
 House No. 88-92-94

Land \$ 25310 Total \$ 35304
 Consideration \$ 1,000+ Stamps \$ None
 1st Mtg. \$ 7750.00 2nd Mtg. \$ 10,150.00
 L 1478 of Mts P 21 & L 1673 Mts P 21

Remarks

Louis E. Larnas, Comr. of Deeds
 Assessor's Card No. 4629 L.C. 8-9-47

ALL THAT TRACT OF LAND being a part of lot No. 13 Peck Tract, commencing at the point of intersection of the northerly line of Elm Street with the easterly line of Atlas Street; thence easterly in the northerly line of Elm Street, 89.9 ft; thence northerly parallel with Chestnut Street 66 ft. or more to the northerly line of said lot; thence westerly in the northerly line of said lot, 89.9 ft. to the easterly line of Atlas Street; thence southerly in the easterly line of Atlas street 66 ft. or more to the point of beginning. BEING all that part of said lot which lies westerly of a line drawn parallel with Chestnut Street and which passes 9 ft. easterly from the easterly face of the brick wall of the three story dwelling which until recently stood on the property herein conveyed; together with all the right, title and interest of first party in and to the streets which abut on said premises above described. BEING AND INTENDING to convey hereby the same premises heretofore conveyed to first party by 164 Main Street West, Inc., by deed dated July 14, 1947 and recorded in Monroe County Clerk's Office in Liber 2416 of Deeds page 253.

Form 1 C.R. 200
 City Map and Survey
 Rochester, N.Y.

23783 District No. 24
 Map No. 1
 Parcel No. 402

Grantee Benjamin Rosenthal
 306 Beach Ave.,
 Roch., N.Y.

Grantor Broadber Realty Corp.

Date of Deed Nov. 21, 1962
 Date of Record Nov. 26, 1962 (PM 12)
 Type of Deed Warranty
 Liber 3048 Page 290
 Subdivision Peck

Lot No. Pr. 13 Size 90 x 90 x 66
 Sub Map L P
 Street Elm
 Side N. (N.E. Cor Atlas)
 House No. 88-92-94

Land \$ 25310 Total \$ 35304
 Consideration \$ 1,000+ Stamps \$ 48.40
 1st Mtg. \$ 2nd Mtg. \$

Remarks

Goldstein, Goldman & Kessler,
 Attys.
 Assessor's Card No. 11-27-62 AB

REFERENCE DEED

ALL THAT TRACT OF LAND being a part of lot No. 13 Peck Tract, commencing at the point of intersection of the northerly line of Elm Street with the easterly line of Atlas Street; thence easterly in the northerly line of Elm Street 89.9 ft.; thence northerly parallel with Chestnut St., 66 ft. or more to the northerly line of said lot; thence westerly in the northerly line of said lot 89.9 ft. to the easterly line of Atlas Street; thence southerly in the easterly line of Atlas St., 66 ft. or more to the point of beginning.

BEING all that part of said lot which lies westerly of a line drawn parallel with Chestnut St., and which passes 9 ft. easterly from the easterly face of the easterly brick wall of the three story dwelling which until recently stood on the property herein conveyed.

TOGETHER with all the right, title and interest of the party of the first part, in and to the street which abut on said premises above described.

BEING THE SAME PREMISES conveyed to said grantor by the East Side Savings Bank of Rochester by deed dated Apr. 21, 1939 and recorded April 21, 1939 in Monroe County Clerk's Office in Liber 1944 of Deeds page 361.

2577-1

District No. 24
 Map No. 2
 Parcel No. 2

Grantee Benjamin Rosenthal,
 425 Westchester Road,
 Rochester, N. Y.
 Grantee 154 West Main, Inc.

Date of Deed July 14, 1947
 Date of Record July 15, 1947 (AM 10 48)
 Type of Deed Warranty
 Liber 2416 Page 253
 Subdivision Peck

Lot No. W-13 Size 89.92x66.5

Sub Map L P
 Corner Elm (S.E. Cor. Atlas)
 Side E
 House No. 61 to 94
 Lot 6 Total 2

Consideration \$ 1,000+ Stamp \$ 2.00
 in full \$ 7,750.00 and Map \$ 1.00
 N.L. 1573 Reg. P. 21 N.L. 1573 Reg. P. 21

Remarks

RECEIVED

Rudolph F. Nagodano, Comm. of Deeds
 7-17-47
 AS.

Assessor's Card No. 4113
11247

ALL THAT TRACT OF LAND, being a part of Lot No. 15 Peck Tr., commencing at the point of intersection of the northerly line of Elm St. with the easterly line of Atlas St; thence easterly in the northerly line of Elm St. 89.9 ft; thence northerly parallel with Chestnut St. 66 ft. or more to the northerly line of said lot; thence westerly in the northerly line of said lot 89.9 ft. to the easterly line of Atlas St; thence southerly in the easterly line of Atlas St. 66 ft. or more to the point of beginning.

BEING all that part of said lot which lies westerly of a line drawn parallel with Chestnut St. and which passes 9 ft. easterly from the easterly face of the easterly brick wall of the three story dwelling which until recently stood on the property herein conveyed.

TOGETHER with all the right, title and interest of the party of the first part, in and to the streets which abut on said premises above described.

BEING THE SAME PREMISES conveyed to Grantor by the Midvale Assessment Corp., by deed dated Apr. 18, 1945 and recorded in Monroe County Clerk's Office on Apr. 19, 1945, in Liber 2241 of Deeds pg. 324.

DEPARTMENT OF PUBLIC WORKS
 DIVISION OF ENGINEERING
 CITY MAP AND SURVEY
 ROCHESTER, N. Y.

District No. 24
 Map No. 1
 Parcel No. 408

Grantee Midvale Amusement Corp.
 85 Main Street West,
 Rochester, N.Y.

Grantor The East Side Savings Bank of
 Rochester.

Date of Deed April 21, 1939
 Date of Record April 21, 1939 (3)
 Type of Deed Bargain & Sale
 Liber 1944 Page 361
 Subdivision Peck

Lot No. 11.12 Sec. 22.52x 22.52x 66
 Sub Map 1 P
 Street Elm (N.E. Cor. Atlas)
 Side N
 House No. 22-22-24

Consideration \$ 1.00+ Stamp \$
 1st Mtg. \$ None 2nd Mtg. \$

Remarks

Hamilton C. Griswold, Notary
 Assessor's Card No. 1458 L.C. 1-24-39

REFERENCE DEED

ALL THAT TRACT OF LAND being a part of lot No. 13 Peck Tract, commencing
 at the point of intersection of the northerly line of Elm Street with the
 easterly line of Atlas Street; thence easterly in the northerly line of
 Elm Street 22.2 ft; thence northerly parallel with Chestnut Street 66 ft.
 or more to the northerly line of said lot; thence westerly in the north-
 erly line of said lot 22.2 ft. to the easterly line of Atlas Street; thence
 southerly in the easterly line of Atlas Street 66 ft. or more to the
 point of beginning.
 BEING all that part of said lot which lies westerly of a line drawn
 parallel with Chestnut Street and which passes 2 ft. easterly from the
 easterly face of the easterly brick wall of the three story dwelling
 which until recently stood on the property herein conveyed.
 BEING THE SAME PREMISES conveyed to The East Side Savings Bank of
 Rochester, by deed recorded in liber 1789 of Deeds page 64.
 TOGETHER with all the right, title and interest of the party of the first
 part, in and to the streets which abut on said premises above described.

DEPARTMENT OF PUBLIC WORKS
 DIVISION OF ENGINEERING
 CITY MAP AND SURVEY
 ROCHESTER, N. Y.

District No. 24
 Map No. 1
 Parcel No. 421

Grantee 164 West Main Inc.
 419 Central Trust Bldg.,
 25 East Main St., Rochester, N.Y.

Grantor Midvale Amusement Corp.

Date of Deed Apr. 18, 1945
 Date of Record Apr. 19, 1945 (4 07PM)
 Type of Deed Warranty
 Liber 2241 Page 324
 Subdivision Peck

Lot No. 13 Sec. 22.52x 22.52x 66
 Sub Map 1 P
 Street Elm - N.E. Cor. Atlas
 Side N
 House No. 22-22-24

Land \$ 25310 Total \$ 353
 Consideration \$ 1.00+ Stamp \$ 24.20
 1st Mtg. \$ 8,350.00 2nd Mtg. \$
 L 1478 Mtgs P 21

Remarks

Jacob Gitelman, Notary
 Assessor's Card No. 2210 L.C. 4-24-45
 5/1/45

REFERENCE DEED

AN UNDIVIDED 1/2 INTEREST IN AND TO ALL THAT TRACT OF LAND, being a part of lot 13, Peck Tr. COMMENCING at the point of intersection of the northerly line of Elm St. with the easterly line of Atlas St. thence westerly in the northerly line of Elm St. 89.9 ft; thence northerly parallel with Chestnut St. 66 ft. or more to the northerly line of said lot; thence westerly in the northerly line of said lot 89.9 ft. to the easterly line of Atlas St; thence southerly in the easterly line of Atlas St. 66 ft. or more to the point of beginning.

BEING ALL THAT PART OF SAID LOT which lies westerly of a line drawn parallel with Chestnut St. and which passes 9 ft. easterly from the easterly face of the easterly brick wall of the three story dwelling which until recently stood on the property herein conveyed.

THIS DEED conveys other parcels.

FORM 1
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF ENGINEERING
 CITY MAP AND SURVEY
 ROCHESTER, N. Y.

District No. **24**
 Map No. **1**
 Parcel No. **402**

Grantee The East Side Savings Bank of
 233 Main Street East,
 Rochester, N.Y. Roch.

Grantor Stella G. Strassenburgh, Louis
 Rubin et al by Rochester H.
 Rogers, Ref.

Date of Deed Oct. 28, 1936

Date of Record Nov. 4, 1936 (1 01 PM)

Type of Deed Referee's

Liber 1789 Page 64

Subdivision **Peck**

Lot No. **74.13** Size **89.52 x 89.52 x**

Sub Map L P

Street **Elm**
 Side **N.E. Atlas**
 Home No. **88-92-04**

Remarks Edna M. Cullen, Comr. of
 Sandringham Realty Corp. is also defendant in
 action.

