PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

For

FORMER NATIONAL GRAPE CORP. PROPERTY
WEST MAIN STREET
BROCTON, NEW YORK

Prepared For:

County of Chautauqua Department of Public Facilities
454 North Work Street
Falconer, New York 14733

April 7, 1999

CHA Project No. 6801.07.05

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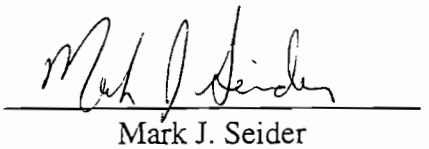
QUALIFICATIONS STATEMENT

This Phase I Environmental Site Assessment was performed by a qualified scientist(s) and/or engineer(s) employed by Clough, Harbour & Associates LLP (CHA). CHA, a full service engineering consulting firm with offices throughout the Eastern United States, has the resources and the capabilities to perform Phase I Environmental Site Assessments. The individuals responsible for the preparation of this report meet the definition of an *Environmental Professional* as defined by Section 3.3.11 of the American Society for Testing and Materials (ASTM) Practice 1527.

ESA Performed By:



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Project Manager

1.0 INTRODUCTION

Clough, Harbour & Associates LLP (CHA) was retained by the County of Chautauqua Deparment of Public Facilities, to perform a Phase I Environmental Site Assessment (ESA) of the former National Grape Corp. property located on West Main Street, in the Village of Brocton, Chautauqua County, New York (Figure 1). This Phase I ESA was performed in association with the potential condemnation and acquisition of the subject property, which is currently vacant. The purpose of this Phase I ESA was to identify recognized environmental conditions, as defined by *American Society for Testing and Materials* (ASTM) Practice E 1527, in connection with the subject property.

The term recognized environmental conditions is defined by ASTM as the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate regulatory agencies.

This Phase I ESA Report has been prepared by CHA to:

- Provide a general description of the subject property, any structures occurring thereon, and the site vicinity;
- Discuss the current and historical usage of the property and surrounding area;
- Identify the presence or absence of recognized environmental conditions in connection with the subject property based upon the results of a historical and regulatory records review, interviews, and a thorough site inspection;
- Present and discuss the results of the preliminary sampling and analysis program conducted at the subject property for the purpose of investigating the occurrence of asbestos-containing material (ACMs), lead-based paint (LBP) and polychlorinated biphenyl (PCB) residue; and
- Define areas of potential environmental concern warranting further investigation.

2.0 SCOPE OF WORK

The major components of this Phase I ESA included the review of available regulatory and historical information for the subject property and surrounding properties, interviews local government officials and other knowledgeable persons, a thorough site inspection of on-site buildings and grounds, reconnaissance of the site vicinity, and the implementation of a preliminary sampling and analysis program to investigate the potential occurrence of ACM, LBP and PCB residue. The following subsections present a detailed outline of the scope of work performed for this Phase I ESA.

2.1 HISTORICAL REVIEW

This component involved the review of standard historical sources to develop a history of the previous uses or occupancies of the subject property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions in connection with the subject property. Where reasonably ascertainable concerning the required project schedule, the following standard historical sources were consulted to identify uses of the subject property from 1940 to the present:

- Available Aerial Photographs
- Property Tax Files
- Recorded Land Title Records
- USGS 7.5 Minute Topographic Maps
- Building Department Records
- Zoning/Land Use Records
- City Street Directories
- Historical Atlases

Furthermore, at least one of the above listed historical sources was consulted to investigate past uses of the site prior to 1940 until the time at which the property was not yet developed. The historical usage of properties in the surrounding area was also researched as part of this review.

2.2 REGULATORY RECORD SEARCH

A review of Local, State and Federal record sources relating to the presence or occurrence of facilities or spills involving solid and hazardous waste and petroleum products on the subject property and/or properties occurring within the approximate minimum search distances established in ASTM Practice E-1527 was performed. State and Federal record sources were reported by the Environmental Risk Imaging and Information Service (ERIIS), and included the following:

- Federal NPL Report (1.0 Mile Radius)
- Federal CERCLIS List (0.5 Mile Radius)
- Federal List of No Further Remedial Action Planned Sites (0.5 Mile Radius)
- Federal RCRA TSDF List (1.0 Mile Radius)
- Federal RCRA Hazardous Waste Generators List (0.25 Mile Radius)
- Federal ERNS List (0.05 Mile Radius)
- State List of Inactive Hazardous Waste Sites (1.0 Mile Radius)
- State List of Solid Waste Facilities (0.5 Mile Radius)
- State List of Leaking Storage Tanks (0.5 Mile Radius)
- State List of Chemical and Petroleum Bulk Storage Tanks (0.25 Mile Radius)
- State List of Major Oil Storage Facilities (0.25 Mile Radius)
- State List of Spills (0.5 Mile Radius)

2.3 INTERVIEWS

Reasonable attempts were made to conduct interviews with the property owner/occupant, former employees, neighboring property owners, and local government officials for the purpose of obtaining information indicating recognized environmental conditions in connection with the subject property.

