

**TABLE 1
SUMMARY OF ANALYTICAL RESULTS - SURFACE SOIL/FILL SAMPLES
BUFFALO LAKESIDE COMMERCE PARK - PARCEL 4
BUFFALO, NY**

Sample Location Depth (ft bgs) Collection Date	SCO Unrestricted Values(1)	SCO Restricted Commercial Values	Urban Background Concentrations (2)(3)	MW401A	MW402A	MW403A	MW-404A	DUP	MW-405A	MW406A	MW407A	SB-401A	SB-402A	SB-403A	SB-404A	SB-405A	SB-406A	SB-407A	SB-408A	SB-409A	SB-410A	SB-411A	SB-412A	SB-413A			
				(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)	(0 - 0.5)
				1/9/2006	1/9/2006	1/10/2006	1/11/2006	1/11/2006	1/11/2006	1/10/2006	1/10/2006	1/12/2006	1/12/2006	1/12/2006	1/12/2006	1/12/2006	1/12/2006	1/16/2006	1/17/2006	1/13/2006	1/13/2006	1/17/2006	1/16/2006	1/17/2006	1/19/2006	1/18/2006	1/18/2006
PAHs - Method 8270 (ppb)																											
Acenaphthene	20,000	500,000	-				520 J	520 J			2300 J							90 J						130 J			
Anthracene	100,00	500,000	N/A				1400 J	1400 J			1100 J	860 J	180 J												79 J		
Benzo(a)anthracene	1,000	5,600	169 -59,000				2200	3300	3300	540	9200	1900 J	320 J		320 J	70 J	1500	360 J	150 J						79 J		
Benzo(a)pyrene	1,000	1,000	165 - 220				3800	2900	2900 J	64 J	21000	1500 J	240 J		250 J	120 J	2300	720	240 J				680	1000			
Benzo(b)fluoranthene	1,000	5,600	15,000 - 62,000	51 J			4500	4100	4100 J		220 J	20000	2100	320 J	56 J	350 J	150 J	3000	680	310 J				950	1200		
Benzo(g,h,i)perylene	100,000	500,000	900 - 47,000				2300	1200 J	1200 J			16000	610 J		96 J		1000	500	120 J				250 J	420 J			
Benzo(k)fluoranthene	800	56,000	300 - 26,000					1400 J	1400 J			5800	670 J		97 J		1000							140 J			
Chrysene	1,000	56,000	251 - 640				2800	2900	2900		3100 D	9800	1700 J	270 J		210 J	2000	460						600	730		
Dibenz(a,h)anthracene	330	560	-								930 J						70 J	82 J									
Fluoranthene	100,000	500,000	200 - 166,000			2000	7200	7200		1300	10000	4800	750 J	80 J	660		1600	400 J					560	680			
Fluorene	30,000	500,000	-				560 J	560 J																			
Indeno(1,2,3-cd)pyrene	500	5,600	8,000 - 61,000				1700 J	1200 J	1200 J			13000	710 J		68 J		850	460	80 J				170 J	310 J			
Naphthalene	12,000	500,000	-				390 J	390 J																			
Phenanthrene	100,000	500,000	N/A	120 J			5300	5300		270 J	4000 J	3300	800 J	78 J	510		290 J	190 J					130 J	320 J			
Pyrene	100,000	500,000	145 - 147,000			2400	6400	6400		220 J	10000	3800	710 J	78 J	700	100 J	1700	420	200 J				700	820			
TICs			N/A																								
Total PAHs			N/A	0	171	21,700	38,770	38,770	0	5,714	123,130	21,950	3,590	292	3,261	440	15,310	4,362	1,100	0	0	4,040	5,908	0			
Total BaP Equivalent(4)			N/A	0	5	4,668	3,803	3,803	0	171	26,306	1,995	307	6	327	142	2,935	957	294	0	0	798	1,168	0			
PCBs - Method 8082 (ppb)																											
Aroclor-1254		1,000	N/A	99 PJ	78 PJ							99 PJ		41													
Total PCBs	100		N/A	99	78							99		41		160											
Inorganics / TAL Metals (ppm)																											
Aluminum			33,000	10500 J	6140 J	7200 J	8620	7760	6800	4200 J	6300 J	8830	10700	5320	7140 J	6890 J	4300 J	7020 J	4680 J	3180 J	1640 J	8740 J	6060 J	7320 J			
Antimony			N/A	15.1 N*J	118 N*J			20.7 NJ	124 NJ		11.2 N*J		26.4 NJ	137 NJ		92.3 N*J		127 NJ	9.05 N*	50.4 N*J	80.5 N*J	14.6 NJ	135 NJ	262 NJ			
Arsenic	13	16	3-12 **	21.2 NJ	27.4 NJ	2.56 NJ	7.51 N	7.38 NJ	12.2 NJ	4.39 NJ	10.5 NJ	8.18 N	7.05 NJ	14.3 NJ	3.6 N	11.4 N*J	2.7	7.3	6.31 N*	7.78 N*J	10.1 N*J	6.21	11.9	20.4			