Assessor's Card No. 4731 D. C. 11-5-36

1821-71	<input type="checkbox"/> Grantee	<input type="checkbox"/> Grantor	1908-1913
1872-8			1914-1922
1886-97			1923-1927
1898-07			1928

REFERENCE DEED

ALL THAT TRACT OF LAND being a part of lot 13 Peck Tract, commencing at the point of intersection of the northerly line of Elm St., with the easterly line of Atlas Street; thence easterly in the northerly line of Elm St., 89.9 ft; thence northerly parallel with Chestnut St., 66 ft. or more to the northerly line of said lot; thence westerly in the northerly line of said lot 89.9 ft. to the easterly line of Atlas St; thence southerly in the easterly line of Atlas St., 66 ft. or more to the point of beginning. BEING ALL THAT PART OF SAID LOT which lies westerly of a line drawn parallel with Chestnut Street and which passes 9 ft. easterly from the easterly face of the easterly brick wall of the three story dwelling which until recently stood on the property herein conveyed. BEING THE SAME PREMISES conveyed to Stella G. Strassenburgh by The J.B. Cornwall Realty Co. by deed recorded in liber 802 deeds pg. 478. HEREBY intending to convey all the right, title and interest of Stella G. Strassenburgh & Hns. Robert J. or either of them, in and to the streets which abut on said premises above described.

FORM 1
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF ENGINEERING
 CITY MAP AND SURVEY
 ROCHESTER, N. Y.

District No. 24
 Map No. 1
 Parcel No. 402

Grantor Louis Rubin
 71 Woodlawn St.,
 Rochester, N.Y.

Grantor Stella G. Strassenburgh

Date of Deed Dec. 31, 1934

Date of Record Jan. 5, 1935 (9 41 AM)

Type of Deed Warranty

Liber 1681 Page 277

Subdivision E. Peck

Lot No. W-13 Size 89.52 x 89.52 x 66

Sub Map L P

Street Elm St. N.E. Cor. Atlas

Side N

House No. 88-84

Remarks Castle & Fitch, Attys.

Assessor's Card No. 16 L. C. 1-4-35
 1821-71 Grantor Grantor 1908-1913
 1872-85 1914-1922
 1886-97 1923-1927
 1898-07 1928

REFERENCE DEED

ALL THAT TRACT OF LAND being a part of lot No. 13, Peck Tract, commencing at the point of intersection of the northerly line of Elm St., with the easterly line of Atlas Street; thence easterly in the northerly line of Elm St., 89.9 ft; thence northerly parallel with Chestnut St., 66 ft. or more to the northerly line of said lot; thence westerly in the northerly line of said lot 89.9 ft. to the easterly line of Atlas St; thence southerly in the easterly line of Atlas St., 66 ft. or more to the point of beginning. BEING all that part of said lot which lies westerly of a line drawn parallel with Chestnut St., and which passes 9 ft. easterly from the easterly face of the easterly brick wall of the three story dwelling which until recently stood on the property herein conveyed.
 BEING THE SAME PREMISES conveyed to party of the 1 part by The J. B. Cornwall Realty Co., by deed recorded in liber 802 deeds pg. 468.

FORM 1
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF ENGINEERING
 CITY MAP AND SURVEY
 ROCHESTER, N. Y.

District No. 24
 Map No. 1
 Parcel No. 402

Grantor Sandringham Realty Co., Inc.,
 19 Main St. West,
 Rochester, N. Y.

Grantor Louis Rubin

Date of Deed Feb. 15, 1935

Date of Record Feb. 16, 1935 (AM 9 08)

Type of Deed Warranty -
 UNDIVIDED 1/2 INTEREST

Liber 1686 Page 30

Subdivision E. Peck

Lot No. W-13 Size 89.52 x 89.52 x 66

Sub Map L P

Street Elm St. N.E. Cor. Atlas St.

Side N

House No. 88-92-94

Remarks Maloney & Foster, Attys.

Assessor's Card No. 883 2-18-35 A.B.
 1821-71 Grantor Grantor 1908-1913
 1872-85 1914-1922
 1886-97 1923-1927
 1898-07 1928

REFERENCE DEED

Known as pt. of lot 13 as laid down on a map of the Peck tract situated on the corner of Elm and Chestnut Sts. and bounded as follows: On the E. by a line running parallel with Chestnut St. and about 7 1/2 ft. E. therefrom and 8 ft. S. of the E. face of the brick wall of the 2. 3 story brick dwelling house on said lot. On the North and South by the line of said lot 13, and on the West by a straight line running through the West wall of said dwelling and 4" East of the West face of said wall of said wall, at the North line of said lot which West line is also 28 ft. 10" West of the E. line of said lot. The said premises hereby conveyed being 28 ft. 10" front on Elm St. The same is rear and 60 ft. deep.

District No. 34
Map No. 1
Parcel No. 402

Grantee **Stella S. Strassenburgh**
 Grantor **J. S. Cornwall Realty Co.**
 Date of Deed **Dec. 21, 1909**
 Date of Record **" 22 "**
 Type of Deed **Warranty**
 Liber **302** Page **468**
 Subdivision **E Peck**
 Lot No. **819**
 Sub Map L. **P** **59-09-66**
 Street **Elm**
 Side **E**
 House No. **34-38-50**

796-205
822468 DK

NR-11/1/24

REFERENCE DEED

1871-72 Grantee Grantor 1700-1914
 1873-85 Grantee Grantor 1914-1923
 1886-98 Grantee Grantor 1924

All that tract or parcel of land being a part of lot 13 Peck Tract, commencing at a point of intersection of the E. line of Elm St. with the E. line of Atlas St., to wit: E. in the E. line of Elm St., 27.2 ft. thence S. parallel with Chestnut St. 22 ft. or more to the E. line of said lot; thence S. in the E. line of said lot 29.5 ft. to the E. line of Atlas St. thence S. in the E. line of Atlas St. 28 ft. or more to the point of beginning. Being all that part of said lot, which lies E. of a line drawn parallel with Chestnut St. and which passes 9 ft. E. from the E. face of the 2. 3 story brick wall of the 3 story dwelling which until recently stood on the property herein conveyed.

FORM DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY MAP AND SURVEY ROCHESTER, N. Y.

District No. 24
Map No. 1
Parcel No. 402

Grantee JOHN CORNWALL

Grantor RICHARD P. CORNWALL

Date of Deed JAN. 14, 1875
Date of Record
Type of Deed
Liber 276 Page 226
Subdivision Peck

Lot No. 13 Site 61-61-60

Sub Map L P

Street Elm & Elm St
Side N E COR.
House No.

Consideration \$ Stamps \$
1st Mtg. \$ 2nd Mtg. \$

Remarks

Assessor's Card No. Copy 1/17/40 12

The one equal undivided part of all that piece of land in the City of Rochester, and being part of lot 13, as laid down on a map of the Peck tract, filed in S. 2-3; situated on the corner of Elm and Chestnut St. and bounded as follows: On the N. W. and E. by the line of said lot 13; on the N. by a straight line running through the W. wall of the N. 3 story brick dwelling on said lot, and 4" E. of the W. face of said wall to the N. line of said lot which N. line is also 61 ft. E. of the W. line of said lot. The premises here by conveyed being on the corner of Elm and Cedar Streets and is 61 ft. on Elm St. The same in rear by 60 ft. deep.

FORM DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY MAP AND SURVEY ROCHESTER, N. Y.

District No. 24
Map No. 1
Parcel No. 402

Grantee R. P. CORNWALL

Grantor JOHN CORNWALL

Date of Deed JAN. 14, 1875
Date of Record
Type of Deed
Liber 276 Page 227
Subdivision Peck

Lot No. 13 Site 26-26-60

Sub Map L P

Street Elm
Side N
House No.

Consideration \$ Stamps \$
1st Mtg. \$ 2nd Mtg. \$

Remarks

Assessor's Card No. Copy 1/17/40 12

Text of the Asbestos Abatement Report prepared by Barton & Loguidice for the City of Rochester dated
January 2011

88 Elm Street

**Department of Neighborhood and Business
Development
Rochester, New York**

**Asbestos Abatement Project
Monitoring Report**

January 2011

88 Elm Street
Rochester, New York

Asbestos Abatement Project Monitoring Report

January 2011

Prepared For:

City of Rochester
Department of Neighborhood and Business Development
City Hall, Room 005-A
30 Church Street
Rochester, New York 14614-1290

Prepared By:

Barton & Loguidice, P.C.
1 South Washington Street
Suite 520
Rochester, New York 14614

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- Appendix B - Project Monitoring Documentation – Barton & Loguidice, P.C.
- Appendix C - Asbestos Air Sample Laboratory Reports
- Appendix D - Additional Bulk Sample Analytical Results

Executive Summary

Barton & Loguidice, P.C. (B&L) was retained by the City of Rochester (City), Department of Neighborhood and Business Development, to provide project monitoring services during the asbestos abatement project located at 88 Elm Street in Rochester, New York. The abatement work was conducted between April 12, 2010 and November 19, 2010. The asbestos abatement included the removal of identified asbestos containing materials including contaminated interior building materials. The abatement also included the removal peeling lead-based paint and other hazardous materials.

At the direction of the City, B&L prepared construction documents, specifications, and drawings outlining the work involved with the abatement and roof replacement. B&L monitored the abatement contractor's work during ACM removal. The asbestos abatement monitoring included the collection of air samples before, during, and after the asbestos removals in accordance with New York State Department of Labor (NYSDOL) Industrial Code Rule 56 (ICR 56) and the required final visual inspections of the abatement areas. Air samples were analyzed by AmeriSci of New York, Inc. in New York, NY. AmeriSci is a NYSDOH ELAP certified laboratory.

C.J. Drew Contracting, Inc. (C.J. Drew) of West Seneca, NY began asbestos abatement activities on April 12, 2010. The abatement in the building was completed on November 19, 2010. Elmer Davis Roofing of Rochester, NY was subcontracted by C.J. Drew to complete the roof removals. Roof replacement was completed on November 4, 2010.

The asbestos abatement work areas were monitored by B&L and cleared in accordance with the project specifications and in compliance with ICR56.

1.0 Introduction

B&L was retained by the City of Rochester, Department of Neighborhood and Business Development, to provide project monitoring services during the asbestos abatement project located at 88 Elm Street in Rochester, New York. Asbestos-containing materials (ACM) were removed from multiple locations in the building located at 88 Elm Street, Rochester, New York. The abatement work was conducted between April 12, 2010 and November 19, 2010. The ACM included sprayed-on fireproofing material, thermal insulation from pipe fittings and pipes, and floor tile and mastic, tar pipe wrap, transite panels, and roof materials. Abatement also included selective demolition and disposal of asbestos contaminated building materials including, but not limited to, sheetrock walls, plaster walls, plaster ceilings, fiberglass insulations, ceiling panels and grid work, wiring, conduit, carpeting, mechanical ductwork, and wall mounted HVAC units.