2.4 SITE INSPECTION

A thorough site inspection of the subject property was conducted to identify visible environmental concerns such as:

- current and past use of the property and adjoining parcels
- the physical setting of the site including a general description of structures and improvements on the site
- waste water and storm water discharges
- on-site septic systems
- evidence of hazardous waste or petroleum product generation, storage, treatment, or disposal
- strong or noxious odors
- pools of liquid
- drums
- evidence of PCBs
- drains or sumps
- pits, ponds or lagoons
- stained soils and surfaces
- stressed vegetation
- improper disposal of solid waste

2.5 ADDITIONAL SERVICES

A preliminary sampling and analysis program was performed at the property to investigate the potential occurrence of ACM, LBP and PCB residue. The scope of the program completed at the site involved the collection and analysis of a limited number of samples and should not be construed as definitive evidence of the absence of any of the target material/contaminants. More extensive investigation may be required to confirm the absence of these and other contaminants and/or delineate the extent of contamination encountered. No other additional services were provided beyond sample collection and analysis for these three criteria. This Phase I ESA did not include the execution of: pressure testing of any discovered or undiscovered USTs; or the collection and analysis of groundwater, surface water, or soil samples for the purposes of characterizing physical or chemical conditions existing within the subsurface of the site.

3.0 SITE DESCRIPTION

3.1 GENERAL

The subject property is located along West Main Street, in the Village of Brocton, Chautauqua County, New York. The subject property consists of three parcels that occupy an area of approximately 6.4 acres. The tax parcel numbers for the three parcels are 111-2-12, 111-2-19.1, and 111-2-19.4. The majority of the site is bounded by West Main Street, Pearl Street and Harmon Street. A portion of tax parcel 111-2-12 is located south of Harmon Street and is an old railroad right of way. The portion of tax parcel 111-2-12 located south of Harmon Road was not inspected during this assessment. For the purpose of this report, the term subject property shall refer to the portion of the property located north of Harmon Street.

The subject property is located in an area zoned for industrial and residential uses, and contains an inactive fruit juice processing and storage facility. Three buildings are located on the subject property, the largest of which is a two-story brick building encompassing approximately 84,000 square feet (sf). The subject property is currently vacant and the majority of the former process equipment has been removed from the site. However, numerous concrete and steel tanks remain inside the main building. The other two buildings are approximately 11,500 sf and 170 sf in size, are located on the southern portion of the property, and were formerly used as the grape handling building and scale house, respectively. The remainder of the property consists of parking area, concrete sidewalks and manicured lawn. A schematic site plan of the subject property is presented in Figure 2.

The Village of Brocton offers both a municipal sewer and water system, however, it could not be determined if the subject property is serviced by these systems. No indications of wells or septic systems were observed during the site inspection of the subject property.

3.2 NEIGHBORING PROPERTIES

Land use in the site vicinity is characterized by a mixture of commercial, industrial and residential uses. The subject property is bounded to the north by West Main Street (NYS Route 20); to the east by Pearl Street; to the south by Harmon Street; and to the west by a property used for the manufacture of bulk materials handling equipment. The property to the west, owned by Descon EDM, Inc., was formerly part of the grape processing plant property, and housed the wastewater treatment plant and crate shed. This portion of the property was purchased by Descon in 1990. The area in the immediate vicinity of the subject property consists mainly of residential and commercial/manufacturing properties while agricultural uses occur beyond the Village limits. Residential uses comprise the majority of the lands in the vicinity of the subject property.

3.3 SITE TOPOGRAPHY

The topography of the majority of the site is flat to gently sloping at grades ranging from 0% to 5%. A steep slope occurs at the northern portion of the site along West Main Street. The site is graded to drain to on-site catch basins and the municipal storm sewer system along the surrounding roadways. The site has an elevation which ranges between 750 and 765 feet above mean sea level (AMSL) based upon the USGS topographic mapping of the area.

3.4 SITE GEOLOGY AND HYDROLOGY

Based upon a review of the *Soil Survey of Chautauqua County, New York*, the predominant soil unit occurring on the subject property is Chenango gravelly loam, 3-8% slopes. The Chenango soils consist of very deep, well drained and somewhat excessively drained, nearly level to steep soils on glacial outwash plains. These soils formed on outwash terraces in the larger valleys and in positions on alluvial fans where post-glacial side streams entered the major valleys. Slopes range from 0 to 40 percent.

Based upon a review of the *Surficial Geologic Map of New York – Niagara Sheet* (1988), the overburden on-site consists of lacustrine beach deposits. These deposits are characterized as generally well sorted sand and gravel which is stratified, permeable and well drained. The site is underlain by bedrock consisting of Westfield Shale and Laona Siltstone belonging to the Canadaway Group according to the *Geologic Map of New York – Niagara Sheet* (1970).

Storm water runoff occurring on the subject property drains via overland flow to on-site catch basins and the municipal storm sewer along the adjoining roadways. A review of the Flood Insurance Rate Map developed for the project vicinity by the Federal Emergency Management Agency, indicated that the subject property is not located within a 100 year flood plain.

Regional groundwater flow direction on the subject property, inferred from topographic mapping of the area, is generally to the northwest toward the discharge area represented by Lake Erie.