Barium	350	400	15-600	103 NJ	75.8 NJ	14.8 NJ	155 NJ	152 NJ	87.7 NJ	39.4 NJ	79.9 NJ	240 NJ	119 NJ	64.3 NJ	59.2 J	83.2 J	20.3 J	100 J	46.4 J	26.8 J	34.9 J	66.7 N*J	83.5 N*J	122 N*J			
Beryllium	7.2	590	0-1.75	1.46 NJ	1.44 NJ	0.159 NJ	0.701 J	0.764 J	1.31 J	0.715 NJ	0.737 NJ	0.767 J	0.779 J	1.1 J	1.36 J	1.35 J	0.201 J	1.45 J	0.64 J	0.83 J	0.432 J	1.22 J	0.98 J	1.54 J			
Cadmium	2.5	9.3	0.1-1	5.26 NJ					1.59 NJ		1.24 NJ		0.402 NJ	6.89 NJ	0.515 NJ	1.02 N	0.066 J	5.74		0.676 N		0.158 NJ	1.09 N	6.86 N			
Calcium			130 - 35,000 **	60000 J	31800 J	1240 J	51400 J	44600 J	70800 J	203000 DJ	57600 J	57500 J	60100 J	25800 J	199000 DJ	50500 J	3670 J	54900 J	13100 J	39200 J	18400 J	29800 J	28100 J	43200 J			
Chromium	1	400	1.5 - 40 **	54.4 NJ	18 NJ	8.41 NJ	36.2 NJ	38.1 NJ	67.6 NJ	9.44 NJ	196 NJ	22.6 NJ	21.6 NJ	184 NJ	10.2 J	88.1 J	9.11 J	42.9 J	42.8 J	22.3 J	4 J	8.13 NJ	56.9 NJ	93.7 NJ			
Cobalt			2.5 - 60 **	7.32 NJ	10.2 NJ	0.488 NJ	5.03 NJ	5.06 NJ	5.85 NJ	1.18 NJ	6.43 NJ	5.6 NJ	6.39 NJ	7.24 NJ	0.921 J	6.5 J	1.17 J	4.99 J	4.31 J	3.77 J	6.03 J	2.19 J	5.69 J	6.84 J			
Copper	50	270	1 - 50	124 NJ	49.4 NJ	6.02 NJ	75.7	91.8	121	27 NJ	261 NJ	42.8	44.1	239	26.4 N	156 N	12.9	80.6	57.6 N	41.9 N	11.6 N	15.1 N	158 N	165 N			
Cyanide	27	27	N/A	6.05	8.76		3.23	1.42	6.92	7.125	8.48	0.939	12	4.35	17	5.85		3.22	2.86	8.34			4.69	3.94			
Iron			2,000 - 550,000	109000 J	217000 D	7990 J	36100 J	50600 J	87700 J	28100 J	107000 J	30000 J	29100 J	190000 DJ	19300 J	107000 J	15600 J	92600	59100 J	51600 J	105000 J	13100 J	83200 J	129000			
Lead	63	1,000	200 - 500	1610 J	258 J	7.31 J	331 J	467 J	776 J	88.2 J	244 J	376 J	358 J	1590 J	61.6 J	281 J	27.9 J	6300 J	120 J	328 J		45.9 N*J	297 N*J	1420 N*J			
Magnesium			100 - 5,000	11600 J	7120 J	535 J	13300 J	10400 J	13400 J	38200 J	6510 J	17200 J	14400 J	5950 J	29300 NJ	7910 NJ	826 J	16900 J	3330 NJ	7330 NJ	9970 NJ	5080 NJ	6110 NJ	9040 NJ			
Manganese	1,600	10,000	50 - 5,000	3820	7570	115	1020	1460	2000	1240	11200 D	880	955	2810	1310 NJ	3360 NJ	481 NJ	2190 NJ	1830 NJ	1350 NJ	15000 DJ	567 J	3690 J	5790 J			
Mercury	0.18	2.8	0.001 - 0.2	0.089 N*	0.036 N*		0.25 NJ	0.354 NJ	0.05 NJ	0.027 N*	0.232 N*	0.573 NJ	0.278 NJ	0.165 NJ	0.211	0.077	0.049 N	0.08 NJ	0.067	0.103	0.026	0.04	0.14	0.086			
Nickel	30	310	0.5 - 25	27 NJ	8.57 NJ	2.3 NJ	18.7 NJ	19.8 NJ	49.4 NJ	4.36 NJ	41.9 NJ	23.6 NJ	19.1 NJ	48.7 NJ	7.29	42	3.56 J	16.8	25.9	20.7		9.76	57.3	57.6			
Potassium			8,500 - 43,000 **	2220 NJ	917 NJ	591 NJ	2860 J	1950 J	1540 J	798 NJ	1080 NJ	1950 J	2100 J	693 J	912 N	1320 N	407 J	1040	636 NJ	503 NJ	194 NJ	935	1240	1010			
Selenium	3.9	1,500	0.1 - 3.9	3.18 N										12.6 NJ	0.92 NJ	1.82 N	1.15 NJ	3.56 NJ	2.94 N	1.78 N	1.69 N	0.678 NJ	0.698 NJ	0.866 NJ			
Silver	2	1,500	N/A	21.3 NJ	37.4 NJ	1.27 NJ	8.5 N*J	14.8 N*J	29.7 N*J	3.96 NJ	21.1 NJ	6.22 N*J	6.42 N*J				2.52 NJ	13.9 NJ					4.41 J	5.63 J			
Sodium			6,000 - 8,000	327 NJ		58.7 NJ	364 NJ	337 NJ	371 NJ	424 NJ	253 NJ	331 NJ	216 NJ	441 NJ	324 NJ	260 NJ	93.7 NJ	382 NJ	58.3 NJ	193 NJ	34.7 NJ	309 NJ	296 NJ	204 NJ			
Thallium			N/A	3.52 NJ			0.833 NJ	3.55 NJ					4.98 NJ								0.681 J			4.03			
Vanadium			1-300	28.5 NJ	17.8 NJ	7.27 NJ	18.4 J	18.7 J	20.5 J	5.8 NJ	47.7 NJ	23.5 J	21.8 J	20.6 J	6.18 J	20.3 J	4.96 J	12.2 J	13.2 J	17.1 J	17.5 J	3.46 J	19.3 J	15.8 J			
Zinc	109	10,000	9-50	846	921	7.53	389 N	606 N	1040	258	950	360 N	459 N	4910 N	417 J	717 J	76 NJ	379 NJ	327 J	475 J	14.7 J	64.7 J	706 J				