The abatement also included the removal of loose, peeling lead-based paint, potential PCB light ballasts, and mercury fluorescent light bulbs, and the removal of existing pigeon waste.

During the asbestos removal project, B&L's services included pre-abatement and post-abatement work area inspections, along with daily work area reviews to verify compliance with regulations and specifications. Additionally, B&L acted as the City's liaison in technical matters involving the asbestos-related work and as adviser in matters pertaining to the completion of the project. Independent air sample analysis required by ICR 56 was performed by AmeriSci New York, Inc. of New York, NY. B&L site technicians collected air samples before, during, and after abatement.

Abatement activities were performed by C.J. Drew Contracting, Inc. of West Seneca, New York. C.J. Drew is a NYSDOL licensed asbestos abatement firm that

employs certified asbestos handlers. C.J. Drew was responsible for compliance with federal, state, and local regulations as applied to work performed during ACM removal. Roof removal was performed by Elmer Davis Roofing of Rochester, New York.

2.0 Methods and Activities

2.1 General

B&L maintained surveillance over the environmental quality of the removal and overall project progress. B&L also employed a combination of air sample collection outside the work area, visual inspections of the containment systems, and inspections of the work practices during the project. Maintaining the integrity of the containment system was essential to prevent the release of airborne asbestos fibers into uncontaminated areas.

Regulation of asbestos removal is governed at the federal and state levels. At the federal level, the U.S. Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (OSHA) have set standards for abatement and worker protection, respectively. NYSDOL's Industrial Code Rule 56 governs the removal process in detail. B&L informed C.J. Drew and the City when potential instances of non-compliance with the regulations and specification requirements were observed.

2.2 Laboratory Services

B&L personnel collected the required air samples on the project. Air samples collected on site during abatement were sent to AmeriSci New York for analysis. ICR56 requires that all air samples collected on an asbestos project be analyzed by phase contrast microscopy (PCM) in a laboratory certified by the New York State Department of Health. AmeriSci is NYSDOH-certified. PCM analysis was performed in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400-A. Copies of the air sample results are provided in Appendix C.

2.3 Background/Pre-abatement Air Sampling

Air sampling was performed both inside the work areas and outside the work areas in the building before the start of the abatement work to establish the background total fiber concentration as applicable. The PCM method measures total airborne fiber concentration; it cannot determine airborne asbestos fiber concentrations solely.

The background monitoring data documented existing conditions at 88 Elm Street. Background and pre-abatement monitoring was performed in the work areas in accordance with ICR56.

2.4 Perimeter Air Sampling

Perimeter air monitoring was conducted daily during removal in accordance with ICR56. This provided documentation of the total airborne fiber concentrations in the air outside the contained asbestos work area during removal operations.

2.5 Area Air Clearance Sampling

Work area clearance monitoring was performed at the completion of removal activities. This determined whether the contractor had restored the air in the abatement area to a pre-established or acceptable level of cleanliness. Once the acceptable level was achieved, the containment structure was disassembled, and the area was reopened.

Clearance monitoring was performed in accordance with ICR56. Aggressive air sampling techniques as required by the regulation were

employed. Air-moving equipment, including fans and leaf-blowers, were used to agitate resettled dust or fibers. The clearance criterion for PCM samples was a total fiber concentration of less than 0.01 fibers per square cubic centimeter (f/cc), or the background level, whichever was greater.

2.6 Area Preparations Inspections

Prior to the removal or disturbance of ACM, C.J. Drew constructed a containment system that isolated the work area from the remainder of the building. This prevented the movement of airborne asbestos fibers to uncontained areas of the building. The work area containment consisted of negative pressure enclosure constructed using polyethylene sheeting. The system was reviewed by B&L before removal operations to ensure the work area was isolated in accordance with the specifications and ICR 56.

2.7 Final Visual Inspections

Upon completion of asbestos abatement and final cleaning, C.J. Drew inspected the work area to ensure that it was free of visible dust and debris, as required in the contract specifications and ICR 56. B&L then reviewed the condition of the area to verify cleanliness. If, however, the surfaces contained visible dust, debris, or ACM, the contractor re-cleaned designated surfaces and B&L re-inspected the area. After the B&L inspection and upon verification of acceptable conditions in the area, clearance air monitoring was conducted.

2.8 Review of Contractor Submittals

The specifications required that the asbestos contractor provide the City and B&L with submittals documenting worker training, medical examinations, governmental notifications, equipment and materials certifications, Material Safety Data Sheets, sample waste shipment records, emergency procedures, personal protection information, respiratory protection program, removal techniques, and various specimen copies of forms used. These documents were submitted to B&L and the City at the initiation of the project. Copies of these documents are provided in Appendix A.

2.9 Project Site Documentation

B&L on-site monitors maintained a daily log wherein they recorded relevant observations, results of inspections, and summaries of events or problems. Copies of the project site logbook are all pertinent data generated during the project are presented in Appendix B.

3.0 Work Area Summary/Description

Asbestos containing materials (ACM) were removed from the interior of 88 Elm Street, Rochester, NY. The ACM included sprayed-on fireproofing material, thermal insulation from pipe fittings and pipes, floor tile, floor tile mastic, tar pipe wrap, transite panels, and roofing materials. The table below identifies the asbestos abatement work conducted in each area of the building.

Asbestos Abatement Work Area Listing		
Work Area	Types of ACM Abated	Approx. Completion Date
Basement through 4 th Floor	Structural fireproofing, pipe insulation, pipe fitting insulation, tar pipe wrap, transite panels, vinyl asbestos floor tile, floor tile mastic	11/19/10
5 th , 6 th and 12 th Floor	Structural fireproofing, pipe insulation, pipe fitting insulation, tar pipe wrap, transite panels, vinyl asbestos floor tile, floor tile mastic	6/18/10
7 th through 11 th Floor	Structural fireproofing, pipe insulation, pipe fitting insulation, tar pipe wrap, transite panels, vinyl asbestos floor tile, floor tile mastic	8/20/10
Penthouse	Pipe insulation, pipe fitting insulation, floor tile, floor tile mastic	8/12/10
Roof	Built-up roof material, roof flashing	11/4/10

4.0 Additional Sampled Materials

Suspect asbestos-containing building materials (ACBM) discovered during abatement that were not identified in the building survey were sampled to determine asbestos content. Materials found to contain no asbestos or less than one percent (<1%) and are, therefore, categorized as non-ACM and are included in the table below. The bulk analytical results are provided in Appendix D.

Sample No.	Material Description	Results	Location
MASTIC-11-1,2	Black Floor Tile Mastic	Trace Chrysotile	11 th Floor
SFP-21-1,2,3	Trowelled-on Structural Fire Proofing	NAD	Elevator Shaft
MASTIC-22-1,2	Green Wall Mastic	NAD	Top of exterior walls – under styrofoam
PAINT-1,2,3	Paint/film	NAD	Beams

NAD: No asbestos detected

Trace: Less than 1% asbestos by weight

5.0 Remaining Asbestos Containing Materials

The asbestos removal project designed and implemented for the building was intended to be a selective pre-renovation abatement project, using current means and methods. Certain asbestos materials that fell outside the scope of this project were not removed. These included ACM structural fireproofing, pipe fittings, and window glaze where their removal would have required significant reconstruction of the impacted building components. These materials will likely remain enclosed in place until the time when further renovations and/or demolition may impact these materials. The table below identifies the location of asbestos containing materials remaining in the building.

Description of ACM	Location
Structural Fireproofing	Bathroom and stairwell pipe chases, Basement – 12 th floors, 2 nd floor exterior overhang
Pipe Fittings	Bathroom and stairwell pipe chases, Basement – 12 th floors
Window Glaze	Exterior windows, 3 rd floor – 12 th floor, roof mechanical room

6.0 Waste Disposal

Asbestos waste and asbestos contaminated waste that was generated during the project was specified to be disposed of in accordance with applicable regulations. Hazardous waste generated was disposed of in accordance with the applicable regulations for each specific type of waste material. C.J. Drew was directed by contract to provide all waste manifests directly to the City.

User Questionnaire



Stantec

PHASE I ESA USER'S QUESTIONNAIRE

In order to qualify for protection from land owner liability under CERCLA as an *innocent landowner, bona fide prospective purchaser, or contiguous property owner*, ASTM standard practice E1527-05 and the federal AAI rule (40 CFR 312) require that the User of the Phase I ESA report provide certain information (if available) to the Environmental Professional completing the assessment. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Information that is not or cannot be provided to the Environmental Professional may be identified as a "data gap" in the Phase I ESA report.

Please answer the following questions as completely as possible. Attach additional pages as needed. Return the completed questionnaire to Stantec along with the executed Authorization For Services form.

1. Property Information

Property Name: MA
Property Address: 88 Elm Street
City: Rochester State NY Zip _____
Property Owner Name: City of Rochester
Property Owner Phone #: 585-428-5990

2. ~~Key Site Manager~~

~~This should be an individual with good knowledge of the uses and physical characteristics of the property, and the processes or activities currently conducted at the property. Often this will be the property manager, chief physical plant supervisor, or head maintenance person.~~

See Footnote #1 Below

Name: Joseph Biondolillo
Company/Organization/Title: DEQ
Phone # 428-6649 E-Mail Address: _____

3. Contact For Site Access (if different from Key Site Manager)

Name: Curt Colombo
Company/Organization/Title: City NBD
Phone # 428-6922 E-Mail Address: _____

4. Environmental Cleanup Liens. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

_____ Yes _____ No

If yes, describe or attach details of the lien _____

Foot Note #1: No specific individual employed by the City of Rochester claims to meet the description of Key Site Manager. Although I am not a Key Site Manager, I have completed this Questionnaire to the best of my limited knowledge.



Stantec

5. Activity and Land Use Limitations. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded as applicable to the property as a result of environmental contamination, investigation, cleanup, or related matters?

Yes

No

Don't Know

If yes, describe or attach details of the limitations _____

6. Specialized Knowledge or Experience. As the User of this 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, such that you would have specialized knowledge about chemicals and processes used by this type of business?

Yes

No

If yes, describe or attach details of your specialized knowledge or experience _____

7. Relationship of Purchase Price to Fair Market Value of Property. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property?

Yes, I have reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property?

No, I have no reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property?

Not applicable. User is not involved in a purchase or sale of the property.

8. Commonly Known or Reasonably Ascertainable Information. 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 of hazardous substances or petroleum products? For example:

Do you know the past uses of the property?

Yes (describe) _____

No

Do you know of chemicals, hazardous substances or petroleum products that are present or once were present at the property?

Yes (describe) _____

No

Do you know of spills or other releases of chemicals, hazardous substances or petroleum products that have taken place at the property?