3.5 WETLANDS

Examination of the *New York State Freshwater Wetlands Map* and *National Wetlands Inventory Map*, Brocton Quadrangle, revealed that there are no protected state or federal jurisdictional wetlands mapped on the subject property or adjoining properties.

4.0 HISTORICAL REVIEW

4.1 RECORDED LAND TITLE RECORDS

Recorded land title and deed records for the property were reviewed at the Chautauqua County Clerks Office. These records indicated that the subject property is currently owned by Jack Dean, dba Chautauqua Forest Products, who has owned the property since 1985. The property previously consisted of adjacent land to the west (2.2 ± ac.), however, the western portion of the property was sold to the adjacent manufacturing company in 1990. Previous owners of the subject property included Welch Grape Juice Company from the 1950s to 1985, National Grape Corp. in the 1940s and 1950s, and Westmantor Realty Co. in 1938. The New York/Pennsylvania Railroad Co. also owned a portion of the property that contained a rail spur that accessed the site from the south.

4.2 AERIAL PHOTOGRAPHS

Available aerial photographs of the subject site and surrounding properties for the years 1961 through 1995, maintained by the Chautauqua County Department of Planning, were reviewed at five to seven year increments to provide information concerning the history of development of the subject property and surrounding area. Because of the relatively small scale of these photographs, it was difficult to discern a high level of detail relative to historic site conditions, however, the general use of the site and surrounding properties was defined.

The three buildings that are currently present on the subject property were visible in the 1961 aerial photograph. Two additional buildings, which were previously part of the subject property, were also located to the southwest of the main building and were identified as the former wastewater treatment plant and the crate shed. Land use in the surrounding area based on the 1961 photograph was a mixture of residential and agricultural properties.

The condition of the property as shown in the 1966 through 1995 photographs remained similar to that depicted on the 1961 photograph. The crate shed does not currently exist at the site, however, due to the scale of the photographs, the time period when it was demolished could not be determined. During the time period spanned by the aerial photographs, the surrounding area remained mainly residential and agricultural.

4.3 FIRE INSURANCE MAPS

Sanborn fire insurance maps for the subject property and surrounding area from the years 1923, 1941 and 1949 were provided by ERIIS. Copies of these maps are provided in Appendix A. Based upon a review of these maps, the following information concerning the historical use of the subject property and adjacent properties was indicated:

- 1923 – A 19,000 sf building noted as Brocton Products Co. Inc. occupied the subject property which was used to produce and store wine. Four smaller buildings were also noted on the subject property, one of which appeared to be a power-house that used coal for fuel, and one residential dwelling. A railroad spur entered the property from the west and proceeded to Pearl Street, south of the main building. Residential dwellings were located in the vicinity of the site to the north, east and south.

- 1941 – The building previously noted was expanded to the west, east and south to approximately 43,000 sf and was occupied by a grape juice plant owned by National Grape Corp. A second building labeled as a grape shed was noted on the southern portion of the property. Several rail spurs were located to the south of the main building and the smaller buildings previously noted on the property no longer existed. Two filling stations were located in close proximity to the subject property. One filling station was located at the northeast corner of the intersection of Central Avenue and West Main Street, while the second filling station occurred along West Main Street, approximately 150 feet west of the main building.

- 1949 – The property and surrounding area as depicted on this map appeared very similar to the 1941 map with the exception of a 1,000 sf boiler room that was added along the western side of the building. The southern portion of the main building, as it is currently configured, did not exist on the 1949 map. The filling station to the west of the property is no longer present on the 1949 map.

4.4 STREET DIRECTORIES

No City street directories were available for the subject property and surrounding area.

4.5 HISTORICAL ATLASES

The 1867 and 1881 edition's of the *Topographical Atlas of Chautauqua County, New York* maintained by the Village of Brocton Library, indicated that the Lake Shore Wine Company and G.E. Ryckman Wine Cellar, were located on the subject property, respectively.

4.6 VILLAGE HISTIORIAN

The Village of Brocton assistant historian, Mr. Edward Kurtz, was contacted regarding the development of the property. He indicated that the first wine cellar was constructed on the property in 1859. Mr. Kurtz also noted that the building on the property burned to the ground in 1907 and was later re-built. The wine processing company that occupied the property also produced brandy by fermenting the soured wine at the site. The facility was also reportedly used to produce moonshine during prohibition.

4.7 BUILDING DEPARTMENT RECORDS

The Village of Brocton's Building Inspector was contacted regarding their records to provide information concerning the historical development of the subject property. The building inspector indicated that the Village does not have any records for the subject property.

4.8 HISTORICAL FACILITY PLANS

Historical plans of the subject property and related facility were obtained from Welch Foods, Inc. These plans include a generalized site plan, several floor plans that depict various portions of the main building and some structural plans. A site plan and building floor plan have been included as Appendix B. The dates of all of the plans could not be determined, however, revision dates of 1965 and 1972 were noted on two of the plans. A review of these plans indicated the following:

- A fuel oil UST located approximately 25 feet west of the main building is depicted on the site plan. The location of the UST, based upon this plan, is on the adjacent property owned by Descon EDM, Inc. A detail of this UST provided by Welch indicated that it was a 25,000 gallon tank, installed in 1955 and constructed of steel;

- Numerous large volume steel and concrete ASTs were present throughout the main building and were apparently used for juice processing and storage; and

- The main building contained a machine shop, compressor room, paint room and several boiler rooms.