Blank space indicates analyte was not detected.

-- Indicates sample was not analyzed for this parameter.

Shaded and framed concentrations exceed restricted commercial SCO values.

Bold/italic concentrations exceed unrestricted SCO values.

Only those analytes detected at a minimum of one location and greater than the reporting limit are shown.

(1) 6 NYCRR subpart 375-6 soil cleanup objectives, Dec. 2006.

(2) TAL Inorganic Analytes from Eastern USA Background as shown in New York State Dept. of Environmental Conservation TAGM 4046, Dec. 2000.

(3) SVOCs background from Background Soil Concentrations of Poly Aromatic Hydrocarbons (PAHs), Urban Soils (U.S. and other), Toxicological Profile for PAHs, US Dept. of Health and Human Services, August 1995

(4) Total BaP equivalent - Benzo (a) pyrene equivalent is calculated by multiplying the following individual PAH concentrations by their multiplier (#) and summing the results. Benzo (a) pyrene (1.00); Dibenz (a,h) anthracene (1.00); Benzo (a) anthracene (0.10); Benzo (b) fluoranthene (0.10); Indeno (1,2,3-cd) pyrene (0.10); Benzo (k) fluoranthene (0.01); Chrysene (0.01).

** New York State background concentration.

Data Qualifiers

U - The compound was not detected at the indicated concentration.

D - Indicates result from secondary dilution run.

J - Data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than zero. The concentration given is an approximate value.

TABLE 2
SUMMARY OF ANALYTICAL RESULTS - SUBSURFACE SOIL/FILL SAMPLES
BUFFALO LAKESIDE COMMERCE PARK - PARCEL 4
BUFFALO, NY