Yes (describe) _____

No



Do you know of any environmental cleanups that have taken place at the property?
Yes (describe) _____

No other asbestos abatement

9. The Degree of Obviousness of Contamination. E1527-05 and the federal AAI rule (40 CFR 312.31) require that the Phase I ESA consider the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. 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 (describe) _____

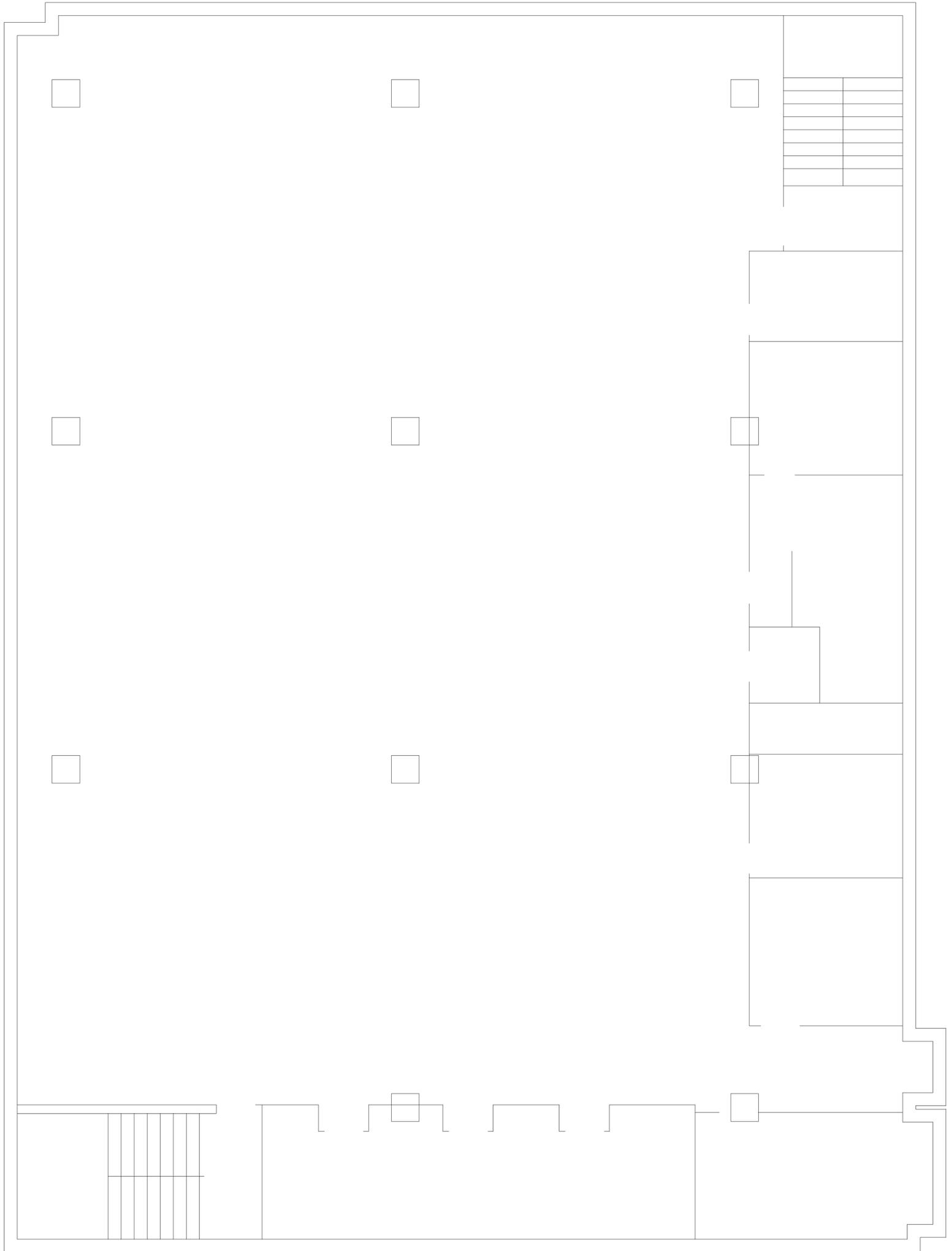
No Don't Know

10. Availability of Previous Environmental Reports. Are you aware of previous environmental site assessment reports, other environmental reports, documents, correspondence, etc. concerning the property and its environmental condition?

Yes (please identify and provide copies, if available) Provided to Stantec: Asbestos survey (asbestos abatement), Mechanical Condition Report, Appraisal.

Signature: Joseph Biondillo
Name (printed): Joseph Biondillo
Company: City of Rochester
Title: Sr. Environmental Specialist
Date: 8-6-12

Floor Plan



1
TYPICAL FLOOR PLAN



A-1	DRAWING NO.	DRAWING TITLE:	ISSUED	NO.	REVISIONS	BY	DATE	PROJECT:	City of Rochester Department of Environmental Services Bureau of Architecture and Engineering Architectural Services Division	300 STATE STREET ROCHESTER, NY 14614 P: (585) 454-6110 F: (585) 454-3066 www.labellassoc.com <small>© 2008-2011</small>
		88 ELM STREET TYPICAL FLOOR PLAN	04/06/11							
			CHECKED						MANAGING ARCHITECT	-
			DRAWN							
			DESIGN							
			BLDG. NUMBER							
			PROJECT NO.							

Mechanical Condition Assessment prepared by LaBella Associates for the City of Rochester dated
February 15, 2011

Building Condition Report

Project:

**Mechanical Condition Assessment
88 Elm Street
Rochester, New York 14604**

Prepared for:

**City of Rochester
Department of Neighborhood and
Business Development
City Hall, Room 005A
30 Church Street
Rochester, New York 14614**

LaBella Project No. 210261.03

April 2011

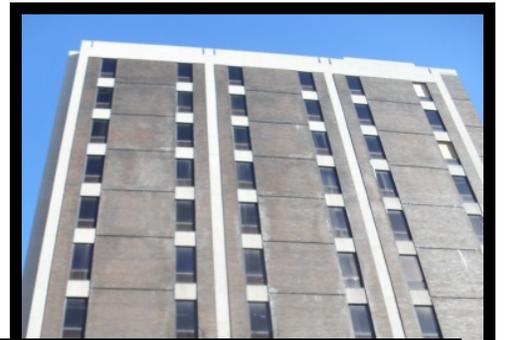


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Appendix A – Photo Log

1.0 SUMMARY

1.1 Executive Summary

The 88 Elm Street building is a commercial high rise office building located in downtown Rochester, NY. It consists of one twelve story building of approximately 83,200 square feet. The building has a basement and penthouse mechanical floor (13th floor).

The building was built as a high rise office building and is currently unoccupied. The purpose of this study is to determine the condition of the mechanical systems located throughout the building.

Summary of Findings

Property Evaluated: 88 Elm Street
Rochester, NY 14604

Report Date: April 7, 2011

By: LaBella Associates, P.C.

For: Mr. Chuck Fox
City of Rochester
Department of Neighborhood Development and Business
City Hall, Room 005A
30 Church Street
Rochester, NY 14614

SITE	
Neighborhood Type	<i>Not in scope</i>
Slope of Site	<i>Not in scope</i>
Access from Street(s)	<i>Not in scope</i>
Pavement	<i>Not in scope</i>
Parking	<i>Not in scope</i>
Walks	<i>Not in scope</i>
Loading Provisions	<i>Not in scope</i>
Paved Area	<i>Not in scope</i>
Landscaping	<i>Not in scope</i>
Irrigation	<i>Not in scope</i>
Lighting	<i>Not in scope</i>

UTILITIES	
Electric: Rochester Gas and Electric	Water: Rochester City Water Bureau
Gas: Rochester Gas & Electric	Sanitary: Rochester City
Telephone & Communications: None	Cable TV: None
Storm: Rochester City	

CODES & COMPLIANCE	
Applicable Codes: Building Codes of New York	Construction Types: <i>Not in scope</i>
Seismic: Not Applicable (See Section 4.2)	

2.0 SUMMARY EVALUATION

2.1 Plumbing Conditions Conclusions and Recommendations

Portions of the existing storm and sanitary drainage systems are intact and are salvageable, but would require modifications to suite future owner needs. The existing domestic water systems including the domestic hot water system have been completely removed and therefore new systems would need to be designed and installed.

2.2 Fire Protection Conditions Conclusions and Recommendations

Portions of the existing fire protection system including fire pump and standpipes remain but are inoperable. Standpipes go up through chases adjacent to the two (2) existing stair towers and feed existing hose cabinets in the stair towers. The existing double check detector assembly has been removed and the incoming water service valve closed.

All fire protection equipment remaining in the building shall be removed with the exception of the standpipes and a new automatic sprinkler system shall be installed per NFPA 13 requirements.

2.3 Mechanical Conditions Conclusions and Recommendations

All HVAC systems, equipment and components were found to be inoperable, including boilers, a chiller, air-handling units, pumps, heat exchangers, piping, valves and any and all peripheral components.

All HVAC equipment and components remaining in the building should be removed and new systems installed.

2.4 Electrical Conditions Conclusions and Recommendations

The electrical systems for this facility have been previously removed, with only a temporary electrical power system still in place. Some existing raceway and penetrations still exist that could facilitate new installations. Renovation of the space will require new electrical and telecommunications service entrances, power distribution, lighting, telecommunications distribution, and fire alarm systems. Optionally, consideration should be given to providing electronic access control and intrusion detection systems. The opinion of probable construction cost for replacing all electrical systems in this facility is \$2,100,000.

3.0 PROPERTY DESCRIPTION AND OBSERVATIONS

The following terms are used throughout the report and may be defined as follows:

Excellent: New or like new

Good or Very Good: Satisfactory as is

Fair: Satisfactory as is in general, however, may require short term and/or immediate attention

Poor: Requires immediate repair, replacement or significant maintenance

3.1 Site Name and Address

Property Name

88 Elm Street

Property Address

88 Elm Street
Rochester, NY 14604

Property Size

Not included in scope of work.

Parking Spaces

Not included in scope of work.

3.2 Building Data

Number of Buildings: One buildings

Building Area: 83,200 sq. ft.

Number of Stories: Thirteen stories including Mechanical penthouse floor.

Applicable Building Code

The applicable building code for this property is the Building Code of New York State 2010 and other codes as referenced by the building code.

4.0 SITE & BUILDING INSPECTION OBSERVATIONS

4.1 Site

Not included in scope of work.

4.2 Structural Elements

Not included in scope of work.

4.3 Exterior Enclosure Elements

Not included in scope of work.

4.4 Interior Building Elements and Finishes

Not included in scope of work.

