

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**3340 MONROE AVENUE
Pittsford, New York 14534**

PREPARED FOR:

**I. GORDON CORPORATION
Reynolds Arcade Building
28 East Main Street
Rochester, New York 14614**

&

**SUN LIFE ASSURANCE COMPANY
of CANADA (USA)**



**PREPARED BY:
PASSERO ASSOCIATES, P.C.
100 LIBERTY POLE WAY
ROCHESTER, NY 14604**

September 19, 2003

P.N. 93262.02

PRIVILEGED AND CONFIDENTIAL

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1.0 EXECUTIVE SUMMARY

Passero Associates, P.C. performed this Phase I Environmental Site Assessment in conformance with ASTM E 1527-00 for **the benefit of I. Gordon Corporation and Sun Life Assurance Company of Canada (USA)**. Assignment of this document can be made only with the written permission of Passero Associates, P.C.

SUBJECT PROPERTY:

**3340 Monroe Avenue
Pittsford, New York 14534**

1.1 REPORT FINDINGS

The subject site is an approximately 6.3-acre parcel, located on the north side of Monroe Avenue in the Town of Pittsford, New York (the "Site"). The site is improved with an approximately 92,590-square-foot 1-story masonry building built in 1968. The building is operated as a retail plaza, one of which is Marshall's department store. At the time of this Site investigation, approximately 20,000 square feet of space at the north side of the plaza was being gutted for Marshall's expansion. The west end of the plaza was being gutted for future Monroe Wheelchair lease space. The building is serviced by public water and sewers.

In September 2003, New York State Department of Labor licensed Asbestos Contractor Carone Contracting, Inc. inspected the subject building; they certified that "all wall surfaces are drywall or block, all flooring is concrete, and all pipe insulation is fiberglass". They concluded that "no suspected asbestos-containing materials exist".

1.2 CONCLUSION

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM practice E 1527-00 for the subject parcel located at 3340 Monroe Avenue in the Town of Pittsford. **This assessment has revealed no evidence of recognized environmental conditions in connection with the subject site.**

2.0 PURPOSE

The purpose of this Phase I Environmental Site Assessment is to characterize the subject site with respect to recognized environmental conditions in connection with the property, including the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and petroleum products. As such, this assessment is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability: that is, the practices that constitute "all property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

In addition, the purpose of this report is to evaluate "business environmental risk" regarding any environmental conditions which can materially impact the property.

3.0 SCOPE OF WORK

This Phase I Environment Assessment report has been prepared in accordance with ASTM Standard E 1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environment Site Assessment Process*. The scope of this Phase I Environmental Assessment has been limited to a review of the following sources of information.

- A) Recorded chain of title documents regarding the subject property, including all deeds, easements, leases, restrictions and covenants for a period of 50 years, if provided.
- B) Historical maps and aerial photographs which may reflect prior uses of the subject property and which are reasonably obtainable through state or local government agencies.
- C) Reasonably obtainable federal, state and local government records of: listed hazardous/solid waste sites, spill reports, underground and bulk storage tank facilities, hazardous waste treatment, storage and disposal (TSD) handler and generator records and recorded environmental complaints as provided by the Environmental Data Resources (EDR) Summary Report.
- D) A visual site inspection (reconnaissance) of the subject property and all facilities and improvements on the subject property.
- E) Cursory visual inspection of the subject property, facilities and improvements for suspect ACMs and lead-based painted surfaces, if applicable.

To the best of Passero Associates's knowledge, the information contained in this report is true and accurate. Passero Associates personnel have exercised due diligence in the compilation of the information contained herein appropriate to environmental professionals engaged in investigations of this sort.

4.0 USER PROVIDED INFORMATION

4.1 Owner Interview

Robert Gordon of I. Gordon Corporation completed the Environmental Questionnaire (Appendix 11.2) providing the following information:

The subject building was built as a retail plaza on previously undeveloped land in 1969. There are no regulated tenants on site. The building is heated with natural gas, and there are no tanks on site. The site is serviced by public water and sewers.

Historically the building was documented to have had asbestos-containing materials (ACM) present. The majority of these ACM were abated by removal as lease space was renovated; the remainder of these ACM were removed during the renovation presently being conducted. I. Gordon Corporation provided documentation that NYSDOL-certified Carone Contracting, Inc. verified on September 1, 2003 that no asbestos-containing materials are present in the subject building (Appendix 11.3).

4.2 Environmental Liens/Valuations Reduction

There are no Environmental Liens or Valuation Reductions of the subject property due to environmental conditions.

4.3 Reason for Performing Phase I

This Phase I Environmental Site Assessment was performed relative to the refinancing of the subject property.

4.3 Asbestos Abatement

In June 1988, an asbestos survey was conducted by Lozier Architects & Engineers; a limited quantity of floor tiles and thermal system elbow joint mudpack were identified as ACM. According to Don Sasso of I. Gordon Corporation during this Site inspection, the majority of these ACM were removed as tenant lease space has been renovated in the past decade. All remaining ACM were removed during the building renovation that is presently being conducted. As stated above, Carone Contracting, Inc. verified on September 25, 2003 that all ACM have been removed (Appendix 11.3).

5.0 SUBJECT PROPERTY/VICINITY DESCRIPTION

5.1 SITE RECONNAISSANCE

Donald Sasso of I. Gordon Corp. accompanied Peter S. Morton, C.P.G. of Passero Associates, P.C. during the site visit on August 13, 2003:

5.1.1 Site Description -

The site is an approximately 6.3-acre parcel, located on the north side of Monroe Avenue in the Town of Pittsford, New York (Appendix 11.1). It is improved with a retail plaza and surrounding asphalt parking lot. The area is serviced by public water and sewers.

5.1.2 Subject Building -

The subject building is of approximately 92,590-square-foot 1-story block and steel construction on concrete slab.

5.1.3 Evidence of Tanks -

The subject building is heated with natural gas, and no evidence of tanks was noted on site during Passero Associates' site visit. The Town of Pittsford Fire Marshal has no records of tanks on site. There are no NYSDEC-registered tanks on the subject site.

5.1.4 Storage Practices -

The subject site was historically undeveloped land, prior to construction of the subject retail plaza building in 1969. As such, current (or historic) waste storage, chemical storage, or petroleum storage is not of environmental concern on the subject site.

5.1.5 Evidence of Spills/Releases -

No evidence of spills was noted during the site visit, and the EDR database does not identify any spills on the subject site (Appendix 11.4).