Sample Location Depth (ft bgs)	SCO Unrestricted Values(1)	SCO Restricted Commercial Values(1)	Urban Background Concentrations (2)(3)	MW401B	MW402B	MW403B	MW404B	MW405B	MW-000B-DUP	MW406B	MW407B	SB-401B	SB-402B	SB-403B	SB-404B	SB-405B	SB-406B	SB-407B	SB-408B	SB-409B	SB-410B	SB-411B	SB-412B	SB-413B	BLUEFILL-01		
				8 - 10	8 - 10	12.5 - 13	(11 - 12)	(24 - 25)	(MW-405B)	24.5 - 25	(MW-405B)	2 - 2.5	11/10/2006	1/10/2006	(14 - 14.5)	(11.5 - 12)	(11 - 12)	(8 - 10)	(8 - 9)	(3.5 - 4)	(3 - 4)	(5 - 6)	(10 - 11)	(3 - 4)	(6 - 7)	(2 - 4)	(12 - 13)
Collection Date				1/9/2006	1/9/2006	1/10/2006	1/12/2006	1/11/2006	1/11/2006	1/10/2006	1/10/2006	1/12/2006	1/12/2006	1/12/2006	1/16/2006	1/17/2006	1/13/2006	1/13/2006	1/17/2006	1/16/2006	1/17/2006	1/19/2006	1/18/2006	1/18/2006	1/19/2006		
VOCs - Method 8260 (ppb)																											
1,2-Dichlorobenzene	1,100	500,000	N/A											4.8 J													
2-Butanone			N/A			26 J		38 J		61 J		87 J						27 JB									
Acetone	50	500,000	N/A	67 J		220 J												330									
Benzene	60	44,000	N/A		17 J						3.4 J		22 J														
Carbon Disulfide			N/A			29 J		51 J	15 J	17 J								23 J									
Cyclohexane			N/A	50 J																							
Ethyl Benzene	1,000	390,000	N/A							5.3 J	4.2 J			3.4 J								100 J	130 J	110 J			
Methyl Acetate			N/A																			18 J	31 J				
Methylcyclohexane			N/A	50 J									5.8 J										230 J	190 J			
Methylene Chloride	50	500,000	N/A			25 JB					30 JB																
Toluene	700	500,000	N/A								5.6 J		28 J					20 J									
m/p-Xylenes			N/A	8.6 J										17 J								140 J	260 J	110 J			
o-Xylene			N/A	6 J						5.4 J				3.4 J	14 J							37 J	58 J	26 J			
Total Xylenes	260	500,000	N/A	14.6	0	0	0	0	0	5.4	0	0	3.4	31	0	0	0	0	0	0	0	177	318	136	0		
TICs			N/A	1345	550		160	34	90	6650		770		2680			3390	12200				2920	400	1759			
Total VOCs			N/A	1526.6	567	300	249	49	107	6851.7	43.2	893.8	53.4	2719.2	0	50	3740	12320	0	34	0	3238	1143	2215	0		
SVOCS - Method 8270 (ppb)																											
1,1-Biphenyl			N/A									290 J													82 J		
2-Methylnaphthalene			N/A	160 J																							
3+4-Methylphenols			N/A		98 J																						
4-Nitrophenol			N/A																								
Acenaphthene	20,000	500,000	N/A	110 J								250 J			82 J	120 J											
Anthracene	100,000	500,000	N/A	380 J								450 J	83 J		280 J										81 J		
Benzo(a)anthracene	1,000	5,600	169 - 59,000	280 J		310 J					240 J	540 J	150 J		630	310 J									83 J	1300 J	
Benzo(a)pyrene	1,000	1,000	165 - 220			420 J					260 J	370 J	90 J		400 J	610 J						71 J	1100 J		780 J	1300 J	
Benzo(b)fluoranthene	1,000	5,600	15,000 - 62,000	250 J		490					410 J	450 J	250 J		590 J	650 J						76 J	1400 J		88 J		
Benzo(g,h,i)perylene	100,000	500,000	900 - 47,000			220 J					100 J	270 J			150 J	340 J									440		
Benzo(k)fluoranthene	800	56,000	300 - 26,000									190 J			160 J	210 J									530 J		