4.5 Vertical Transportation

4.5.1 Elevators – Main Building

The existing vertical transportation system includes three passenger style elevators. Each elevator travels from the first floor to the twelfth floor with one of the elevators also traveling from the basement to the thirteen floor mechanical space. The elevators were neither usable nor accessible and could not be inspected. A visual inspection from the elevator mechanical space located in the basement was conducted. Access to only one of the elevator shafts was possible. The inspection showed visible damage (broken) to the cabling of at least two of the elevators. The elevator cars could not be accessed for inspection.

Observation/Comments

A minimal visual inspection from the base of the elevator shaft revealed damaged cabling.

Recommendations

It is recommended that the elevators be inspected for safety as well as functionality.

5.0 MECHANICAL SYSTEMS

5.1 Plumbing

5.1.1 Domestic Water

Observation/Comments

The existing combined fire protection and domestic water service enters the basement mechanical room. Prior to the fire protection system riser the domestic water service tees off from the main combined service and is cut at this point. All other accessible domestic water piping in the building has been removed. It is assumed that piping buried in walls that is not easily accessible via a chase still remains.

An existing gas fired domestic water heater appears to have been removed. An existing horizontal storage tank with steam heat exchanger remains and appears original to the building, but is in need of replacement.

Recommendations

Design and installation of a complete new domestic water distribution system including installation of a backflow prevention device, domestic water heater(s) and a domestic hot water recirculation system is required.

5.1.2 Sanitary Drainage and Vent

Observation/Comments

The existing sanitary piping is cast iron and DWV copper and appears to fully remain. A main chase running up through the entire building contains the main sanitary and vent stacks. In the roof mechanical penthouse, the sanitary waste stack and vent stack combine and the stack vent continues through the roof. At each floor a branch that serves the existing gang toilet rooms enter the stack. The main building sanitary sewer exits the building in the basement just below the first floor slab. Existing floor drains in the basement floor remain, but their discharge point is unknown. There was no sewage ejector pump noted.

Recommendations

Based on future owner space programming, portions of the existing sanitary system can remain for reuse.

5.1.3 Storm Drainage

Observation/Comments

Existing storm roof drains remain, but horizontal storm piping below the roof appears to have been cut and removed. Vertical piping in main chase remains to the basement where it exits the building. All existing storm piping insulation has been abated and removed.

Recommendations

Connect existing storm drains to existing vertical storm leaders in main chase and re-insulated storm piping.

5.1.4 Plumbing Fixtures

Observation/Comments

All existing wall hung plumbing fixtures have been removed in their entirety. Existing fixture carriers remain. Existing floor set service sinks remain.

Recommendations

Verify fixture count with proposed occupant load per floor and if existing toilet room layout is code compliant, install new plumbing fixtures utilizing existing fixture carriers and sanitary piping. If fixture count does not meet current code, then total renovation of existing toilet rooms will need to occur; including modification to fixture quantity, layout and sanitary/domestic water piping.

5.1.5 Natural Gas System

Observation/Comments

The existing 2" Natural Gas service has been valved and capped in the basement near the existing water service entrance. All other gas piping from this point has been removed inside the building.

Recommendations

Verify natural gas service size with proposed new space and water heating natural gas appliances. Coordinate with authority having jurisdiction and RGE if increased service size is required.

5.2 Fire Suppression (Sprinkler Systems)

Observation/Comments

The existing fire pump and stair tower standpipes remain. All other existing fire protection equipment and devices including double check detector assembly and sprinkler distribution piping have been removed.

Recommendations

Remove any existing fire protection system equipment, devices and controls except existing stairwell standpipes and provide new hydraulically calculated automatic fire protection system meeting current NFPA 13 requirements based on proposed occupancy and hazard.

5.3 Heating, Ventilation, and Cooling (HVAC) Systems

5.3.1 Heating

There are no existing operable heating systems. There are two Weil McClain cast iron sectional boilers located in the penthouse mechanical space. There are partial remnants of a hot water distribution system located in the penthouse as well as in the basement. Some pipe risers were located in a common piping shaft. All heating elements have been removed from the floor areas except for recessed hot water wall convectors located in toilet rooms and entrance areas.

5.3.2 Cooling/Ventilation

The cooling and ventilation for the building was provided primarily from a central air handling unit located in the penthouse mechanical space. Air was distributed to the individual floors via supply and return air duct risers located in

a common vertical shaft. All distribution ductwork has been removed. Separate air handling systems were found in the basement. These systems have been disconnected and distribution ductwork has been removed.

A Trane CentraVac centrifugal chiller model PCV2FC1D2 is located in the basement. The equipment has been disconnected and abandoned in place. The chilled water and condenser water pumps are abandoned in the basement.

5.3.3 Controls

All controls for the building have been removed or abandoned in place. Remaining components indicate the building controls were a pneumatic based system.

5.3.4 HVAC Observation/Comments

There are no operational systems remaining in the building. All equipment and remnant components would appear to be non operable or repairable. This would include the boilers, chiller, air-handling units, pumps, heat exchangers, piping, valves and any and all peripheral components.

5.3.5 HVAC Recommendations

All HVAC equipment and components remaining in the building should be removed. The chiller located in the basement would require removal by a technician certified according to regulations of the United States Environmental Protection Agency. New systems, designed for the proposed building configuration, should be installed. An opinion of probable construction costs for HVAC systems to service the entire building is \$2,912,000.

6.0 ELECTRICAL SYSTEMS

6.1 Electrical Service Entrance

The original electrical service entrance equipment for this facility was installed in the late 1960s when the building was first constructed. The equipment is a 120/208-volt, 3-phase, 4 wire switchboard located in the basement, with service entrance raceway entering the facility below grade near the intersection of Atlas and Elm Streets. The switchboard was manufactured by Continental Electric. Refer to photos E-1 and E-2, Appendix A.

While the original service entrance switchboard for this building is still technically in the basement, the internal parts have been removed, and the shell is currently being used as a pull box and current transformer enclosure for a temporary electrical service. The temporary electrical service was installed to support a previous abatement project. Installed in 2010, the temporary electrical service is an 800-amp, 120/208-volt, 3-phase, 4-wire arrangement with current transformer type utility metering. Refer to photo E-3, Appendix A.

The temporary electrical service conductors terminate to an 800-amp GE Spectra main circuit breaker panelboard that serves as the temporary service entrance equipment, and is installed adjacent to the original service entrance equipment enclosure. The utility meter is adjacent to the temporary service panel.

As is common among buildings in the area, RG&E provides electrical service at 120/208-volts directly to the customer, with transformers located in a series of underground vaults in the area. Transformers are owned and operated by RG&E in public right-of-ways, so the customer does not have to provide real-estate or access to service transformers.

Observation/Comments

The original service entrance equipment, as noted above, has been emptied, and is not salvageable for reuse. The temporary service entrance, while in excellent condition, is not sized to support this type of building. The temporary electrical service could be beneficial for construction, and could also be used as part of the permanent electrical distribution system.

Recommendations

Replace the electrical service entrance with new conductors and equipment sized to support the building's expected occupancy. Consider utilizing a 120/208-volt, 3-phase, 4-wire arrangement to eliminate the need for a service transformer.

6.2 Normal Power Distribution

The original power distribution for the facility consisted of (2) 1000-amp Continental Electric buss ducts running vertically through the building, and a motor control center buss-tied to the original service entrance equipment. The buss ducts were previously directly connected the main switchboard, traveled horizontally through the basement, and then connected to the vertical shaft. At some point in the past, several sections of the horizontal bus ducts have been removed, along with the majority of the buss plugs. Panelboards that were originally connected to the buss plugs to provide power on each floor have also been removed. Refer to photo E-7, Appendix A.

The motor control center, which provided power and motor starters for the mechanical equipment in the basement, has been mostly stripped of internal components and the associated feeders. The motor control center is also a product of Continental Electric. Refer to photo E-4, Appendix A.

Temporary electrical panels are located on each floor of the building, connected back to the temporary electrical service panelboard with aluminum type SE jacketed cabling. The cabling is routed on cable racks through the basement, and then travels vertically on cable racks through one of the stair towers, feeding panels located on plywood backboards on the landings for each floor. The panels are 24-space, 120/208V, 3-phase, 4-wire 100A main lug load centers manufactured by GE. Circuit breakers are provided in the temporary electrical service panelboard, protecting the panels at 100-amps. Refer to photos E-5 and E-6, Appendix A.

Observation/Comments

Buss ducts appeared to be in poor condition, and obtaining the quantity of missing hardware required to put them back into service would likely be difficult and expensive, as Continental Electric is no longer in business. Replacement motor starters are likely available for the motor control center through other manufacturers, but the cost to retrofit an entire motor control center would likely be more expensive than new equipment, and the end result would be a non-UL listed system that is well past its expected service life. The temporary distribution, while convenient for construction purposes, is neither of adequate capacity, nor code compliant for a permanent installation.

Recommendations

Provide a new electrical distribution system, either through buss duct or home-run cabling in metallic raceway, to feed power distribution panelboards on each floor of the structure and the mechanical penthouse. Provide new motor control centers and associated feeders as appropriate to support mechanical equipment in the basement and in the rooftop mechanical penthouse.

6.3 Wiring Devices and Branch Circuit Wiring

With limited exceptions, the original branch circuit wiring and associated devices have been removed throughout the building. This includes essentially all conductors and any raceway not poured into concrete.

Receptacles are present at the temporary distribution panel backboards located on each floor in the south-east stairwell landing.

Observation/Comments

Numerous floor penetrations exist that could be re-used for power wiring, if coordinated with planned layout of the space. Raceways poured into the concrete stair towers for lighting and fire alarm devices are also good candidates for reuse.

Recommendations

Provide branch circuit wiring to support proposed building occupancy.

6.4 Lighting Systems

Interior lighting for the facility has been removed, with only a few luminaires remaining that have been abandoned in place, mainly in the stair towers and some recessed cans in the entrance soffit. No exterior luminaires, beyond the aforementioned recessed cans are present at this site. Some very limited temporary string lighting is present in the basement and one of the upper floors. Refer to photos E-8, E-9, and E-10, Appendix A.

Observation/Comments

As mentioned earlier, some existing raceway poured into the concrete stair towers for lighting could likely be reused in a renovation.

Recommendations

Provide new lighting throughout the facility, including required emergency egress lighting, to support the proposed occupancy.

6.5 Fire Alarm Systems

Existing fire alarm systems throughout the facility have been removed, with the exception of a handful of devices abandoned in place. Refer to photo E-11, Appendix A.

Observation/Comments

As mentioned earlier, some existing raceway poured into the concrete stair towers for fire alarm devices could likely be reused in a renovation.