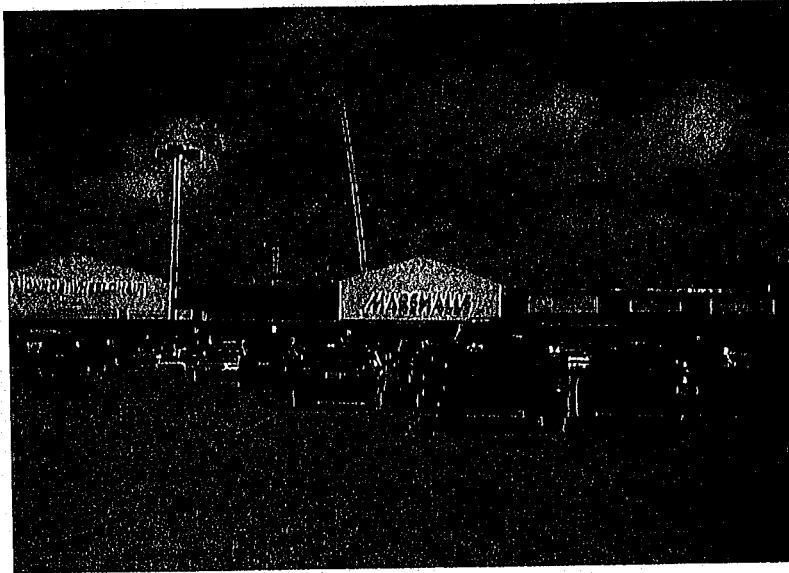
5.2 ADJACENT PARCELS

The adjacent parcels to the south, east and west are retail and commercial in nature, and Oak Hill Country Club is to the north. **No recognized environmental conditions are identified on adjacent parcels that appear to have a negative impact on the subject site.**

5.3 SUBJECT SITE PHOTOGRAPHS

Representative photographs of the subject site are presented in the following page:

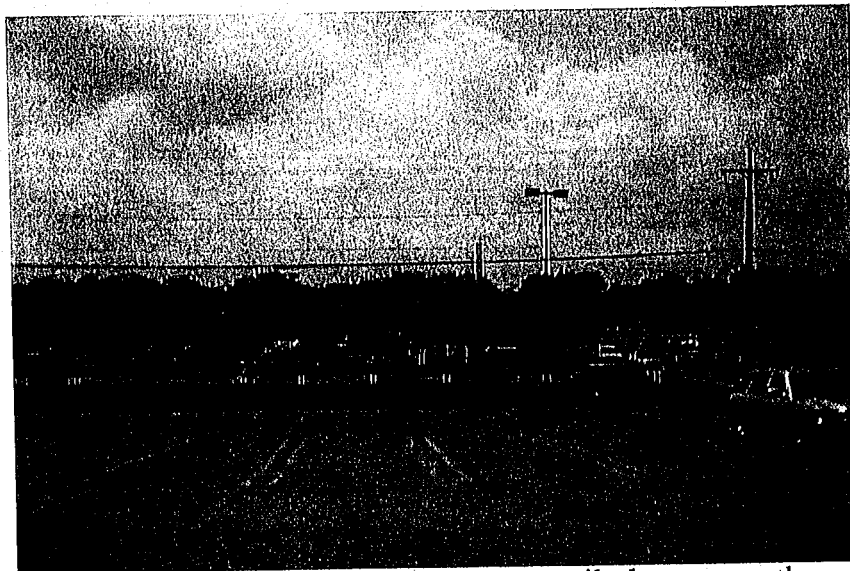
3340 Monroe Avenue
Town of Pittsford, New York



Looking north at subject retail plaza



Interior space under renovation



Subject parking lot and adjacent retail plaza to south

6.0 HISTORY AND USE

6.1 TOWN OF PITTSFORD RECORDS

Fire Marshal

Contact: Ms. Kelly Kline, (585) 248-6200

The Town of Pittsford does not have any tank permits or environmental records relative to the subject site.

6.2 HISTORIC AERIAL PHOTOGRAPHS

Monroe County Environmental Management Council

Aerial photographs from 1930-1999 were reviewed.

From the time the aerial photographs were taken in 1978 through 1999, the subject building and parking lot were present, with Oak Hill Country Club to the north.

In 1930 and 1951, the site and all of the surrounding land were farmland. The subject building first appeared in the 1978 photographs.

Nothing of environmental concern relative to the subject is noted at the scale of the historic aerial photos.

7.0 REGULATORY INFORMATION

Passero Associates acquired the Environmental Data Resources (EDR) Summary Report relative to the subject site and ASTM-specified search distances (Appendix 11.4).

National Priorities List (NPL)

There are no NPL sites identified within one-mile of the subject parcel.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

There are no CERCLIS sites identified within a 0.5-mile of the subject parcel.

Resource Conservation and Recovery Act (RCRA)

There is no RCRA-listed Treatment/Storage/Disposal Facility (TSDF) with corrective actions (CORRACTS) and RCRA-listed facilities on the subject site, or on any of the adjacent parcels.

There is one (CORRACTS) site located within the ASTM-specified 1.0 mile radius. Telex Communications at 3750 Monroe Avenue is located approximately 0.8 mile southeast of the Site (Appendix 11.6). The owners of this site are liable for any spills or releases from their facility, and the area is serviced by public water. Telex Communications is not of environmental concern relative to the Site.

Emergency Response Notification System

The EDR database does not indicate any ERNS reports relative to the subject site.

State Priority List (SPL)

There is one NYSDEC-listed Inactive Hazardous Waste Sites located within 1.0 mile of the subject site. Speedy's Cleaners at 3130 Monroe Avenue is located approximately 0.3 mile northeast of the Site. The owner of this site is liable for remedial costs. NYSDEC is marshaling remediation at this site, and the area is serviced by public water. This NYSDEC-listed site does not appear to be of environmental concern relative to the subject site.

Underground Storage Tank Listing (USTs)

There are no registered tanks on the subject site or on any of the adjacent parcels

Leaking Storage Tanks (LST)

EDR notes five reported LST incidents within 0.5 mile of the subject site.

The respective tank owners are liable for cleanup costs, and the area is serviced by public water. **These reported LST incidents do not appear to be of environmental concern relative to the subject site.**

Solid Waste/Landfills (SWLF)

There are no SWLF sites identified within 0.5 mile of the subject site.

IMPACT OF IDENTIFIED SITES ON THE SUBJECT PROPERTY

As discussed above, the sites identified within the ASTM-specified search distances do not appear to be environmental concern relative to the subject site.

7.1 NYSDEC F.O.I.L Response

To augment that information, a Freedom of Information Law (FOIL) request was sent to the NYSDEC for information concerning the subject site; **NYSDEC has no files relative to the Site (Appendix 11.7).**

Radon

Radon, a naturally occurring, odorless, colorless, radioactive gas, is found throughout the country. Prolonged exposure to elevated indoor radon levels has been associated with increased risks of lung cancer.

In 1994, NYSDOH conducted a basement radon survey across New York State. A mean level of 2.2 picocuries per liter of radon (pCi/l) was measured in Town of Pittsford (Appendix 11.7). USEPA has determined an annual average exposure of 4.0 pCi/l as a guidance level for corrective action. Based on the above, radon does not appear to be of concern in the site area.

The actual indoor radon level can only be determined through sampling and analysis, not included in the scope of this Phase I Site Assessment.