bis(2-Ethylhexyl)phthalate			N/A							120 J																	
Carbazole			N/A									260 J															
Chrysene	1,000	56,000	251 - 640	460 J		390 J					270 J	430 J	250 J		500	200 J									880	130 J	
Dibenz(a,h)anthracene	330	560	N/A									330 J			160 J											120 J	
Dibenzofuran			N/A																							1500 J	
Fluoranthene	100,000	500,000	200 - 166,000	800 J		290 J					370 J	1600	310 J		1300	200 J						72 J	710		120 J	95 J	
Fluorene	30,000	500,000	N/A	290 J								470 J														3200	
Indeno(1,2,3-cd)pyrene	500	5,600	8,000 - 61,000			200 J						270 J	72 J		130 J	210 J						69 J	270 J				
Isophorone			N/A																							3200	
Naphthalene	12,000	500,000	N/A	140 J								1300															
Nitrobenzene			N/A																							16000	
Pentachlorophenol			N/A																							3400	
Phenanthrene	100,000	500,000	N/A	1100 J		130 J					840 J	240 J	2100	270 J	1400										180 J	140 J	
Phenol			N/A		170 J																						
Pyrene	100,000	500,000	145 - 147,000	910		330 J					460	1300	270 J		1200	410 J							960		140 J	98 J	
TICs			N/A	15,000	3,210	2,779	7,500	1,160	1,000	9,680	2,302	19,720	3,830	2,030	3,249	3,020						6,770	3,121	1,400	2,200	3,840	
Total SVOCS			N/A	19880	3478	5559	7500	1160	1000	10640	4652	30590	5575	2030	10231	6280	440	288	14030	3121	1400	2200	4744	10360	76380	43,700	
Total BaP Equivalent(4)			N/A	57.6	0	523.9	0	0	0	0	327.7	502.2	139.7	0	541.6	731.1	0	85.5	1476.1	0	0	0	0	18.4	0	2540	
PESTICIDES - Method 8081 (ppb)																											
All Pesticides			N/A	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Endosulfan I	2,400	200,000	-	56 PJ																						0	
Endrin	14	89,000	-																							4.7 PJ	
Endrin aldehyde			-																							2.3 J	
PCBs - Method 8082 (ppb)																											
Aroclor-1254			N/A	520 PJ																						43 PJ	
Aroclor-1260			N/A											140													
Total PCBs	100	1,000	N/A	520	0	0	0	0	0	0	0	140	140	0	0	0	0	0	0	0	0	0	0	0	0	43	0
Inorganics / TAL Metals (ppm)																											
Aluminum		33,000	21000 J	12800 J	15300 J	10100	9050	10100	14300 J	5820 J	12500	9060	18800	6850 J	4380 J	8650 J	7150 J	3480 J	8930 J	8110 J	12600 J	11500 J	12400 J	40.3 J			
Antimony		N/A			84.6 N*		27.1 NJ			121 N*		249 NJ		6.13 N*	54.1 N*	5.33 NJ	73.2 NJ									10.0 NJ	
Arsenic	13	16	3-12 **	43.5 NJ	11.8 NJ	12.3 NJ	22.3 N	10.6 N	13.3 N	2.96 NJ	18 NJ	8.96 N	22.6 NJ	24.1 N	5.66 N	10.4 N*	1.87	17.4	1.58 N	3.12 N	10.7 N	3.61	10	3	17.1		
Barium	350	400	15-600	147 NJ	77 NJ	115 NJ	133 NJ	44.3 NJ	73.5 NJ	76.1 NJ	65.5 NJ	76.1 NJ	96.3 NJ	189 NJ	61.6 J	57.7 J	17.4 J	95.1 J	12.6 J	8.98 J	79.6 J	51.2 N*	112 N*	123 N*	18.3 N*		
Beryllium	7.2	590	0.1-75	1.64 NJ	0.784 NJ	2.81 NJ	0.786 J	0.767 J	0.81 J	2.3 NJ	0.975 NJ	0.702 J	1.86 J	1.54 J	1.28 J	0.738 J	0.121 J	1.35 J	0.12 J	0.44 J	1.31 J	0.807 J	1.4 J	0.698 J	0.186 J		
Cadmium	2.5	9.3	0.1-1	3.13 NJ	0.106 NJ								7.66 NJ	3.81 NJ													