5.0 PREVIOUS ENVIRONMENTAL STUDY

A limited scope Phase II ESA was performed on the property situated immediately to the west of the subject property in 1990. As previously noted, the neighboring property, hereinafter referred to as the Descon property, was formerly part of the subject property prior to being subdivided and sold to Descon EDM, Inc. in 1990. The ESA was performed on behalf of Descon EDM, Inc. by Hazard Evaluations in connection with the purchase of the property, and the resulting report is included in Appendix C.

The report indicated that the purpose of the Phase II ESA was to investigate potential sources of contamination identified as a result of a Phase I ESA of the Descon property completed in 1989. The potential sources were identified as:

- A fuel oil UST situated along the boundary between the subject property and the Descon property that was reportedly removed between the time of the Phase I and Phase II assessments (This UST is inferred to be the 25,000-gallon fuel oil tank depicted on the historical site plan discussed in Section 4.8);
- The waste water treatment plant that was associated with the subject property and located on the Descon property, and was dismantled between the time of the Phase I and Phase II assessments;
- Potential asbestos residue originating from a pile of suspected asbestos-containing debris that was noted on the site exterior during the Phase I assessment, but was removed prior to the Phase II study; and
- Possible contamination associated with partially filled drums of unknown material observed next to the former waste water treatment plant during the Phase I assessment, but removed prior to the Phase II assessment.

The scope of the Phase II ESA included the excavation of several test pits in the vicinity of the former UST to enable the collection and chemical analysis of subsurface soil samples for Total Petroleum Hydrocarbons (TPH). Surface soil samples were also collected from near the former wastewater treatment plant and in the vicinity of the former pile of suspected asbestos-containing debris. These samples were analyzed for pH and purgeable halocarbons, and asbestos, respectively.

The locations of the test pits and surface soil samples are depicted on Figure 1 in the Hazard Evaluations report included as Appendix C.

The test pits excavated in the area of the former UST were extended to approximately 13-feet below grade, at which point an apparent concrete pad was encountered. This obstruction was interpreted by CHA to have represented the concrete saddle installed at the base of the UST cavity. As such, the test pits may have been excavated within the material used to backfill the tank cavity, and not in native soils. According to the report, no visual or photoionic evidence of contamination was noted during the excavation of the test pits. However, concentrations of TPH ranging from 140-510 parts per million were detected in the samples analyzed by the laboratory. These data indicate that some residual petroleum contamination is present in the area of investigation, however, no comparison with current NYSDEC regulatory guidance values for petroleum contaminated soil can be made using the data generated via the analytical method applied. Furthermore, because the samples may have been taken from recently placed backfill material, these data may not be representative of conditions in the native soil surrounding the former tank cavity.

The report also indicated that no contamination was detected in the soil samples collected from the vicinity of the former wastewater treatment plant or the former debris pile. Based upon these results, the report concluded that the only evidence of environmental contamination detected during the Phase II ESA was that which was discovered in the former UST area. The TPH contamination in this area, however, was characterized as low to moderate in the report.

6.0 RECORDS REVIEW

6.1 STATE AND FEDERAL RECORDS

Standard State and Federal record sources for the subject property and the properties occurring within the approximate minimum search distances listed in section 2.2 were reported by the Environmental Risk Information and Imaging Service (ERIIS). The report was ordered from ERIIS on November 3, 1998 during the initial evaluation of the subject property. The following sections discuss the results of this record search, while the entire ERIIS report is presented in Appendix D. Additionally, records held by local (county, city, etc.) agencies were reviewed and are discussed in Section 6.2.

6.1.1 Inactive, Uncontrolled or Abandoned Hazardous Waste Sites

No sites appearing on the USEPA National Priorities List (NPL) of hazardous waste sites (June 1998), the USEPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database (June 1998), the No Further Remedial Action Planned (NFRAP) Report (June 1998) or the New York Inactive Hazardous Waste Disposal Site list (April 1998) are present on the subject property or within the minimum search distances prescribed for these databases.

6.1.2 Hazardous Waste Treatment, Storage and Disposal Facilities

Review of the RCRA Treatment, Storage and Disposal Facilities (TSDF) Report (January 1998) indicated that no such facilities exist on or within a 1.0 mile radius of the subject property.

6.1.3 Hazardous Waste Generators

The subject property does not appear on the USEPA Resource Conservation and Recovery Information System (RCRIS) list of large or small quantity hazardous waste generators (January 1998). One site located within a 0.25 mile radius of the subject property is listed as a small quantity generator. A small quantity generator generates between 100 and 1,000 kg a month or meets other applicable requirements of the Resource Conservation and Recovery Act. The following small quantity generator was identified:

- *Village of Brocton Electric Department* located 0.18 miles southeast of the subject property.

This small quantity generator is not listed in the RCRA Administrative Action Tracking System (RAATS), nor does the RCRIS database indicate that any facility violations, penalties or corrective actions have occurred in association with this site. Therefore, this site is not considered to pose any concern relative to the environmental integrity of the subject property.