8.0 **RECOMMENDATIONS AND CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for the subject parcel located at 3340 Monroe Avenue in the Town of Pittsford, New York. **This assessment has revealed no evidence of recognized environmental conditions in connection with the subject site.**

9.0 **DISCLAIMER**

Passero Associates, P.C. represents only that it provides services in accordance with generally accepted practices in the environmental audit field. No other representation, expressed or implied, is included or intended as part of its services, proposals, contracts or reports.

Passero Associates, P.C. cannot provide guarantees, certifications or warranties that the property is or is not free of environmental impairment without a Phase II Site Assessment involving collection and laboratory analysis of environmental samples. Even with such a program, the data and samples from any given soil boring or monitoring will indicate conditions that apply only at that particular location, and such conditions may not necessarily apply to the general site as a whole.

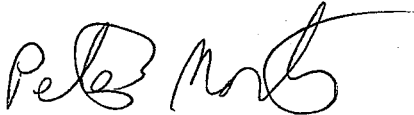
10.0 **LIMITATION OF LIABILITY**

I. Gordon Corporation, Sun Life Assurance Company of Canada (USA) and Passero Associates have discussed the risks, rewards and benefits of the project and Passero Associates' total fee for services. The risks have been allocated such that I. Gordon Corporation agrees that to the fullest extent permitted by law, Passero Associates, P.C.'s total liability or claims expenses arising out of this agreement from any cause or causes shall not exceed \$100,000.

In addition, I. Gordon Corporation and Sun Life Assurance Company of Canada (USA) agree that the due diligence as described in ASTM Practice E1527-00 is acceptable to them, and that to the fullest extent permitted by law, Passero Associates, P.C. shall not be liable for limiting its site assessment to the due diligence effort described.

Respectfully Submitted,

PASSERO ASSOCIATES, PC



Peter S. Morton, C.P.G.
Certified Professional Geologist



Gary W. Passero, R.E.M.
President

APPENDIX 11.1
Tax Map

[illegible]

APPENDIX 11.2
Owner Questionnaire

SITE SUMMARY

Address: 3340 Montpel Ave.
Pittsford, NY 14534

Why is this Phase I being performed? (purchase/sale/refinance) NEW LEASE

Are there any Environmental Liens or Deed Restrictions on the Subject Property? ☐ Yes ☒ No

Has the Value of the Property been reduced due to Environmental Conditions? ☐ Yes ☒ No

Building (if applicable):

Year Built: 1972/73?

Use?: RETAIL

Last Renovated?: ON GOING

Construction Materials (Wood Frame, Block,): BLOCK

How is the Building Heated (Natural Gas/Electric/Fuel Oil): NATURAL GAS

Any Asbestos-Containing Materials?: NO

Lead-Based Paint? NO

Tanks? NO

Public Water?: YES

Sanitary Sewer? YES

Floor Drains? NO

Any Historic Drywell/Leachfield Discharge? NO

Site Usage? RETAIL SHOPPING CENTER

Name: ROBERT GORDON
Title: PRESIDENT / OWNER
Date: 7/31/03

ASTM E 1528-96 TRANSACTION SCREEN QUESTIONNAIRE

Address: 3340 Monroe Ave.

City, State, Zip: Town of Pittsford, NY 14534

County: Monroe Tax Account No.: 150.12 - 001 - 17.0

	Question	Owner/Occupant	
1a	Is the <i>property</i> currently used for an industrial use?	Yes <input checked="" type="radio"/> No	Unknown
1b	Is any <i>adjoining property</i> currently used for an industrial use?	Yes <input checked="" type="radio"/> No	Unknown
2a	Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?	Yes <input checked="" type="radio"/> No	Unknown
2b	Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past?	Yes <input checked="" type="radio"/> No	Unknown
3a	Is the <i>property</i> currently used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes <input checked="" type="radio"/> No	Unknown
3b	Is any <i>adjoining property</i> currently used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes <input checked="" type="radio"/> No	Unknown
4a	Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes <input checked="" type="radio"/> No	Unknown
4b	Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes <input checked="" type="radio"/> No	Unknown

ASTM E 1528-96 TRANSACTION SCREEN QUESTIONNAIRE

	Question	Owner/Occupant		
5a	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	No	Unknown
5b	Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	No	Unknown
6a	Are there currently any industrial <i>drums</i> (typically 55 gal (208 L) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes	No	Unknown
6b	Did you observe evidence or do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gal (208 L) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes	No	Unknown
7a	Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the property that originated from a contaminated site?	Yes	No	Unknown
7b	Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the property that is of an unknown origin?	Yes	No	Unknown
8a	Are there currently any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	No	Unknown
8b	Did you observe evidence or do you have any prior knowledge that there have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	No	Unknown
9a	Is there currently any stained soil or evidence of spills on the <i>property</i> ?	Yes	No	Unknown
9b	Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil or spills on the <i>property</i> ?	Yes	No	Unknown

ASTM E 1528-96 TRANSACTION SCREEN QUESTIONNAIRE

	Question	Owner/Occupant		
10a	Are there currently any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unknown
10b	Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unknown
11a	Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unknown
11b	Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unknown
12a	Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes	<input checked="" type="radio"/> No	Unknown
12b	Did you observe evidence or do you have any prior knowledge that there have been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes	<input checked="" type="radio"/> No	Unknown
13a	If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unknown N/A
13b	If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well been designated as contaminated by any government environmental/health agency?	Yes	No	Unknown N/A
14	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unknown

ASTM E 1528-96 TRANSACTION SCREEN QUESTIONNAIRE

	Question	Owner/Occupant		
15a	Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	<input checked="" type="radio"/> No	Unknown
15b	Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	<input checked="" type="radio"/> No	Unknown
15c	Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes	<input checked="" type="radio"/> No	Unknown
15d	Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes	<input checked="" type="radio"/> No	Unknown
16a	Does the owner or occupant of the property have knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	<input checked="" type="radio"/> No	Unknown
16b	Does the owner or occupant of the property have knowledge of any previous testing, monitoring wells, soil and/or groundwater sampling performed on the property?	Yes	<input checked="" type="radio"/> No	Unknown
17	Does the owner or occupant of the property have knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes	<input checked="" type="radio"/> No	Unknown
18a	Does the property discharge waste water on or adjacent to the property, other than storm water, into a storm water sewer system?	Yes	<input checked="" type="radio"/> No	Unknown
18b	Does the property discharge waste water on or adjacent to the property, other than storm water, into a sanitary sewer system?	Yes	<input checked="" type="radio"/> No	Unknown
19	To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?	Yes	<input checked="" type="radio"/> No	Unknown

ASTM E 1528-96 TRANSACTION SCREEN QUESTIONNAIRE

	Question	Owner/Occupant		
		Yes	No	Unknown
20	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?			<u>Unknown</u>
21	Does the owner or occupant know of any lead-based paint in the building(s)?		<u>No</u>	Unknown
22	To the best of your knowledge, was all paint stripped and removed prior to applying latex paint in the building(s)?		No	<u>Unknown</u>
23a	Does the owner or occupant know of any asbestos-containing materials (ACM) are present in the building(s)?		<u>No</u>	Unknown
23b	If ACM is present, is an O&M program in place?		No	<u>Unknown</u>
24	Does the owner or occupant know of any radon testing performed in the building?		No	<u>Unknown</u>

unless done
on your previous
Phase I.