**TABLE 3
SUMMARY OF ANALYTICAL RESULTS - GROUNDWATER SAMPLES
BUFFALO LAKESIDE COMMERCE PARK - PARCEL 4
BUFFALO, NY**

Sample ID Sampling Date	NYSDEC Class GA Standards ⁽¹⁾	ABB-MW-101 02/08/06	ABB-MW-103 02/07/06	MW-305 02/08/06	MW-306 02/07/06	MW-307 02/07/06	MW-401 02/08/06	MW-402 02/08/06	MW-403 02/08/06	MW-404 02/08/06	MW-405 02/08/06	MW-406 02/07/06	GWDUP-1 02/07/06	MW-407 02/07/06	TB-0207 02/07/06	EQ-BLANK 02/08/06
VOCs - Method 8260 (ppb)																
1,1,1-Trichloroethane	5*															
2-Butanone	50							18.0 J								
4-Methyl-2-Pentanone	NA							2 J								
Acetone	50					210	23 J									
Benzene	1							0.55 J			0.75 J		1.2 J	1.3 J		
Carbon Disulfide	60							5.8					3.3 J	3.5 J		
Tetrachloroethene	5*															1.9 JB
Toluene	5*	0.98 J					1.1 J	0.89 J		0.84 J	0.99 J		1 J	1 J	0.91 J	
Total Confident Conc. VOC	NA	2.68	0.41	2	0	237.45	30.29	180	2.44	3.84	43	5.5	5.8	0.91	0	1.9
Total TICs	NA	0	0	0	0	11.2	0	0	0	26	0	8.9	8.6	0	0	0
SVOCs- Method 8270 (ppb)																
2,4,6-Trichlorophenol	NA												2.3 J			--
2,4-Dichlorophenol	5*												4.9 J	5.4 J		--
2,4-Dimethylphenol	(50)						1.4 J									--
2-Methylnaphthalene	NA									1.2 J						--
3+4-Methylphenols	NA						3.6 J									--
Acenaphthene	(20)									6.7 J						--
Anthracene	(50)									1.7 J						--
Carbazole	NA									16						--
Dibenzofuran	NA									4 J						--
Fluoranthene	(50)									2 J						--
Fluorene	(50)									6.6 J						--
Naphthalene	(10)	5.2 J	2.5 J				1.7 J	1.5 J		7.2 J			5.7 J	6 J		--
Pentachlorophenol	1 [†]						5.6 J									--
Phenanthrene	(50)									3.6 J						--
Phenol	1 [†]						16	1.3 J	4.3 J				5.2 J			--
Total Confident Conc. SVOC	NA	10.2	7.4	6.4	2.3	31.8	8	9.7	3.5	54.1	9.3	16	15	6.7	--	6.6
Total TICs	NA	12.7	15.7	5.8	5.9	126.2	6.5	91.7	26.4	73	40.4	112.2	122.9	6.4	--	12
Pesticides - Method 8081 (ppb)																
All Pesticides	NA															--
PCBs- Method 8082 (ppb)																
Total PCBs	0.09															--
TAL Metals, Mercury, & Cyanide- Methods 6010, 7470, 9012 (ppb)																
Aluminum	NA	113 J	101 J	860	225	1870	6760	12400	432	390	3260	220	201	26300	--	50.8 J
Antimony	3			7.5 J				12.1 J			19.6 J			25.0 J	--	
Arsenic	25			135.0		47.3	59.5	98.4			617.0	14.4	13.3	18.2	--	
Barium	1000	65.9 J	28.1 J	497.0	18.8 J	46.4 J	12.3 J	18.2 J	13.1 J	319.0	20.7 J	41.5 J	36.8 J	288.0	--	4.3 J
Beryllium	(3)			0.27 J			0.16 J	0.97 J	0.09 J			0.1 J		4.8 J	--	
Cadmium	5													0.6 J	--	
Calcium	NA	199000	49700	144000	75300	180000	24400	27100	20300	72800	13300	126000	113000	175000	--	1290 J
Chromium	50		3.1 J	14.4 J			8.2 J	47.6 J	1.7 J	2.9 J				34.8 J	--	
Cobalt	NA		0.43 J	2.8 J			1.9 J	0.53 J	3.7 J		10.2 J	6.5 J	5.2 J	9.3 J	--	
Copper	200	15.7 J	16.8 J	217.0	5.6 J	8.5 J	5.40 J	7.50 J	9.20 J	7.0 J	13.1 J	7.4 J	12.2 J	114.0	--	10.9 J
Cyanide	200	410.0	241.0	5710.0	57.0	5710.0	163.0	244.0	74.0	43.0	72.0	6390.0 J	1380.0 J	35.0	--	
Iron	300	356	342	58300	1530	3010	902	2970	690	3640	4070	3840	3520	58300	--	
Lead	25		4.4 J	29.1	5.9		6.6	5.9		17.3				224.0	--	
Magnesium	(35,000)	378 J	2500 J	49100	17200	483 J	430 J	432 J	2240 J	88600		3010 J	3210 J	36500	--	256 J
Manganese	300	1.0 J	11.9 J	343.0	188.0	10.4 J	25.8	99.8	25.6	191.0		4.8 J	32.8	29.8	3560.0	0.9 J
Mercury	0.7		0.100 J					0.090 J			0.310			0.140 J	--	
Nickel	100	2.0 J		5.9 J			22.8 J	18.2 J	57.3		289.0	7.6 J	6.9 J	22.9 J	--	
Potassium	NA	76600.0 DL	225000.0 DL	1840.0 J	20700.0	727000.0 DL	1220000.0 DL	342000 DL	110000.0	196000.0 DL	547000.0 DL	608000.0 DL	553000.0 DL	33600.0	--	
Selenium	10	3.1 J		5.3 J	8.1 J	7.5 J	10.8	12.5			29.0	4.3 J		10.1	--	
Silver	50			1.8 J										2.6 J	--	
Sodium	20,000	56900 J	95400 J	27900 J	11300 J	112000 J	65400 J	102000 J	26000 J	39900 J	557000 J	133000 J	111000 J	26000 J	--	
Thallium	(0.5)				10.3										--	
Vanadium	NA	9.2 J		17.0 J		29.0 J	95.6	284.0	4.4 J	9.9 J	478.0	5.2 J	4.7 J	43.3 J	--	0.83 J
Zinc	(2,000)													747.0	--	35.3
Water Quality pH-Method 150.1																
pH (2)	NA	12.4	9.8	6.80	8.1	12.6	12.8	12.8	10.2	7.9	12.8	10.2		10.5	--	
pH (3)	NA	12	7	6.8	7	10	12	12	9.6	7.7	12	8	8	7	--	5.9