6.1.4 Petroleum and Chemical Storage Tanks/facilities

Review of the New York Petroleum Bulk Storage (PBS) Tank Report (July 1998) indicated that no PBS facilities occur on the subject property. Further review of this database indicates that three (3) PBS sites are located within a 0.25 mile radius of the subject property. These sites are identified and described below:

- *Hunt Babcock Enterprises, Inc.* located 0.15 miles northeast of the subject property. This site is listed as having three (3) underground storage tanks (USTs). Review of the NYSDEC records indicate that this site is administratively closed because the site was registered twice instead of transferred. The new PBS site number indicates that the site is now listed as Woods Repair (see below).

- *Woods Repair* located 0.15 miles northeast of the subject property. This site is listed as having three (3) USTs with capacities of 6,000, 6,000 and 8,000 gallons and two (2) aboveground storage tanks (ASTs) with 500-gallon capacities. All tanks are currently listed as being in-service. The USTs are used to store unleaded gasoline while the ASTs store kerosine and diesel fuel.

- *Village of Brocton Tool House* located 0.18 miles southeast of the subject property. This site is listed as having one (1) 1,000 gallon AST and one (1) 500 gallon AST that are in-service and which are used to store diesel fuel and gasoline respectively. The site is also listed as previously containing one (1) 750-gallon AST that has been closed and removed.

None of these sites are listed in the New York Leaking Storage Tank Report that contains a listing of all unresolved leaking storage tank cases reported to the NYSDEC. Therefore, these sites are not considered to represent threats to the environmental integrity of the subject property.

Review of the New York Chemical Bulk Storage (CBS) Report (July 1998) indicated that no CBS facilities occur on or within a 0.25 mile radius of the subject property.

Review of the New York Major Oil Storage Facilities Report (July 1998) indicated that no facilities with petroleum storage capacities in excess of 400,000 gallons exist on or within a 0.25 mile radius of the subject property.

6.1.5 Hazardous Substance and Petroleum Releases

A review of the Emergency Response Notification System (ERNS) (July 1998) indicated that there have been no sudden or accidental releases of hazardous substances or petroleum reported on the subject property or within a 0.05 mile radius between January 1997 and March 1998.

A review of the New York Spills Report (July 1998) indicates that there were no spills on the subject property or within a 0.5 mile radius of the site that were reported to the New York State Department

of Environmental Conservation (NYSDEC). Two sites within a 0.5 mile radius of the subject property appeared on the list of Resolved Spills Sites. Because the spills were resolved they are not considered to have an impact on the subject property.

According to the New York Leaking Storage Tanks Report (LSTR) (July 1998), there are no leaking storage tank sites reported on or within a 0.25 mile radius of the subject property.

6.1.6 Active Solid Waste Facilities

Review of the New York Solid Waste Facility (SWF) Register (June 1998) indicated that no active solid waste facilities occur on or within a 0.5 mile radius of the subject property.

6.2 LOCAL AGENCY RECORDS REVIEW AND INTERVIEWS

6.2.1 Village Building/Zoning Office

The Village of Brocton, Building Inspector, Bob Grazulewicz, was requested to provide available records pertaining to recognized environmental conditions in connection with the subject property. Specific items requested included records or permits concerning the installation and removal of USTs and ASTS; facility inspection records; and other information relating to complaints or incidents involving hazardous waste or petroleum usage, storage or releases at the subject property. Mr. Grazulewicz indicated that the Village does not keep such records and indicated that they would not have a file on the property.

6.2.2 Village Fire Department

The fire chief of the Village of Brocton Fire Department, Mr. Gary Pugh, was interviewed by CHA concerning the local fire department's records relative to the occurrence of USTs or ASTS, spills,

or discharges of hazardous waste or petroleum on the subject property. Mr. Pugh indicated that the fire department does not keep records regarding USTs or spills for private properties, but that they have started keeping records regarding the storage of hazardous materials over the last five years. The fire department had a file for the subject property when Welch Foods owned the property. The records indicated that the following quantities of substances were stored on-site in 1982:

Material	Quantity
Methanol	110 gallons
Caustic soda 50% solution	200 gallons.
Caustic soda flakes	4,000 lbs.
Heavy duty cleaner	2,000 lbs.
Sulfuric acid	100 gallons
Hydrogen peroxide 35% sol.	50 gallons
Hydrochloric acid	300 gallons

6.2.3 Chautauqua County Environmental Health Department

CHA interviewed a representative of the Chautauqua County Department of Health's Environmental Division, Mr. Michael Vendette, regarding his knowledge of the subject property and also reviewed his files. As a result, the following information was acquired:

- Mr. Vendette conducted several inspections of the subject property in 1992-1993 and discovered that the current owner, Mr. Dean, was utilizing the property to illegally stage hazardous waste generated by another facility located in Pennsylvania. Reports of these inspections indicated the presence of drums of caustic soda, some of which were unsealed and/or in a deteriorated condition, as well as bags of suspected asbestos-containing material and one drum of muriatic acid.

- As a result of the above referenced site inspections, the County Health Department issued a Summary Order requiring the property owner to immediately place all caustic soda and other hazardous chemicals in proper containers and secure them, and to obtain the proper permits prior to the removal of any hazardous waste from the subject property. According to Mr. Vendette, the owner complied with this order, however, no documentation of compliance was found in the file.