This Questionnaire was completed by:

Name: ROBERT GORDON
 Title: PRESIDENT/OWNER
 Phone Number: 585 446-8111
 Date: 7/3/03

NOTE: Although this questionnaire is taken from ASTM E1528-96 Transaction Screen Process, Passero Associates also uses this information to supplement our Phase I Environmental Site Assessment.

APPENDIX 11.3
Asbestos Abatement Statement



Carone Contracting Inc.

700 Jefferson Road
Henrietta, New York 14623
585-427-2750
Fax 585-427-2861

Date: 9/15/03

To: I Gordon Corp.
28 E. Main Street
Rochester, NY 14614
Attn: Don Sasso

Re: 3340 Monroe Ave., Pittsford

Certificate of Completion

Address: 3340 Monroe Ave., Pittsford NY 14534 (Future Marshall's Store)

Date of Completion: 9/12/03

This is to certify that Carone Contracting Inc., a New York State Licensed Asbestos Contractor # 99-0093, performed a property inspection for suspected asbestos materials at the above location. The following suspected asbestos materials were found.

- ~~No suspected materials exist.~~ All wall surfaces are drywall or block. All flooring is concrete. All pipe insulation is fiberglass.

The inspection was performed in strict accordance with all Federal, State, and Local regulations. The inspection was performed using NYS Code Rule-56 covering inspections of spaces for suspect material. All work was performed by N.Y.S. certified personnel, employed by Carone Contracting Inc.

Dwight Alexander

Project Manager





STATE OF NEW YORK - DEPARTMENT OF LABOR
DIVISION OF SAFETY AND HEALTH
License and Certificate Unit
BUILDING 12, Room 161
STATE CAMPUS
ALBANY, NY 12240

ASBESTOS HANDLING LICENSE

LICENSE NUMBER: 99-0093
DATE OF ISSUE: 04-01-03
EXPIRATION DATE: 04-30-04

Contractor: Carone Contracting, Inc.
700 Jefferson Road
Address: Rochester, NY 14623

Duly Authorized Representative: Dwight Alexander

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

53432(10-00)

Richard Cucolo, Director
FOR THE COMMISSIONER OF LABOR

APPENDIX 11.4
EDR Summary Report



The EDR Transaction Screen™ Summary

**3340 Monroe Ave.
3340 Monroe Ave.
Pittsford, NY 14618**

Lat: 43.1041 Long: 77.5379

Inquiry Number: 1021460.1s

July 30, 2003

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06890**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

The EDR-Transaction Screen Report Summary is a screening tool which maps sites with potential liability or existing environmental liabilities. Specified government databases are searched in accordance with ASTM Standard E 1528-00.

The ASTM E 1528-00 Transaction Screen property due diligence standard consists of four major components: a government records check, an historical inquiry, an owner/occupant questionnaire, and a site survey. This report contains the results of the government records search on the target property and surrounding area in accordance with the government records search requirements of the ASTM E 1528-00 standard.

The results of the government records search in accordance with **QUESTIONS 21 and 22** (page 15, E 1528-00) of the standard indicated the following:

QUESTION 21

Do any of the following **Federal** government record systems list the property or any property within the circumference of the area noted below:

National Priorities List (NPL)

CERCLIS List

CERCLIS NFRAP List

RCRA-CORRACTS Facilities

RCRA-TSD Non-CORRACTS Facilities

RCRA LQG Facilities

RCRA SQG Facilities

ERNS

- ☐ on the property
- ☐ on the property
- ☐ on the property
- ☐ on the property
- ☐ on the property
- ☐ on the property
- ☐ on the property
- ☐ on the property

- ☐ Within 1 Mile
- ☐ Within 1/2 Mile
- ☐ Within 1/4 Mile
- ☒ Within 1 Mile
- ☐ Within 1/2 Mile
- ☐ Within 1/4 Mile
- ☒ Within 1/4 Mile

QUESTION 22

Do any of the following **state** government record systems list the property or any property within the circumference of the area noted below:

State equivalent to NPL

HSWDS (State equivalent to CERCLIS)

Solid Waste/Landfill Facilities (SWF/LS)

Leaking Storage Tanks (LTANKS)

Underground Storage Tank List (UST)

- ☐ on the property
- ☐ on the property
- ☐ on the property
- ☐ on the property
- ☐ on the property

- ☒ Within 1 Mile
- ☐ Within 1/2 Mile
- ☐ Within 1/2 Mile
- ☒ Within 1/2 Mile
- ☒ Within 1/4 Mile

In accordance with Section 5.6 (page 10, E 1528) if the answer is **(yes) or unknown**, then the user will have to decide what further action, if any, is appropriate. Answers should be evaluated in light of the other information obtained in the transaction screen process. If the user decides no further inquiry is warranted, the rationale must be documented. If the user decides that further inquiry is warranted, it may be necessary to contact an environmental professional.

Additional Research - ASTM Supplemental Government Databases

To provide additional information which may assist in the assessment of other components of the ASTM E 1528-00 Transaction Screen, EDR also searches government databases **not** included in Questions 21 and 22 of ASTM E 1528-00. This information may be useful in completing the owner/occupant questionnaire.

The results of the search of these additional government records indicated affirmative **(yes)** responses on the target property for the following government databases:

No affirmative responses found in the non-ASTM E 1528-00 government databases.

GOVERNMENT FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	1	NR	1
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	6	NR	NR	NR	6
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		1.000	0	0	1	0	NR	1
State Landfill		0.500	0	0	0	NR	NR	0
LTANKS		0.500	0	3	2	NR	NR	5
UST		0.250	0	2	NR	NR	NR	2
CBS UST		0.250	0	0	NR	NR	NR	0
MOSF UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	1	NR	NR	1
SWTIRE		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
HSWDS		0.500	0	0	0	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
CBS AST		TP	NR	NR	NR	NR	NR	0
MOSF AST		TP	NR	NR	NR	NR	NR	0
NY Spills		0.125	2	NR	NR	NR	NR	2
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>								
Coal Gas		1.000	0	0	0	0	NR	0

GOVERNMENT FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>BROWNFIELDS DATABASES</u>								
Brownfields		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	1	NR	NR	1

NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

GOVERNMENT FINDINGS

Site	Database(s)	EDR ID Number
Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.		
ROCHESTER GAS & ELECTRIC 3300 MONROE AVENUE PITTSFORD, NY	NY Spills	S102126536
FIRESTONE TIRE STORE 3349 MONROE AVENUE PITTSFORD, NY	NY Spills	S102131859
LEARYS CLEANTOWN 3256 MONROE AVE ROCHESTER, NY 14618	RCRIS-SQG FINDS	1000372693
INTERNATIONAL EQUIPMENT 3240 MONROE AVENUE PITTSFORD, NY	LTANKS	S100124125
EQUIPMENT SLS INTL 3240 MONROE AVE ROCHESTER, NY 14618	RCRIS-SQG FINDS	1000260859
DOW & COMPANY NC 3240 MONROE AVE ROCHESTER, NY 14618	UST AST	U001324922
GOODYEAR TIRE 3400 MONROE AVE ROCHESTER, NY 14618	RCRIS-SQG FINDS	1000194028
GOODYEAR AUTO SERVICE CENTER 3400 MONROE AVENUE ROCHESTER, NY 14618	UST	U003316158
SHERWIN-WILLIAMS CO THE 3349 MONROE AVE PITTSFORD PLZ ROCHESTER, NY 14518	RCRIS-SQG FINDS	1000131741
J C PENNY STORE 599 3349 MONROE AVE ROCHESTER, NY 14618	RCRIS-SQG FINDS	1004759654

GOVERNMENT FINDINGS

Site	Database(s)	EDR ID Number
PITTSFORD PLAZA PITTSFORD PLAZA, MONROE AV PITTSFORD, NY	LTANKS	S102678673
WEGMANS - PITTSFORD 3195 MONROE AVE PITTSFORD, NY 14534	RCRIS-SQG FINDS	1004760189
WEGMANS FOOD MARKETS 3195 MONROE AVENUE PITTSFORD, NY	LTANKS NY Spills	S102131857
SPEEDY CLEANERS INC 3130 MONROE AVE ROCHESTER, NY 14618	RCRIS-SQG SHWS FINDS	1000201687
3130 MONROE AVENUE - SPEEDY CLEANERS 3130 MONROE AVENUE PITTSFORD, NY 14618	VCP	S105298336
UNKNOWN 3052 MONROE AVE. PITTSFORD, NY	LTANKS	S102678508
HESS 3055 MONROE AVENUE PITTSFORD, NY	LTANKS	S100250523
TELEX COMMUNICATIONS INC 3750 MONROE AVE ROCHESTER, NY 14618	RCRIS-SQG FINDS CORRACTS	1000225499

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BRIGHTON	1000553576	MONROE COUNTY BIN 3317400 #102-20	EDGEWOOD AVE BRG CR102	14618	RCRIS-SQG, FINDS
BRIGHTON	1004762466	NYSDOT BIN 1021662	RTE I-590 NB OVER MONROE AVE	14618	RCRIS-SQG, FINDS
BRIGHTON	1004762467	NYSDOT BIN 1025952	RTE I-590 NB OVER	14618	RCRIS-SQG, FINDS
BRIGHTON	96487603	2951 MUNRO AVE	2951 MUNRO AVE	14618	ERNS
PITTSFORD	S103568224	MONOCO OIL	ROUTE 31		NY Spills
PITTSFORD	S104787386	ALLEN CREEK	ROUTE 441/ROUTE 490		NY Spills
PITTSFORD	S102130587	INDEPENDENT PAPER HAULER	ROUTE 450 SOUTHBOUND		NY Spills
PITTSFORD	S103574022	ROUTE 490 & GOLF ROAD	ROUTE 490 / GOLF ROAD		NY Spills
PITTSFORD	S104787165	MANITOU CONCRETE	ROUTE 64/THORNELL ROAD		NY Spills
PITTSFORD	S102130026	ROUTE 96 ABANDONED DRUMS	ROUTE 96 WEST OF CANAL		NY Spills
PITTSFORD	S103567756	NORY CONSTRUCTION	CARWASH, 3060 MONROE AVE		NY Spills
PITTSFORD	S102129095	MONROE TREE & LAWNTENDER	HENRIETTA TOWNLINE ROAD		NY Spills
PITTSFORD	S103483231	PITTSFORD RT 96 AND 253	JCT OF RT 96 / RT 253		NY Spills
PITTSFORD	S104952391	KNICKERBOCKER ROAD MVA	KNICKERBOCKER RD / RT 64		NY Spills
PITTSFORD	S104952392	KNICKERBOCKER ROAD MVA	KNICKERBOCKER RD/RT 64		NY Spills
PITTSFORD	S105842541	CANADA DRY - 7UP	882 LINDEN AVE	14534	SWFILF
PITTSFORD	S105842176	SIGISMONDI	870 LYNDON AVENUE	14534	SWFILF
PITTSFORD	1003864108	PITTSFORD TOWN DUMP	MARSH ROAD	14534	SHWS, SWFILF, CERC-NFRAP
PITTSFORD	S105236869	MARSH ROAD AND ROUTE 31	MARSH ROAD / ROUTE 31		NY Spills
PITTSFORD	S104651669	4195 MONROE AVENUE	4195 MONROE AVENUE		NY Spills
PITTSFORD	974149581	MONROE AVE MONICO OIL CO	MONROE AVE MONICO OIL CO		ERNS
PITTSFORD	S102128037	MONROE AVENUE	MONROE AVENUE		NY Spills
PITTSFORD	S102126377	DDG CONTRACTOR	MONROE AVE @ BARGE CANAL		NY Spills
PITTSFORD	S103483311	NYSDOT CANAL SHOP	MONROE AVENUE		NY Spills
PITTSFORD	S105236342	FIRESTONE FACILITY	MONROE AVENUE		NY Spills
PITTSFORD	S103483325	NYS BARGE CANAL	MONROE AVENUE		NY Spills
PITTSFORD	S103567843	PITTSFORD PLAZA	MONROE AVENUE		NY Spills
PITTSFORD	S103568008	ROCHESTER GAS & ELECTRIC	MONROE AVE		NY Spills
PITTSFORD	S102130816	SANITARY SEWERS MONROE AV	SANITARY SEWERS		NY Spills

AREA RADON INFORMATION

State Database: NY Radon

Basement Screening Results

Zip	Total Sites	Avg	>4 pCi/L	>20 pCi/L Max	Mean	Standard Dev
14618	144	2.2	10.4	0	14.3	1.7
						2.1

- Federal EPA Radon Zone for MONROE County, NY: 2

Note : Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

- Federal Area Radon Information for MONROE County, NY

Number of sites tested: 582

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.930 pCi/L	94%	6%	1%
Basement	1.440 pCi/L	92%	7%	1%

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/30/03

Date Made Active at EDR: 06/02/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/09/03

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 04/30/03

Date Made Active at EDR: 06/02/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/05/03

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/19/03

Date Made Active at EDR: 04/08/03

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03

Elapsed ASTM days: 15

Date of Last EDR Contact: 06/23/03

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/19/03
Date Made Active at EDR: 04/08/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03
Elapsed ASTM days: 15
Date of Last EDR Contact: 06/23/03

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/31/03
Date Made Active at EDR: 05/08/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/07/03
Elapsed ASTM days: 31
Date of Last EDR Contact: 06/09/03

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346
Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/09/03
Date Made Active at EDR: 07/01/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/09/03
Elapsed ASTM days: 53
Date of Last EDR Contact: 06/26/03

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/02
Date Made Active at EDR: 02/03/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/03
Elapsed ASTM days: 7
Date of Last EDR Contact: 04/28/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 06/16/03
Date of Next Scheduled EDR Contact: 09/15/03

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

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.