Recommendations

Provide a new fire alarm and detection system throughout the building as required for the proposed occupancy.

6.6 Telephone/Paging/IT Communication Systems

All existing communications cabling, distribution equipment and utilization devices have been previously removed. Based on a review of the facility, it appears that the original telecommunications service entrance to this building was through the adjacent building to the north's basement, which is not uncommon for buildings in this area.

Telecommunications cabling was previously distributed throughout each floor utilizing an in-floor raceway system that still exists, with removable access plates leading back to the stacked vertical closets which also contain the existing buss duct for power distribution. Presumably vertical backbone cabling interconnected telecommunications backboards in these stacked closets. Refer to photos E-12 through E-15, Appendix A.

Observation/Comments

The existing in-floor raceway system appears to be in good condition, and could conceivably be reused, provided the layout is compatible with the proposed occupancy.

Recommendations

Provide new telecommunications service entrance(s) and distribution as required to support the intended occupancy of the facility.

6.7 Security Systems

With the exception of a retrofitted and obviously no longer in-use electric door strike that was observed, no other electronic security or access control systems were observed in the facility.

Observation/Comments

None.

Recommendations:

Based on the intended occupancy of the building, consider installing an electronic access control system utilizing proximity type card or fob readers. Because of the extensive use of glass on the perimeter of the building, consider installing an electronic intrusion detection with glass-break sensors on the lower floors of the building at a minimum.

7.0 ADA COMPLIANCE

The review of ADA Title III compliance was not included in this scope of work. It is recommended that a thorough in depth study be completed in an effort to document non-conforming conditions.

8.0 QUALIFICATIONS

8.1 Document Review and Interviews

The following people or organizations were interviewed by LaBella Associates staff during the site visit:

- Chuck Fox – City of Rochester

LaBella Associates, P.C. staff involved with analysis:

- Richard Morelle – Mechanical
- David Myers – Fire Protection
- Steve Longway – Electrical
- Brett Driscoll – Plumbing

APPENDIX A

PHOTO LOG

ELECTRICAL PHOTOS



E-1: ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT



E-2: ABANDONED SERVICE ENTRANCE SWITCHBOARD



E-3: TEMPORARY SERVICE ENTRANCE SWITCHBOARD



E-4: ABANDONED MOTOR CONTROL CENTER



E-5: TEMPORARY POWER DISTRIBUTION CABLING IN STAIR TOWER



E-6: TEMPORARY POWER DISTRIBUTION PANEL IN STAIR TOWER



E-7: VERTICAL SECTIONS OF BUSS DUCT IN STACKED CLOSETS



E-8: TYPICAL ABANDONED IN PLACE LUMINAIRE



E-9: LUMINAIRE RACEWAY RECESSED IN CONCRETE STAIR TOWER



E-10: SOFFIT MOUNTED LIGHTING AT BUILDING ENTRANCE



E-11: TYPICAL ABANDONED IN PLACE FIRE ALARM DEVICE



E-12: IN-FLOOR RACEWAY SYSTEM AND COVERS



E-13: IN-FLOOR RACEWAY SYSTEM ENTERING STACKED CLOSET



E-14: IN-FLOOR RACEWAY IN STACKED CLOSET AND TELECOMMUNICATIONS BACKBOARD



E-15: IN-FLOOR RACEWAY PENETRATIONS AND THROUGH-FLOOR PENETRATIONS

MECHANICAL (FIRE PROTECTION, HVAC, PLUMBING) PHOTOS



Fire Pump Station in Basement



Typical Stairwell Fire Hose Connection



Abandoned Centrifugal Chiller located in basement



Abandoned chilled water and condenser water pumps



Typical abandoned toilet room



Abandoned janitor's closet



Abandoned AHU in penthouse mechanical space



Abandoned boilers in penthouse mechanical space



Abandoned cooling tower on roof

Appendix G – Resumes

Michael P. Storonsky

Managing Senior Associate



With more than 28 years of experience from both consulting and regulatory perspectives, Mr. Storonsky is Stantec's Tri-State Region Environmental Management Managing Leader. He regularly works with clients to investigate and remediate contaminated properties, including brownfields. He also coordinates environmental programs involving Phase I and Phase II Environmental Site Assessments, asbestos, and petroleum bulk storage tanks.

EDUCATION

Bachelor of Science, Wildlife Biology, SUNY College of Environmental Science and Forestry, Syracuse, New York, 1979

Associate in Applied Science, Fish and Wildlife Technology, SUNY Agricultural and Technical College, Cobleskill, New York, 1976

MEMBERSHIPS

Board of Directors, Center for Environmental Information

President, Rochester Committee for Scientific Information

PROJECT EXPERIENCE

Border Crossings

Detroit-Windsor Tunnel Plaza

Responsible for the preparation of Phase I Environmental Site Assessments for both the US and Canadian Detroit-Windsor Tunnel Plaza which provided recommendations regarding historic underground storage tanks; vehicle maintenance facilities; transformers oil disposal; maintenance of oil-water separators, floor drains and sumps; suspect asbestos containing building materials; and suspect lead-based paint.

Queenston-Lewiston Plaza – Phase I

Responsible for the preparation of Phase I and Phase II environmental investigations of the Queenston-Lewiston Plaza in 2002 including PCB sampling of stained areas from the toll booth lane heater system, asbestos sampling, soil borings and associated sampling to evaluate two former underground storage tank locations and two septic systems that may have received wastes from a parts washer and maintenance garage, sampling of wastes from the maintenance floor drain, sampling of stockpiled materials, and a review of the NYSDEC approved Beneficial Use Determination 415-9-32 for 14,000 cubic yards of fill material containing elevated levels of lead and chromium that was placed on the site from the Rainbow Bridge.

Environmental Site Management

Sub-Slab Depressurization System (SSDS), Gates, New York (Project Manager)

Responsible for the completion of a pressure extension test, as well as preliminary design and development of an opinion of probable cost to install and operate a sub-slab depressurization system at a large former industrial facility to mitigate soil vapor intrusion. Design and installation are expected to be completed in 2008.

Vacuum Oil, Phase I Environmental Site Assessment, Rochester, New York (Project Manager)

Completed Phase I ESAs of two parcels comprising a portion of a former oil refinery that operated from 1866 until the 1930s. Also responsible for the Phase II ESA of the site, anticipated to be completed in 2008.

Brownfield Cleanup Agreement, Machine Shop Remedial Investigation, Rochester, New York (Project Manager)

Managed a remedial investigation of an active manufacturing facility involving TCE groundwater contamination pursuant to a Brownfields Cleanup Agreement with New York State. On-site and off-site investigations included sub-slab soil vapor surveys to investigate the TCE plume. An interim remedial measure involving the removal of grossly impacted soils from beneath the building was performed during a holiday shutdown period. An Alternatives Analysis report is presently being prepared.

NYS Superfund Site Investigation and Delisting, Rochester, New York (Project Manager)

Managed the DEC Phase II investigation at an apartment complex constructed on the site of a former municipal incinerator ash landfill, which resulted in de-listing of the site from New York State's Superfund list.

Solvent Spill Cleanup, Brighton, New York (Project Manager)

Managed emergency response, remedial investigations, and design of a soil vapor extraction and groundwater collection and treatment system. Also responsible for permitting, agency negotiations, construction observation and system monitoring for an 800 gallon Stoddard solvent spill at an industrial facility. This work resulted in successful closure of the New York State spill file.

* denotes projects completed with other firms

Michael P. Storonsky

Managing Senior Associate

Rochester City School District Underground Storage Tank Removal, Rochester, New York (Project Manager)

Developed an investigation, testing, clean up and removal program for 35 underground petroleum and fuel oil storage tanks at 23 facilities owned by the Rochester City School District.

Closure of Five RCRA Hazardous Waste Storage Facilities, Corning, New York (Project Manager)

Managed the preparation and implementation of closure plans for five RCRA hazardous waste storage facilities.

NYS Superfund Site, Storm Sewer Installation, Syracuse, New York (Project Manager)

Managed the installation of a storm sewer within a New York State listed inactive hazardous waste site.

Fast Track Phase I ESAs, Various Locations, New York (Project Manager)

Managed fast-track Phase I ESAs for a pool of 34 properties, involving shopping malls totaling 22 million ft² of building space and proposed mall sites, to prepare them for a proposed sale anticipated to gross between \$2-4 billion.

Friable Asbestos Survey, Elmira, New York (Project Manager)

Managed a friable asbestos survey of a regional office building to assess spray-on fireproofing and provide recommendations for long-term management and short-term HVAC maintenance activities.

Petroleum UST Removal, Senior Care Facility, Rochester, New York (Project Manager)

Managed the removal of an abandoned fuel oil tank and contaminated soil at an active senior care facility.

PCB Contaminant Testing*, Hudson River, New York (Wildlife Technician)

Responsible for the collection and preparation of fisheries samples from the Hudson River for PCB contaminant testing relating to the General Electric NPL Superfund site.

Petroleum Spill Site Inactivation Evaluation, Rochester, New York (Project Manager)

Coordinated preparation of a petroleum spill site inactivation evaluation, resulting in successful inactivation of a New York State spill file and, thereby, saving the customer an estimated \$100,000 in cleanup costs.

Nursing Home Facility, Abatement of Boiler Room Asbestos, Bath, New York (Project Manager)

Managed Phase I and Phase II ESA's and preparation of design specifications for the abatement of boiler room asbestos at a nursing home facility.

Voluntary Cleanup Agreement, Two Former Industrial Facilities, Big Flats, New York (Project Manager)

Managed the investigation program, preparation of work plans, building demolition, and successful cleanup of two former industrial facilities with PCB and metals soil and groundwater contamination pursuant to the first Voluntary Cleanup Agreement completed in New York State.

Frontier Communications, Rochester, New York (Project Manager)

Managed a hazardous materials compliance audit for 80 buildings and several subsequent site assessment and remedial engineering design projects.

Asbestos Survey, Rochester, New York (Project Manager)

Managed an asbestos survey of the 500,000 ft² multi-story Midtown Plaza commercial office building.

Voluntary Cleanup Agreement, Former Railroad Yard, Buffalo, New York (Project Manager)

Managed Brownfield site investigations, remedial alternatives evaluation, work plan preparation, agency negotiations, and successful site remediation at a former railroad yard occupied by a vacant warehouse. Inactive underground storage tanks and the associated petroleum contaminated soils were removed, while elevated levels of lead and various petroleum hydrocarbons were allowed to remain in place.