- During the site inspections described above, Mr. Vendette identified a transformer bank of six (6) large units in the basement of the main building.

- The subject property was the subject of numerous complaints related to odor from the on-site waste water treatment plant during its operation.

- A number of instances of untreated waste water discharges to the storm sewer and ground surface on-site occurred due to waste water treatment plant equipment and/or piping failures. Reports of one such piping failure in 1983 made reference to the presence of ash fill on-site between the main plant and the on-site waste water treatment plant.

- Prior to the construction of the on-site waste water treatment plant in the early 1970's, waste water generated by the facility was reportedly discharged directly to the storm sewer, which discharged directly to the stream located to the east of the subject property, near Fay Street.

- Aside from the incidents described above, Mr. Vendette was unaware of any environmental impairment of the subject property.

A Freedom of Information Law (FOIL) request was filed with the County Health Department regarding information on the County consent order for the removal of hazardous waste from the subject property. The Health Department indicated that the FOIL request will not be processed until April 12, 1999. Upon receipt and review of any information provided pursuant to this request, CHA will notify the Client of any significant modifications to the conclusions presented in this report.

Spill records maintained by the County Health Department were also reviewed for information concerning incidents reported on the subject property and adjacent properties. No spill records were found for the subject property or neighboring properties.

Industrial property files maintained by the County Health Department were reviewed for information pertaining to the subject property. The files contained information from 1971 through 1978 for the property when it was occupied by Welch Foods. Information in the file included permits for effluent discharge from the wastewater treatment plant previously located on the property and for cooling water discharge in 1970, as well as several SPDES permits. The file for the property also contained notes regarding a dilute juice extract leak in 1976, a power failure in 1977 which caused the spill of

pressings, and a blue tint in the Creek near Fay Street caused by the discharge from the Welch's plant.

6.2.4 NYSDEC- Bureau of Environmental Conservation Investigation

Mr. Walter Cain was contacted regarding records of environmental enforcement actions associated with the subject property. Mr. Cain indicated that he had taken part in the inspection of the subject property in the early 1990's that lead to a County consent order for the removal of the hazardous waste stored on-site. However, he indicated that the bureau's records are purged after 5 years and that the information on this enforcement action is no longer available. He said that he was never notified of compliance with the order and suggested that the County's records be investigated.

6.3 OTHER INTERVIEWS

6.3.1 Neighboring Property Owner

Mr. Beehler of Descon EDM, Inc., the owner of the neighboring property to the west of the subject property, was interviewed concerning his knowledge of the subject property. He purchased the western portion of the grape juice manufacturing plant property in 1990 and converted the wastewater treatment plant building into a light manufacturing operation for material handling equipment. In association with the purchase, an environmental investigation was performed, the results of which Mr. Beehler provided (see section 5.0). Mr. Beehler indicated that a UST was removed from the property he purchased prior to his acquisition, but he did not recall the size or condition of the tank. His recollection was that Ray Burgun of Burgun Trucking performed the tank removal at the property. He indicated that no gross contamination was observed when the tank was removed and provided pictures of excavated soil that did not appear to be visually contaminated. Mr. Beehler also indicated that a gas station had been located on the northwest corner of his property

over 50 years ago. He had no knowledge of any environmental impairment of the subject property and provided the name of a Welch Foods engineer that might have more information.

6.3.2 Welch Foods (Former Employee)

Mr. Jim Maas, who was the general foreman of the Brocton plant from 1977 to 1984, was contacted regarding his knowledge of the subject property. He indicated that he had no knowledge of any USTs on the property, and said that the boilers were fired by natural gas during his tenure. He indicated that the plant used caustic cleaner to cleanse storage tanks and process equipment as well as a chlorine solution for sanitation. Wastewater from the facility accumulated in the large concrete tanks located along the Pearl Street side of the building prior to treatment at the on-site wastewater treatment plant. The treated effluent was discharged to the creek located to the east of the property, and the sludge was land applied off-site. With the exception of wastewater discharges directly to the creek prior to the construction of the on-site wastewater treatment plant, and piping failures resulting in wastewater discharges to the ground surface, Mr. Maas was unaware of any chemical releases, spills or waste disposal on-site. He also indicated that no truck fueling or maintenance was performed on-site, but compressors were used to refrigerate the tank rooms and cold storage areas. He had no recollection of transformers located on the property.

6.3.3 Burgun Trucking

Mr. Ray Burgun of Burgun Trucking, was contacted regarding the previous tank removal from the Descon property. He indicated that his company did not remove any tanks from the property, contrary to information provided by the neighboring property owner, Mr. Beehler. As such, no documentation of the UST removal was obtained.

7.0 SITE INSPECTION

On March 9, 1999, CHA conducted a comprehensive inspection of the property identified as the former National Grape Corp., and former Welch Foods, Inc. grape processing plant located on West Main Street in the Village of Brocton, Chautauqua County, New York. An inspection of the interior and exterior of the buildings and the surrounding grounds was performed at the site. A snow cover approximately 8 inches deep existed at the property during the time of the inspection and impaired the inspector's ability to examine the grounds of the property. The subject property occupies an area of approximately 6.4 acres and contains a main building encompassing approximately 84,000 square feet, and two smaller buildings. During the inspection, a Site Inspection Checklist was completed (Appendix E) and photographs of the site were taken (Appendix F).