Date of Government Version: 04/30/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03
Date of Next Scheduled EDR Contact: 08/04/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/19/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/02/03
Date of Next Scheduled EDR Contact: 10/06/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 01/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 04/30/03
Date of Next Scheduled EDR Contact: 07/21/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/23/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/02/03
Date of Next Scheduled EDR Contact: 10/06/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 03/11/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/30/03
Date of Next Scheduled EDR Contact: 09/29/03

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/25/03

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/26/03
Database Release Frequency: Annually

Date of Last EDR Contact: 05/12/03
Date of Next Scheduled EDR Contact: 08/11/03

DOD: Department of Defense Sites

Source: USGS
Telephone: 703-648-5920

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 04/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/12/03
Date of Next Scheduled EDR Contact: 08/11/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 06/27/03
Date of Next Scheduled EDR Contact: 09/22/03

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 04/15/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/23/03
Date of Next Scheduled EDR Contact: 09/22/03

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 05/09/03
Date of Next Scheduled EDR Contact: 07/21/03

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/15/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/23/03
Date of Next Scheduled EDR Contact: 09/22/03

STATE OF NEW YORK ASTM STANDARD RECORDS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State

Source: Department of Environmental Conservation

Telephone: 518-402-9553

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/02
Date Made Active at EDR: 11/12/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 10/22/02
Elapsed ASTM days: 21
Date of Last EDR Contact: 07/08/03

SWF/LF: Facility Register

Source: Department of Environmental Conservation
Telephone: 518-457-2051

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/05/03
Date Made Active at EDR: 06/20/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/05/03
Elapsed ASTM days: 15
Date of Last EDR Contact: 05/06/03

LTANKS: Spills Information Database

Source: Department of Environmental Conservation
Telephone: 518-402-9549

Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 04/29/03

UST: Petroleum Bulk Storage (PBS) Database

Source: Department of Environmental Conservation
Telephone: 518-402-9549

Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 04/28/03

CBS UST: Chemical Bulk Storage Database

Source: NYSDEC
Telephone: 518-402-9549

Facilities that store regulated hazardous substances in underground tanks of any size

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 04/28/03

MOSF UST: Major Oil Storage Facilities Database

Source: NYSDEC
Telephone: 518-402-9549

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 04/29/03

VCP: Voluntary Cleanup Agreements

Source: Department of Environmental Conservation
Telephone: 518-402-9711

The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/17/03
Date Made Active at EDR: 07/18/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/19/03
Elapsed ASTM days: 29
Date of Last EDR Contact: 06/16/03

SWRCY: Registered Recycling Facility List
Source: Department of Environmental Conservation
Telephone: 518-402-8705
A listing of recycling facilities.

Date of Government Version: 05/28/03
Date Made Active at EDR: 06/09/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/28/03
Elapsed ASTM days: 12
Date of Last EDR Contact: 05/20/03

SWTIRE: Registered Waste Tire Storage & Facility List
Source: Department of Environmental Conservation
Telephone: 518-402-8694

Date of Government Version: 11/01/02
Date Made Active at EDR: 03/04/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/18/03
Elapsed ASTM days: 14
Date of Last EDR Contact: 05/19/03

STATE OF NEW YORK ASTM SUPPLEMENTAL RECORDS

HSWDS: Hazardous Substance Waste Disposal Site Inventory
Source: Department of Environmental Conservation
Telephone: 518-402-9564

The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-registry sites which U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 06/02/03
Date of Next Scheduled EDR Contact: 09/01/03

AST: Petroleum Bulk Storage
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Registered Aboveground Storage Tanks.

Date of Government Version: 01/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 04/28/03
Date of Next Scheduled EDR Contact: 07/28/03

CBS AST: Chemical Bulk Storage Database
Source: NYSDEC
Telephone: 518-402-9549

Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 04/28/03
Date of Next Scheduled EDR Contact: 07/28/03

MOSF AST: Major Oil Storage Facilities Database

Source: NYSDEC
Telephone: 518-402-9549

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 04/29/03
Date of Next Scheduled EDR Contact: 07/28/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS: Spills Information Database

Source: Department of Environmental Conservation

Telephone: 518-402-9549

Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

Date of Government Version: 01/01/02

Database Release Frequency: Varies

Date of Last EDR Contact: 04/29/03

Date of Next Scheduled EDR Contact: 07/28/03

LOCAL RECORDS

CORTLAND COUNTY:

Cortland County Storage Tank Listing

Source: Cortland County Health Department

Telephone: 607-753-5035

Date of Government Version: 03/01/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/02/03

Date of Next Scheduled EDR Contact: 09/01/03

Cortland County Storage Tank Listing

Source: Cortland County Health Department

Telephone: 607-753-5035

Date of Government Version: 03/01/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/02/03

Date of Next Scheduled EDR Contact: 09/01/03

NASSAU COUNTY:

Registered Tank Database

Source: Nassau County Health Department

Telephone: 516-571-3314

Date of Government Version: 05/21/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03

Date of Next Scheduled EDR Contact: 08/04/03

Registered Tank Database

Source: Nassau County Health Department

Telephone: 516-571-3314

Date of Government Version: 05/21/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03

Date of Next Scheduled EDR Contact: 08/04/03

Storage Tank Database

Source: Nassau County Office of the Fire Marshal

Telephone: 516-572-1000

Date of Government Version: N/A

Database Release Frequency: Varies

Date of Last EDR Contact: N/A

Date of Next Scheduled EDR Contact: N/A

Storage Tank Database

Source: Nassau County Office of the Fire Marshal

Telephone: 516-572-1000

Date of Government Version: 11/22/02

Database Release Frequency: Varies

Date of Last EDR Contact: 05/12/03

Date of Next Scheduled EDR Contact: 08/11/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROCKLAND COUNTY:

Petroleum Bulk Storage Database

Source: Rockland County Health Department
Telephone: 914-364-2605

Date of Government Version: 04/24/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/02/03
Date of Next Scheduled EDR Contact: 10/06/03

Petroleum Bulk Storage Database

Source: Rockland County Health Department
Telephone: 914-364-2605

Date of Government Version: 04/24/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/02/03
Date of Next Scheduled EDR Contact: 10/06/03

SUFFOLK COUNTY:

Storage Tank Database

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 06/05/03
Date of Next Scheduled EDR Contact: 09/01/03

Storage Tank Database

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 06/05/03
Date of Next Scheduled EDR Contact: 09/01/03

WESTCHESTER COUNTY:

Listing of Storage Tanks

Source: Westchester County Department of Health
Telephone: 914-813-5161
Listing of underground storage tanks in Westchester County.