Notes:

⁽¹⁾ Class GA Ambient Water Quality Standards and Guidance Values from TOGS series 1.1.1, June 1998, and April 2000 Addendum.

⁽²⁾ pH values measured in the field immediately prior to sample collection.

⁽³⁾ pH values measured in the laboratory

Only those analytes detected at a minimum of one location and greater than the reporting limit are shown.

Blank space indicates analyte was not detected.

-- Indicates sample was not analyzed for this parameter.

Shaded and framed concentrations exceed Class GA groundwater standards or guidance values.

Values in () represent Guidance Values.

NA - Not Applicable or Not Available.

† - applies to the sum of these subsatnces

Data Qualifiers

J - Organics: Indicates and estimated value. Inorganics: The reported value is less than CRDL, but greater than the IDL.

D - Indicates result from secondary dilution run.

B - Indicates analyte was found in the blank as well as the sample result.

TABLE 4
XRF PILOT STUDY ANALYTICAL RESULTS
BUFFALO LAKESIDE COMMERCE PARK - PARCEL 4
BUFFALO, NY

Sample Location Sampling Depth (ft. bgs) Collection Date	Criteria and Guidance values		FA-01	FA-02	FA-03	FA-04	FA-05					
			(0.5 - 1.5)	(0.5 - 1.5)	(0.5 - 1.5)	(0.5 - 1.5)	(0.5 - 1.5)					
			1/27/2006	1/27/2006	1/27/2006	1/27/2006	1/27/2006					
Inorganics / TAL Metals (ppm)												
Total Lead (1)	1000		4440	11000	1940	1470	2490					
TCLP Lead (ppm)												
TCLP Lead (2)	5		0.86	11.7	1.51	0.61	0.85					
Lead - XRF Pilot Study												
Lead est'd concentration (ppm) & XRF reading			2,998	65	4,924	90	1,508	39	1,731	45	1,862	46
			3,102	69	4,718	87	1,443	38	1,487	41	1,640	43
			2,955	66	4,578	83	1,496	39	1,428	43	1,775	45
			3,018	Avg	4,740	Avg	1,482	Avg	1,549	Avg	1,759	Avg

Shaded and framed concentrations exceed SCGs.

(1) 6NYCRR subpart 375-6, soil cleanup objectives for restricted commercial use, December 2006.

(2) Target Compound Leaching Procedure limit, above which is considered hazardous.

TABLE 5

**REMEDIAL COST ESTIMATE
BLCP - Parcel 4
ALTERNATIVE 2
Institutional Controls**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	EST. TOTAL
1	Negotiation of Deed Restrictions	1	sum	\$5,000	\$5,000
2	Annual Site Inspection and reporting (15 yrs) (\$1,000 per year x 15 years, present worth at 4% interest)	1	15 yrs	\$11,118	\$11,118
3	Annual Groundwater monitoring (assume 12 wells) (40 field hrs/event, 15 samples for metals/SVOCs/pH and report x 15 years at present worth using 4% int.)	1	15 yrs	\$166,776	\$166,776
4	Annual maintenance and repair of monitoring well network (\$1,000 per year x 15 years, present worth at 4% interest)	1	15 yrs	\$11,118	\$11,118
5	Chain link fence (1600' x 6')	1600	foot	\$30	\$48,000
6	Concrete Jersey Barriers (8 feet long)	8	each	\$500	\$4,000
7	Warning signs (one every 50 feet)	32	each	\$50	\$1,600
	Subtotal				\$247,612
8	Engineering and Contingency (35% of sub-total)	35% of subtotal	sum		\$86,664
9	Health & Safety and General Requirements (10%)	10% of Subtotal	sum		\$24,761
	Total				\$359,037