The main building at the site is constructed of brick, masonry block and concrete. The building appears to have been expanded to its current size by the construction of several connected additions. The tank rooms in the building are concrete slabs on grade with high ceilings to accommodate the large tanks at the facility. The remainder of the majority of the building consists of a two-story structure with a basement. The condition of the building ranges from fair to poor. Two sections of the roof have collapsed and the roof appeared to be leaking in several other areas. Paint used to coat the walls and ceilings is substantially deteriorated. Materials used to insulate the tank room have fallen from the walls and ceilings and have accumulated on the building floors. Several rooms within the main building had standing water on the floors, while numerous windows were broken or missing, leaving the building interior exposed to the weather.

The two smaller buildings are located on the southern portion of the property and include the grape handling building and the scale house. The grape handling building is of pole barn type construction. Concrete posts support the roof in several areas along the exterior walls. Portions of the walls have been framed in with masonry, wood and steel. The building has a wooden roof over steel trusses. The scale house is constructed of masonry block. Both buildings are in poor condition

7.1 HAZARDOUS SUBSTANCES/PETROLEUM PRODUCTS (Use, Storage, and Disposal)

Hazardous Substances

Petroleum based materials including oil, grease and parts cleaner fluid as well as paint, acid, and heat fusible coatings, along with other miscellaneous materials were noted in varying quantities in the main building. Additionally, numerous unlabelled drums and cans containing unknown material were identified in the main building. A list of these materials is located in Section 7.2.

Underground/Above Ground Storage Tanks

No evidence of underground storage tanks (USTs) were observed on the subject property. A UST was previously located west of the main building, but was reportedly removed. The following above ground storage tanks (ASTs) were noted on the subject property:

12 – 147,000 gallon steel juice tanks

4 – 30,000 ± steel juice tanks

40 – 40,500 to 53,000 gal. concrete vaults for the storage of wastewater produced from juice manufacture

All of these tanks appeared to be used for the storage of grape juice and grape juice processing waste and were mostly empty. None of the tanks appeared to be used for the storage of petroleum products or other chemical products.

Several other above ground vessels occurred in the main building on the subject property. Two of the vessels were large boilers. The functions of the other above ground vessels are unknown, but these are suspected to be three steam tanks, a water filter tank (sand filter), and two large hot water tanks.

7.2 WASTE EVIDENCE OR MATERIAL WITH THREAT OF RELEASE

Drums or Barrels

Numerous drums, barrels and containers were noted on the subject property. A list of the containers and drums located at the site is presented in the Table 1 at the end of this report.

Improper Disposal of Solid Waste

Several rooms within the main building and the grape handling building contain drums, tires, insulation, wood debris and other miscellaneous solid waste improperly disposed of at the property.

Stained Soil and Surfaces

The ground was covered with approximately 8 inches of snow during the site inspection and therefore, the ground surface was unable to be inspected. Stained floor surfaces were observed in several rooms in the main building, including a storage room containing several snowmobiles, motorcycles and lawn equipment. This staining appears to be associated with the repair and storage of the equipment within the room as well as in the vicinity of several small containers. The floor appeared to be in good condition, and therefore, this staining is not interpreted to be indicative of any discharges to the environment. The floors within many areas of the main building could not be viewed because of roofing material that had fallen in and covered the floor, and because of the poor lighting conditions in the building.

Noxious Odors

No noxious or unusual odors were noted during the inspection.

Stressed Vegetation

Inspection of ground vegetation was impaired by the snow cover. All visible vegetation appeared normal for the time of year.

Drains or sumps

Numerous floor drains were located in the main building. The location and direction of flow was not established during this investigation. Two recessed concrete vaults were located in the main building and both contained water. One recessed area was located below the elevator shaft in the boiler room at the western side of the building. A second recessed area was located in the storage room south of the compressor room and may be the location where the waterline servicing the site entered the building.

Pools of Liquid

No unusual pools of liquid or evidence of leachate outbreaks were observed.

Indications of PCBs

No signs of aged electrical transformers, associated switchgear or other indications of polychlorinated biphenyls (PCBs) were observed on the subject property during the site inspection. Some ceramic insulators were noted on the wall of a vacant room in the lower level of the main building. This room is suspected to have previously contained transformers, and was further investigated as described in Section 8.0.

7.3 OTHER CONDITIONS OF POTENTIAL CONCERN

The on-site buildings were identified as being constructed prior to 1980. Considering the age of the buildings, it is possible that asbestos containing material or lead based paint were used in the construction of the buildings. Section 8.0 describes the preliminary sampling and analysis program implemented at the site to determine the presence of these materials.