Date of Government Version: 01/24/03
Database Release Frequency: Varies

Date of Last EDR Contact: 06/02/03
Date of Next Scheduled EDR Contact: 09/01/03

Listing of Storage Tanks

Source: Westchester County Department of Health
Telephone: 914-813-5161
Listing of aboveground storage tanks in Westchester County.

Date of Government Version: 01/24/03
Database Release Frequency: Varies

Date of Last EDR Contact: 06/02/03
Date of Next Scheduled EDR Contact: 09/01/03

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF NEW YORK BROWNFIELDS DATABASES RECORDS

Brownfields: Brownfields Site List

Source: Department of Environmental Conservation
Telephone: 518-402-9764

Date of Government Version: 06/19/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/17/03
Date of Next Scheduled EDR Contact: 09/15/03

VCP: Voluntary Cleanup Agreements

Source: Department of Environmental Conservation
Telephone: 518-402-9711

The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

Date of Government Version: 06/17/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/16/03
Date of Next Scheduled EDR Contact: 09/15/03

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

STREET AND ADDRESS INFORMATION

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APPENDIX 11.5
ASTM Radius Map



APPENDIX 11.6
NYSDEC F.O.I.L. Response

NYS Department of Environmental Conservation

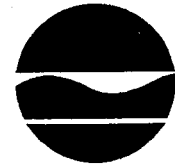
Region 8 Freedom Of Information Act

6274 East Avon-Lima Road

Avon, New York 14414-9519

Website: www.dec.state.ny.us

RECEIVED
AUG - 4 2003
PASSERO ASSOCIATES



Erin M. Crotty
Commissioner

7/31/2003

Peter Morton

Passero Associates, P.C.

100 Liberty Pole Way

Rochester, NY 14604-

FOIL ID 03-303

Subject: 3340 Monroe Ave., Pittsford

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

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



After a diligent search, no records could be located for the names and/or addresses you provided.



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

Please contact _____ at _____ to schedule an appointment to review the records.

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

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

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

APPENDIX 11.7
Radon

BASEMENT RADON READINGS, BY GAZATEER CODE

GAZ. CODE	COUNTY	CITY OR VILLAGE	NUMBER OF HOUSES	MEAN pCi/l	STAND. DEV.	GEOM. MEAN pCi/l	GEOM. STAND. DEV.
2761		Penfield	80	3.1	3.3	1.9	2.8
2762		Perinton	62	5.7	9.7	2.1	3.5
2763		Pittsford	44	2.2	2.2	1.7	2.0
2764		Riga	3	3.9	1.9	3.6	1.7
2765		Rush	25	7.3	12.8	3.3	3.0
2766		Sweden	5	4.1	5.3	2.5	2.8
2767		Webster	44	2.8	7.1	1.4	2.6
2768		Wheatland	22	15.8	21.7	6.3	3.9
2794		Rochester Psychiatri	6	1.3	0.4	1.2	1.4
2801	Montgomery	Amsterdam C.	40	3.0	3.8	1.6	3.3
2820		Fort Johnson V.	1	2.4	.	2.4	.
2821		Hagaman V.	2	7.2	7.6	4.8	4.0
2822		Canajoharie V.	10	3.6	2.3	2.8	2.2
2823		Fultonville V.	5	2.1	2.2	1.5	2.4
2824		Fort Plain V.	8	3.7	3.5	2.2	3.5
2825		Fonda V.	4	2.4	1.8	1.7	2.6
2826		Nelliston V.	1	3.7	.	3.7	.
2827		Palatine Bridge V.	2	4.9	1.6	4.8	1.4
2828		St. Johnsville, V.	3	3.9	2.0	3.5	1.8
2850		Amsterdam	28	2.3	2.4	1.4	2.9
2851		Canajoharie	11	3.1	1.4	2.7	1.7
2852		Charleston	1	0.1	.	0.1	.
2853		Florida	8	8.5	6.4	5.6	2.6
2854		Glen	2	9.5	6.6	8.2	2.1
2855		Minden	5	10.1	10.8	3.8	6.6
2856		Mohawk	6	2.5	3.3	1.5	2.6
2857		Palatine	2	4.8	1.4	4.7	1.3
2858		Root	4	2.9	3.2	2.0	2.5
2901	Nassau	Glen Cove C.	4	2.0	0.8	1.8	1.7
2902		Long Beach C.	2	0.2	0.2	0.2	2.7
2903		Floral Park V.	7	1.0	0.4	1.0	1.4
2904		Freeport V.	2	0.6	0.1	0.6	1.1
2905		Garden City V.	14	2.1	2.0	1.6	2.1
2906		Hempstead V.	10	1.4	1.1	1.0	2.5
2907		Lynbrook V.	8	1.1	0.5	1.0	1.8
2908		Mineola V.	6	3.2	2.1	2.5	2.4
2909		Rockville Ctr. V.	6	1.6	0.7	1.4	1.9
2910		Valley Stream V.	16	0.7	0.4	0.6	1.8
2911		E. Rockaway V.	2	0.6	0.1	0.6	1.3
2912		New Hyde Park V.	13	1.2	0.7	1.0	1.9
2913		Great Neck V.	2	1.1	0.2	1.1	1.2
2914		Westbury V.	4	0.9	0.8	0.5	3.5
2915		Massapequa Pk. V.	6	1.0	0.5	0.9	1.8
2924		Lawrence V.	2	0.7	0.8	0.4	6.1
2927		Farmingdale V.	5	1.6	0.8	1.4	1.7
2928		Sea Cliff V.	2	0.6	0.1	0.6	1.3
2933		Great Neck Estates V	4	0.9	0.5	0.8	1.6
2939		Malverne V.	5	1.4	0.4	1.4	1.3
2941		Kensington V.	1	0.9	.	0.9	.
2942		Bellerose V.	2	1.3	0.9	1.1	2.3
2943		Old Westbury V.	1	0.6	.	0.6	.
2944		Kings Point V.	3	0.6	0.5	0.5	2.3
2948		E. Williston V.	3	0.5	0.3	0.5	2.1
2949		Laurel Hollow V.	1	3.0	.	3.0	.

APPENDIX 11.8
Personnel Qualifications

Gary W. Passero, P.E., R.E.M.

President of Passero Associates, P.C.

Project Experience

Mr. Passero is the founder and President of Passero Associates, P.C. The firm was founded in 1972 and grown to over 70 engineers, architects, planners, surveyors, and support personnel specializing in each major design discipline: Environmental, Civil, Site, Structural Mechanical/Electrical, Architecture, Landscape Architecture, Construction Administration, and Surveying. In 1979 Mr. Passero founded the satellite office of Paramount Engineering Group in Boca Raton, Florida. This office employs over 30 engineers, architects, planners, surveyors, and support staff.