Assumptions:

1. Institutional controls would include:
 - Deed Restrictions to control future site uses, activities, and restrict groundwater to non-potable uses.
 - Annual site inspections and monitoring of groundwater quality.
 - Restrict public access (fence around the flu ash pile, barriers at vehicle access points, warning signs).
2. Well maintenance assumes minor repairs, e.g. replacement of caps and locks, and painting as necessary

Table 6

**REMEDIAL COST ESTIMATE
BLCP - Parcel 4
ALTERNATIVE 3
Limited Removal and Cover System with Institutional Controls**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	EST. TOTAL
1	Removal of blue fill	1		\$55,000	\$55,000
2	Removal of filter cake/flu ash - Option 3A -max volume	1		\$5,200,000	\$5,200,000
3	Sorting and removal of waste from debris disposal pile	1		\$730,000	\$730,000
4	Removal of miscellaneous waste piles	1		\$50,000	\$50,000
	Sub-Total (total cost of waste removal)				\$6,035,000
5	Cut and mulch trees, spread mulch on site	15	acre	\$2,500	\$37,500
6	Demarcation layer of mesh fabric	100,000	SY	\$0.10	\$10,000
7	Import and placement of clean soil (labor and material)	32,500	CY	\$20	\$650,000
8	Negotiation of deed restrictions	1	sum	\$5,000	\$5,000
9	Annual site inspection and reporting (15 yrs)	1	15 yrs	\$11,118	\$11,118
	(\$1,000 per year x 15 years, present worth at 4% interest)				
10	Annual maintenance and repair of cover system (15 yrs)	1	15 yrs	\$222,360	\$222,360
	(\$20,000 per year x 15 years, present worth at 4% interest)				
	Sub-Total				\$935,978
11	Engineering and Contingency (35% of sub-total)	35% of subtotal	sum		\$327,592
12	Health & Safety and General Requirements (10%)	10% of subtotal	sum		\$93,598
	Sub-Total (Total cost of soil cover system)				\$1,357,168
	Total				\$7,392,168

Major Assumptions:

1. Site cover would be performed after removal of the following:
 - Blue fill
 - Filter cake/flu ash pile
 - Debris disposal pile
 - Other solid waste scattered throughout the site surface (tires, C&D etc.)
2. All on-site treed areas (approx. 15 acres) would be mulched and spread on the site surface.
3. Cover system includes demarcation layer + one foot of clean soil over the entire site (20 acres).
4. Deed restrictions to control future site uses, activities, and restrict groundwater to non-potable uses

Table 7

**REMEDIAL COST ESTIMATE
BLCP - Parcel 4
ALTERNATIVE 4
Removal and Off-Site Disposal of Soil/Fill**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE MAT. & LAB	EST. TOTAL
	Removal of Blue Fill	1		\$55,000	\$55,000
	Removal of Filter cake/flu ash - Option 3A -max volume	1		\$5,200,000	\$5,200,000
	Sorting and removal of waste from Debris Disposal Pile	1		\$730,000	\$730,000
	Removal of Miscellaneous Waste Piles	1		\$50,000	\$50,000
	Sub-Total (Total cost of waste removal)				\$6,035,000
1	Excavation transport and off-site disposal of soil/fill (Assumed volume is 500,000 CY	500,000	CY	\$60	\$30,000,000
2	Cost for clean soil backfill including placement	500,000	CY	\$20	\$10,000,000
	Sub-Total				\$40,000,000
5	Engineering and Contingency (35% of sub-total)	35% of subtotal	sum		\$14,000,000
6	Health & Safety and General Requirements (10%)	10% of subtotal	sum		\$4,000,000
	Sub-Total (Total cost of soil/fill removal)				\$58,000,000
	Total				\$64,035,000

Assumptions:

The estimated volume of soil/fill at the site is approximately 500,000 CY

Does not include cost of dewatering and water management.

Table 8

**REMEDIAL ALTERNATIVE COSTS
BLCP - Parcel 4**

Removal and Off-Site Disposal of Soil/Fill

REMEDIAL ALTERNATIVE	CAPITAL COST (\$)	ANNUAL COSTS (\$)	TOTAL PRESENT WORTH (\$)
NO ACTION	0	0	0
INSTITUTIONAL CONTROLS	109,000	22,000	360,000
LIMITED REMOVAL AND COVER SYSTEM WITH INSTITUTIONAL CONTROLS	7,100,000	30,000	7,400,000
REMOVAL AND OFF-SITE DISPOSAL OF SOIL/FILL	64,000,000	0	64,000,000