Voluntary Cleanup Agreement, Service Station, Medina, New York (Project Manager)

Managed the investigations, evaluation of remedial alternatives, preparation of work plans, agency negotiations, risk assessment, and remediation of soil and groundwater contamination at an abandoned gasoline service station pursuant to a Voluntary Cleanup Agreement with New York State.

* denotes projects completed with other firms

Michael P. Storonsky

Managing Senior Associate

Voluntary Cleanup Agreement, Former Dry Cleaning Facility, Rotterdam, New York (Project Manager)

Managed the remedial investigation, feasibility study, agency negotiations, design, construction oversight, and operation and monitoring of a combined groundwater sparging/soil vapor extraction system that successfully cleaned up tetrachloroethylene (PCE) contaminated soil and groundwater from a former dry cleaning facility. This was accomplished within one year, pursuant to a Voluntary Cleanup Agreement with New York State on behalf of the nation's largest retail chain.

Voluntary Cleanup Agreement, FLLC Groundwater Remediation System, Geneva, New York (Project Manager)

Managed the Remedial Investigation of a former dry cleaner, including off-site soil vapor surveys, which culminated in the design and installation of a zero valent iron permeable reactive barrier (PRB) pursuant to a Voluntary Cleanup Agreement with New York State to passively treat PCE and TCE contaminated groundwater.

Environmental Restoration Program Site Cleanup, Former Industrial Facility, Buffalo, New York (Project Manager)

Managed an Environmental Restoration Program site cleanup, through the New York State Clean Water/Clean Air Bond Act, of a former industrial facility involving remedial design, construction bid documents, construction management services, field observation/ documentation and a final engineering report. The clean up involved the removal and disposal of approximately 2,600 tons of petroleum impacted soils and miscellaneous surface debris.

Voluntary Cleanup Agreement, Former Dry Cleaning Chemical Distribution Facility, Rochester, New York (Project Manager)

Managed the investigation of a former dry cleaning chemical distribution facility which identified PCE and trichloroethylene (TCE) soil and groundwater contamination pursuant to a Voluntary Cleanup Agreement and recommended installation of a two phase soil vapor and groundwater extraction system which was installed by New York State.

Former Gasoline Service Station Site Investigation and Cleanup, Henrietta, New York (Project Manager)

Managed the investigation, design and remediation of a former gasoline service station involving the excavation, removal and backfilling of approximately 4,300 tons of petroleum impacted soil. Use of petroleum fingerprinting techniques allowed the owner to recoup the majority of the cleanup costs from the prior owner.

Petroleum Impacted Site Investigation, Rochester, New York (Project Manager)

Managed the investigation of a petroleum-impacted site, which underwent successful negotiations regarding a Voluntary Cleanup Agreement with New York State.

Hydrogeologic Investigation, Bolivar, New York (Project Manager)

Managed a hydrogeologic investigation, a remedial program involving closure of lagoons impacted with chlorinated solvents, and the design and construction of an industrial wastewater treatment plant under the terms and conditions of a New York State imposed Consent Order.

Superfund Remedial Investigation, Cadmium and Nickel Contaminated Marathon Battery Site*, Foundry Cove, New York (Environmental Scientist)

Assisted in the development, implementation, evaluation and report preparation for the \$600,000 NYSDEC/USEPA NPL Superfund Remedial Investigation at the cadmium and nickel contaminated Marathon Battery Site. This program involved the collection, analysis and interpretation of sediment, surface water, aquatic vegetation, and wildlife samples and the resultant data. These data were used for the evaluation, development and eventual successful implementation of the selected remedial alternative.

Manufacturing Facility, Remedial System Operations, Ithaca, New York (Project Manager)

Responsibilities include managing the ongoing operations and maintenance of a two-phase vacuum extraction system designed to remediate chlorinated solvent impacts in bedrock at an inactive hazardous waste site.

Phase I Environmental Site Assessments, Multiple Locations (Project Manager)

Managed fast-track Phase I Environmental Site Assessments of 2.5 million sq. ft. of manufacturing and distribution space involving ten facilities, located in multiple states and countries, with some operations dating back to the civil war.

Phase II Environmental Site Assessment, Former Manufacturing Facility, Henrietta, New York (Project Manager)

Responsible for the soil and groundwater characterization of impacts from a former nickel plating manufacturing facility. Included installation of borings, monitoring wells, analytical sampling, report generation and a remedial cost estimate.

* denotes projects completed with other firms

Michael P. Storonsky

Managing Senior Associate

Phase I and Phase II ESAs and Petroleum Corrective Action Plan, Chili, New York (Project Manager)

Managed Phase I and Phase II ESAs, Tank Removal, and Preparation and Implementation of DEC Approval Corrective Action Plan, involving excavation and treatment of 2,200 cubic yards of petroleum impacted soil in an ex-situ bioremediation cell and monitored natural attenuation of groundwater impacts. Implementation of the CAP is nearing completion.

Phase II ESA and Petroleum Cleanup Program, Scottsville, New York (Project Manager)

Managed a Phase II ESA, tank removal, impacted soil removal, application of ORC groundwater treatment and ongoing groundwater monitoring program of a former gas station site that was redeveloped with a bank.

EPA Brownfield Investigation, Elmira, New York (Project Manager)

Managed an EPA Brownfield investigation of a two-mile long railroad spur for the City of Elmira. The corridor, which travels through the heart of the city, is expected to be redeveloped for both commercial purposes adjacent to major thoroughfares and a recreation trail along its entire length.

Petroleum Groundwater Pump and Treatment System, Massena, New York (Project Manager)

Managed Phase II ESA, remedial design and installation of a groundwater pump and treatment system for BTEX contaminated groundwater. System included surfactant application, installation and operation of a pneumatic bladder pump with granular activated carbon treatment and discharge via permit to a storm sewer.

Stewart Terrace, New Windsor, New York (Environmental Program Coordinator)

Managed the preparation of Phase I ESA, Phase II ESA, Environmental Management Plans for asbestos containing materials, lead based paint, mercury-containing equipment, polychlorinated biphenyl-containing light fixtures, hazardous & universal waste, miscellaneous hazardous and toxic substances, pesticides in soil, and mold. Also responsible for asbestos abatement and hazardous material building abatement specifications. This work was performed for a 299-unit military housing subdivision in conjunction with complete site engineering, landscape architecture and surveying services also performed by Stantec.

Building 606, USMA, West Point, New York (Environmental Program Coordinator)

Responsible for completion of an asbestos pre-demolition survey of this historic, 90-year-old, 125,000 ft² masonry multi-use facility. He was responsible for preparing asbestos survey reports and detailed asbestos abatement specifications and drawings.

Brownfield Cleanup Agreement, Former AB Dick Facility, Henrietta, New York (Project Manager)

Responsibilities included Phase I ESA, Phase II ESA, Asbestos Pre-Demolition Survey, Asbestos Abatement and Building Demolition Specifications, and Remedial Oversight to assist in the identification and management of environmental hazards at this 167,000 sq. ft. former manufacturing facility. Also responsible for the oversight of remedial cleanup activities by a former tenant. A Brownfield Cleanup Program Remedial Investigation Work Plan was approved by DEC and the Remedial Investigation is ongoing.

Brownfield Site Investigation, Former Laundry and Machine Shop, Rochester, New York (Project Manager)

Responsibilities included conducting a Remedial Investigation of this former laundry and machine shop property. Implementation of remedial measures is expected to be completed in 2008.

Petroleum Investigation and Cleanup, 1650 Elmwood Avenue, Brighton, New York (Project Manager)

Managed the investigation and cleanup of a former gas station to facilitate redevelopment of the site as a drug store in order to obtain inactivation of a DEC petroleum spill file.

Voluntary Cleanup Agreement, Gonsenhauser Farm, Brighton, New York (Project Manager)

Managed Phase I and Phase II ESAs, remedial cost estimate, remedial design, remedial construction and ongoing groundwater monitoring program to address soil and groundwater impacts from three former underground storage tanks at an abandoned farm. The site has been successfully transformed into a public park.

Brownfield Cleanup Agreement, Germanow-Simon Ward Street Site, Rochester, New York (Project Manager)

Managed the investigation of an active manufacturing facility to assess the extent of PCE, TCE, Stoddard Solvent, and petroleum soil and groundwater contamination. Coordinated the proper closure of nine underground storage tanks. Managed the design and construction of a multi-phase vacuum extraction system. Remediation of the site is ongoing. A certificate of completion was obtained in December 2006 allowing the client to apply for the applicable refundable tax credits.

* denotes projects completed with other firms

Michael P. Storonsky

Managing Senior Associate

EPA Brownfield Cleanup, 151-191 Mt. Hope Avenue, Rochester, New York (Project Manager)

Managed the implementation of a Corrective Action Plan for the City of Rochester at an EPA-funded city park site that formerly housed three gas stations. Differential GPS was used to provide real-time reports to the client for this 4,500-ton soil cleanup program.

EPA Brownfield Investigation, Former Davidson Collision, Rochester, New York (Project Manager)

Managed the Remedial Investigation and Alternatives Analysis report at this NYS Superfund site and prepared an opinion of probable remedial cost for the City of Rochester. A Remedial Action Work Plan was submitted to NYSDEC.

Environmental Restoration Program Brownfield Site Investigation and Cleanup, Former Contractor's Yard, Rochester, New York (Project Manager)

Managed a \$4-million Brownfields Site investigation and cleanup for the City of Rochester pursuant to the New York State Clean Water/Clean Air Bond Act of a former contractor's yard involving a state grant that covered 90% of the costs. Activities completed include Site Investigation, Remedial Alternatives Evaluation, Interim Remedial Measures, Design Phase Investigation, Remedial Design, and Remedial Construction. Implementation of remedial activities included excavation and disposal of over 26,000 cu.yds. of construction and demolition debris as well as petroleum, pesticide and heavy metal contaminated soils. Also included were installation of an oxygen injection system to treat contaminated groundwater and construction of a 5,200 cu.yd. ex-situ bioremediation cell to treat petroleum-contaminated soil. Operations, monitoring and maintenance activities were successfully completed for the two remedial systems. This urban site was redeveloped as a 27-unit single-family residential market rate subdivision. The project won one local award and two state awards for environmental engineering excellence from the American Public Works Association and the American Council of Engineering Consultants.

Environmental Restoration Program Brownfield, Olean Street Revitalization Project, Rochester, New York (Project Manager)

Managed the Phase I and Phase II ESAs, and Remedial Investigation and Alternatives Analysis Report for the City of Rochester to facilitate the development of a single-family residential subdivision pursuant to NYSDEC Environmental Restoration Program Brownfield guidelines.