Throughout his professional career, Mr. Passero has obtained design and management experience in a wide variety of environmental and civil engineering projects. His experience includes civil/site engineering projects for residential, commercial, and industrial developments; environmental audits and asbestos abatement projects; wastewater treatment/pollution control projects; sewer abatement programs; sanitary landfills; town-wide drainage improvement projects; highway design and road improvement projects.

In addition, Mr. Passero has been a lecturer for seminars, participated in several technical journals, and served on committees and organizations regarding environmental engineering issues.

Mr. Passero has been Principal-in-Charge for many environmental projects, some of which include:

- Health Care Facilities
- Educational Facilities
- Private Developers
- Commercial Developers
- Lending Institutions
- Credit Corporations
- Construction Contractors
- Auto Dealerships
- Counties, Towns, and Village Facilities
- Gas Stations

Gary's Profile

Education

BS, Civil Engineering, Iowa State University, 1966 Post Graduate Courses/Seminars
American Water Works Assoc., Improving Water Treatment Operations; University of Wisconsin, Industrial Waste Institute Seminar; State University of Buffalo, Chemical Principal of Water Pollution Control; Cornell University, Land Application of Waste; RCRA: Hazardous Waste Rules and Regulations

Certifications/Registrations

- Holds NCEE Registration #12550
- Licensed Professional Engineer in the States of New York, Florida, Ohio, Illinois, and Pennsylvania
- Registered Environmental Manager, (REM #5342);
- NYSDOL Supervisor/Contractor Certification
- New York State Asbestos; Supervisor/Handler License

Professional Affiliations

Rochester Institute of Technology-Adjunct Faculty Member/Land Use; Planning American Society of Civil Engineers-Rochester Chapter President, 1974-1975; New York State Society of Professional Engineers; Consulting Engineers Council; New York State Association of Professional Land Surveyors; American Concrete Institute American Society of Testing Materials; New York State Water Pollution Control Federation; American Water Works Association; and National Registry of Environmental Professionals

Arpad Kolozsvary, R.E.M.

Director of Environmental Services

Project Experience

Representative Project Experience:

The first ten years of Mr. Kolozsvary's career were spent as a chemist in research and development for a major household products/cosmetic company formulating new products. Technical accomplishments include development and introduction of Arm & Hammer Laundry Detergent (Church & Dwight), and Chesebrough-Pond's Rave Hair Spray.

After completing his MBA in Marketing, Mr. Kolozsvary was appointed Marketing Manager for Pall Corporation, a world leader in filtration systems. During his tenure and a result of marketing efforts, Pall Corporation expanded its market share with magnetic tape manufacturers.

As president of Northeast Environmental Services, Inc., Mr. Kolozsvary directed and coordinated all technical, operational, and administrative activities of a large treatment storage disposal facility (TSDF). He has developed and maintained an extensive network of contacts with disposal facilities and government regulatory specialists. His background includes extensive work in the analysis, monitoring, and remediation design at hazardous waste sites. Environmental accomplishments include the completion and approval of a Part 373 Permit for a TSDF.

Mr. Kolozsvary actively participated in a series of town hearings for the approval of the final status standards for Owners and Operators of Hazardous Waste, Treatment, Storage, and Disposal Facilities.

The past ten years at Passero Associates, Mr. Kolozsvary has conducted over 1,000 Phase I & II Investigations in New York, Pennsylvania, and Ohio.

Currently Project Manager for two Brownfield sites in the City of Geneva.

Expert Witness:

In the past ten years, Mr. Kolozsvary has testified as an expert witness for the prosecution in several high profile cases involving illegal disposal of hazardous waste.

Arpad's Profile

Arpad joined Passero Associates, P.C. in 1990. He is responsible for all environmental activities for the firm. Prior to joining Passero Associates, P.C., he was president of Northeast Environmental Services, Inc., a licensed treatment storage disposal facility (TSDF), located in Canastota, New York.

Education

BS, Chemistry, 1970, SUNY
Brockport, Brockport, New York
MBA, Marketing, 1979, University of
New Haven, New Haven, Connecticut

Certifications/Registration

*Registered Environmental Manager, REM
#3074*

*RCRA/OSHA 40-Hour Hazardous
Waste Training*

*First Respondent/Operations Level
Certified Underground Storage Tank
Installer*

Industrial Hygienist

Professional Affiliations

National Registry of Environmental
Professionals
Society of Cosmetic Chemists
Society of Packaging and Handling
Engineers

Peter S. Morton, C.P.G.

Hydrogeologist

Project Experience

Representative Project Experience:

NYSDEC Brownfields Investigations – In charge of all field activities for two Brownfields Investigations at the Geneva Foundry and Geneva Market Basket Sites. The DEC-approved work plans included passive soil gas studies, installation and sampling of groundwater monitoring wells, aquifer characterizations, tank removals, and soil/sediment/leachate sampling.

DEC Remedial Investigation/Feasibility Study - In charge of all field activities for DEC-RI/FS at Yates County Torrey Landfill, including installation and sampling of groundwater monitoring wells, aquifer characterization, soil gas survey, and soil/sediment/leachate sampling.

Kentucky Groundwater Investigation - Hydrogeologist for Phase II investigation in Harlan, Kentucky. Worked with Kentucky DEP investigating groundwater plume originating at a coal mining equipment tooling facility. Interim remedial measure included pumping and treating groundwater by air-stripping.

EPA Groundwater Study – Hydrogeologist for EPA investigation around hazardous waste landfill in Niagara Falls, including installation and sampling of overburden and bedrock monitoring wells, and designing remedial action plans.

Site Investigation - Conducted site investigations for EPA in Puerto Rico.

Oil Storage Facility - Conducted permeability testing at major oil-storage facility in New York's southern tier, including design and cost proposal for all aspects of investigation and remediation.

Municipality - In charge of installation of monitoring wells and design of vapor extraction system for municipal town garage with leaking underground gasoline tanks.

Site Assessment - Conducted over 300 Phase I Site Assessments, including recommendations for whatever Phase II work was required to bring subject site into compliance with current regulations. Examples of Phase II work include underground storage tank removal, tank testing, drywell closure, and asbestos abatement.

Peter's Profile

Peter joined Passero Associates in 1994. He has experience in planning and managing subsurface and surficial environmental investigation. His experience includes Phase I site assessments, Phase II investigations and remedial plans, soil gas survey investigations, underground storage tank closures, remedial investigations/feasibility studies (RI/FS), Brownfields Investigations, and design of bioremedial and soil vapor extraction systems.

Peter was also a member of the Superfund Field Investigation Team, USEPA, Region 2. He was responsible for investigations of inactive hazardous waste sites including all field activities and technical reports.

Education

- MS, Geology, University of Massachusetts, Amherst, Massachusetts, 1985
- BA, Geology, Amherst College, Amherst, Massachusetts, 1979

Certifications/Registrations

Certified Professional Geologist

Professional Affiliations

- American Institute of Professional Geologists, Certificate #7932
- Buffalo Association of Professional Geologists
- Central New York Association of Professional Geologists

[illegible]