Genesee Marina, Phase I & II Environmental Site Assessments, Geotechnical Investigation and Wetland Delineation, Rochester, New York (Project Manager)

Managed Phase I and Phase II Environmental Site Assessments, preparation of opinions of probable environmental remedial costs, geotechnical investigation and a wetlands delineation of a 29-acre marina located one mile upstream from the Port of Rochester.

Brooks Landing, Environmental Site Assessments and Corrective Action Plans, Rochester, New York (Project Manager)

Managed Phase I and Phase II Environmental Site Assessments and Preparation and Implementation of Corrective Action Plans, a Soil and Groundwater Management Plan, and a sub-slab depressurization system for the City of Rochester. This work allowed the VOC-impacted, cinder-filled waterfront property, containing a former canal, rail line and gas station, to be redeveloped with a hotel.

Corn Hill Landing, Environmental Site Assessments and Corrective Action Plans, Rochester, New York (Project Manager)

Managed Phase I and Phase II Environmental Site Assessments and Preparation and Implementation of Corrective Action Plans and a Soil and Groundwater Management Plan for hazardous waste lead-impacted soil from a former lead works facility and petroleum impacted soil from a former leaking underground tank. This work was to allow the riverfront, cinder-filled, former railroad yard to be redeveloped into a \$20 million mixed residential-retail complex.

Platinum Group, Rochester, New York (Project Manager)

Responsibilities included Phase I ESA, Phase II ESA, petroleum spill file closure, pre-demolition asbestos survey and preparation of asbestos containing materials building specifications to allow demolition of four buildings covering the majority of a city block in downtown Rochester.

Phase I and II Environmental Site Assessments, Multiple Locations (Project Manager)

Coordinated, implemented and managed more than 2,500 Phase I and Phase II environmental site assessments at various locations.

* denotes projects completed with other firms

Ms. Bauch-Barker has more than four years of experience in environmental geology. Her professional experience includes implementation of Phase I and II Environmental Investigations, remedial projects including Spills, Brownfield and Voluntary Cleanup Programs, landfill monitoring, and asbestos sampling.

EDUCATION

BS, Geology, University of Rochester, Rochester, New York, 2005

Bachelor of Arts, Physics and Astronomy, University of Rochester, Rochester, New York, 2005

Master of Science, Geology, University of Rochester, Rochester, New York, 2007

OSHA Ten-Hour Construction Safety Certification, Rochester, New York, 2008

40-Hour OSHA Hazardous Waste Site Operations; 8-Hour Refresher, Rochester, New York, 2011

Erosion and Sediment Control Training, 2011

REGISTRATIONS

Asbestos Inspector #07-12593, New York State Department of Labor

MEMBERSHIPS

Member, Women of Wastewater Committee

Member, Buffalo Association of Professional Geologists

Member, Geological Society of America

Member, American Geophysical Union

PROJECT EXPERIENCE

Richmond Street, Rochester, New York

Performed a combined Phase I and II Environmental Site Assessment at a property adjacent to a dry cleaner to determine whether subsurface contamination may have originated off-site.

Former Emerson Street Landfill Building Surveys, Rochester, New York

Performed soil vapor intrusion surveys in several industrial and commercial buildings located on the Former Emerson Street Landfill. reporting included building conditions, survey results, and historical summaries.

Olean Street Revitalization Project, Rochester, New York

Performed monitoring well installation, development, and sampling for a remedial investigation.

1099 Jay Street, IAQ/Mold Investigation, Rochester, New York

Performed investigation of indoor air quality and mold in conjunction with HVAC inspection at a RPD leased facility which had historically experienced sewage backups and employee health complaints.

South Avenue, Brockport, New York

Performed a Phase I and Phase II Environmental Site Assessment at a former trucking facility. Borings and groundwater sampling were conducted to delineate contamination from a leaking underground storage tank and to analyze debris and historic sewage disposal on the property.

Genesee Street Phase II Environmental Site Assessment, Rochester, New York

Performed a Phase II Environmental Site Assessment involving soil and groundwater sampling at a former drycleaners and auto repair shop.

Pattonwood Landfill, Rochester, New York

Performed a soil vapor intrusion survey and sub-slab/indoor air sampling to investigate migration of vapors from a closed landfill.

Route 590 Sign Replacement Project, Rochester, NY

Performed observation of geotechnical borings along Route 590 and Route 104 in preparation of replacement of highway signage.

Interstate 81 Corridor Assessment, Syracuse, New York

Performed a Hazardous Waste Screening for a 12 mile section of Interstate 81 and Interstate 690 as part of a transportation planning effort.

St. Salome, Irondequoit, New York

Performed Phase I Environmental Site Assessment for the 4.1 acre convent, rectory and school leading to a Phase II investigation and asbestos survey.

Kennedy Valve Railroad Spur, EPA Brownfield, Elmira, New York

Performed sampling and data analysis for groundwater monitoring wells and test pits.

Interstate 190 Fiber Optic Project, Buffalo, New York

Performed a hazardous waste screening for a 20 mile length of Interstate 190 prior to installation of a fiber optic line.

Dorothy Bauch-Barker

Environmental Geologist

Phase I ESA's, Various Locations, New York

Performed various Phase I Environmental Site Assessments of residential and commercial sites throughout New York State.

Brownfields Cleanup Agreement, Germanow-Simon Ward Street Site, Rochester, New York

Performed passive soil vapor monitoring activities, test pit investigation, monitoring well installation and development, and air sampling.

Cortland Park Apartments, Cortland, New York

Performed Phase I Environmental Site Assessment and updates for the 5.57-acre property that was improved with the Cortland Park Apartments. Conducted short and long term radon testing.

Medical Instrument Design and Assembly, Syracuse, New York

Performed a confidential Phase I and II ESA program with an abbreviated timeframe on a medical instrument design and assembly facility. Included analysis of operations, soil and groundwater investigation, and data gathering.

Soil Vapor Intrusion Investigations, New York

Performed several soil vapor intrusion investigations in commercial and residential buildings. Involved installation of temporary monitoring points, sampling of sub-slab, indoor, and outdoor air, and analysis of data.

Indoor Air Quality Investigations, Various Locations, New York

Performed several indoor air quality investigations, including mold sampling, in commercial buildings. Investigated potential sources of occupant complaints.

Asbestos

Performed asbestos inspections in residential, commercial, and industrial properties, including a former coal power plant and a former school building.

Ryan Center Construction Project, Rochester, New York

Implemented a site management plan to evaluate, address and manage potential subsurface contamination during construction of a new library and community center at the site of a public grade school. This included a Phase II Environmental Site Assessment of the site and a remedial soil removal to address residual soil contamination at the location of a former underground fuel-oil storage tank.

Voluntary Cleanup Agreement, Rochester Technology Park, Rochester, New York

Performed construction observation and oversight, sampling, and system operation and monitoring for installation of five sub-slab depressurization systems addressing chlorinated solvent vapors in three areas of a former manufacturing facility. Performed sub-slab and indoor air sampling to confirm system operation.

399 Gregory Street Brownfield Assessment, Rochester, New York

Performed active soil vapor monitoring and Geoprobe borings during the investigation phase at a former collision shop with paint waste and metals contaminated soils. Performed CAMP and excavation monitoring for a soil removal program and quarterly post-remediation groundwater monitoring.

Bridgestone/Firestone Complete Auto Care, Greece, New York

Performed observation and soil sampling during replacement of an oil/water separator at an auto maintenance facility, including reporting of contamination surrounding the separator which resulted in Spill closure.

811 Jefferson Road, Henrietta, New York

Conducted CAMP and participated in delineation of chlorinated VOC impacts at a former photocopy equipment manufacturing location, including well installation, borings, and groundwater monitoring well development, sampling, and aquifer testing.

Phase II Investigations, Bath, Belmont, and Hornell, New York

Performed Phase II Environmental Investigations including soil borings, well installations, and soil and groundwater sampling at several asphalt plants. One site proceeded to the NYSDEC Brownfields program.

Mt. Hope Avenue Brownfield Site Cleanup, Rochester, New York

Performed excavation monitoring and community air monitoring plan for a 4,500 ton remedial excavation program that resulted in spill file closure.

Rochester Genesee Regional Transportation Authority, Rochester, New York

Performed extraction well installation, LNAPL product level monitoring, excavation oversight and sampling, and initial LNAPL product removal associated with the replacement of bus lifts, concrete drive replacement, tank closure, and new building construction at this petroleum spill site. Conducted soil sampling and groundwater monitoring in association with delineation of the impacts.

Katherine Premo

Environmental Scientist



Ms. Premo recently joined Stantec as an Environmental Scientist with degrees in Geology and Environmental Science. Her prior experience includes an internship in environmental consulting assisting with Phase I Environmental Site Assessments and asbestos sampling programs, and research experience on nutrient enrichment in coastal waters.

EDUCATION

Master of Science, Environmental Science, Rochester Institute of Technology, Rochester, New York, 2011

Bachelor of Science, Geology, Hobart and William Smith, Geneva, New York, 2009

40-Hour OSHA HAZWOPER Standard, 29 CFR 1910.120, Rochester, New York, 2011

New York State Department of Environmental Conservation, Erosion and Sediment Control, Rochester, New York, 2011

REGISTRATIONS

Asbestos Inspector, New York State Department of Labor

MEMBERSHIPS

Member, Women of Wastewater, New York Water Environment Association, Inc.

PROJECT EXPERIENCE

Environmental Site Assessments Phase I, II

Superior Lubricants, Phase I Environmental Site Assessments, Western and Central, New York
Assisted in preparing a series of Phase I ESA reports for these lubricant distribution facilities.

1315 South Plymouth Avenue, Phase I Environmental Site Assessment, Rochester, New York
Assisted in preparing a Phase I ESA report.

Monroe Avenue Phase II Environmental Site Assessment

Performed a Phase II Environmental Site Assessment involving soil and groundwater sampling at this former woodworking facility.

Victor Insulators, Victor, New York

Performed groundwater sampling at an active industrial landfill.

Sites in Western New York*

Assisted in preparing phase I & II site assessments through database research, GIS work and field work.

Environmental Site Remediation

Allegany Bituminous, Belmont, New York

Assisted with construction observation services during implementation of Interim Remedial Measures involving soil excavation and off-site disposal, in-situ groundwater treatment; soil and groundwater sampling; and the community air monitoring program.

Germanow-Simon Corporation Ward Street Site, Rochester, New York

Performed groundwater sampling as part of an Enhanced Reductive Dechlorination program to treat residual groundwater impacts in-situ.

Research/Laboratories

Cape Cod, Massachusetts*

Performed research on the process of nutrient enrichment in coastal waters and sediment.

* denotes projects completed with other firms