8.0 PRELIMINARY SAMPLING & ANALYSIS PROGRAM

8.1 GENERAL DISCUSSION

Based upon a cursory inspection of the main building prior to initiation of this Phase I ESA, CHA recognized the potential for the presence of asbestos-containing materials (ACMs), lead-based paint (LBP), and polychlorinated biphenyl (PCB) residue in this structure. In consideration of the fact that demolition of this building will likely be required to achieve the apparent goal of redeveloping the property, the implications of the potential occurrence of these contaminants relative to demolition activities and subsequent waste disposal were identified as a concern. To address this concern, a preliminary sampling and analysis program was developed for implementation during the Phase I ESA site inspection. The objective of this program was to investigate the potential presence of ACM, LBP and PCB residue through the collection and analysis of a limited number of samples. As such, more extensive investigations may be required to confirm the absence of these and other contaminants, and/or delineate the extent of contamination encountered. The following subsections describe the methods of sample collection and analysis, present the resulting analytical data, and evaluate the data with respect to applicable regulatory criteria and/or requirements.

8.2 SAMPLE COLLECTION AND ANALYSIS

Bulk samples of seven (7) suspected ACMs observed in the main building during the Phase I ESA site inspection were collected using standard protocols. The materials sampled were selected to represent a cross section of the suspected ACMs present in the building, but do not represent all of the potential ACMs occurring therein. Furthermore, only one sample of each material was collected. Therefore, this sampling program does not satisfy the general or statistical requirements for a pre-demolition asbestos inspection. The resulting samples were submitted to a properly certified laboratory for asbestos content analysis using polarized light microscopy (PLM).

Paint chip samples were collected from select painted surfaces within the building via cold scraping methods using established protocols. As with the suspected ACM samples, not all painted surfaces were sampled. Instead, a total of six (6) samples representing each major functional area of the building were collected. The paint chip samples were submitted to the laboratory for lead analysis using EPA Method 7420.

Lastly, two (2) wipe samples were collected from the concrete equipment pad that extends along the length of the floor of the suspected former transformer room. Each sample was collected using a laboratory prepared, hexane saturated swab, which was wiped across the concrete surface within a 100 square centimeter area defined by a disposable sampling template. The swabs were placed in pre-cleaned laboratory containers and submitted to the laboratory for PCB analysis using EPA Method 8080.

The approximate sample locations are shown on Figure 3.

8.3 ANALYTICAL RESULTS

The complete laboratory report containing the analytical results and chain of custody records for the samples is presented in Appendix G. As reflected by the report, the following conditions were detected:

- The sample of boiler insulation collected from the western-most boiler room contained 46.5% asbestos based upon PLM analysis. No asbestos was detected in any of the remaining samples using PLM analysis.
- Lead was detected in all of the paint samples analyzed, with the concentrations ranging from 0.0039-0.27% lead by weight.
- PCB Arochlor 1260 was detected in one of the wipe samples from the suspected transformer room at a concentration of 2.4 ug/100 cm^2. No PCBs were detected in the other wipe sample.

Federal and State agencies consider materials that contain greater than 1% asbestos by weight to be

ACMs. Therefore, the boiler insulation in the western-most boiler room is classified as an ACM, and activities that will disturb this material (e.g., dismantlement for salvage, building demolition, etc.) must be performed in accordance with applicable State and Federal regulations. Although it wasn't sampled, the boiler insulation in the adjacent boiler rooms may also contain asbestos, as might other materials that were not sampled. Additional sampling is required to fully define the type, extent and quantity of ACMs in the building.

Lead-based paint is defined by Federal and State agencies as paint that contains lead in excess of 0.5% by weight. None of the painted surfaces that were sampled exceed this threshold, and, therefore, they cannot be classified as LBP.

Lastly, the concentration of residual PCBs detected on the floor of the suspected former transformer room is below the 10 ug/100 cm^2 cleanup standard established for high contact residential/commercial surfaces by the *Toxic Substance Control Act* (TSCA) PCB Spill Cleanup Policy (40 CFR 761.125). However, it may be warranted to collect additional samples from the trough drain that extends along the southern wall of the room, as well as from the nonimpervious concrete floor via destructive means to confirm that PCB-containing liquid did not drain into the storm sewer system and was not absorbed by the concrete, respectively.

9.0 FINDINGS AND CONCLUSIONS

A Phase I Environmental Site Assessment (ESA) was completed at the former National Grape Co. grape processing plant, located on West Main Street in the Village of Brocton, New York. The objective of this ESA was to identify recognized environmental conditions at the site, and to preliminarily determine the potential occurrence of asbestos, lead paint and PCBs in the main building at the subject property. Based upon information obtained as a result of site observations, interviews, and the review of available regulatory and historical information concerning the subject property and surrounding area, CHA has developed the following summary of conditions and conclusions with respect to recognized environmental conditions.

9.1 SUMMARY OF CONDITIONS

- Three buildings are located on the subject property. The main building is a two-story brick and masonry building encompassing approximately 84,000 sf. The other buildings encompass approximately 11,500 sf and 170 sf, and are located on the southern portion of the property.

- No protected state or federal jurisdictional wetlands were mapped on the subject property or adjoining properties.

- The subject property consists of three parcels that are currently owned by Jack Dean, dba Chautauqua Forest Products, who has owned the property since 1985

- Past and current uses of neighboring properties and the surrounding area, based upon aerial photographs, consist primarily of residential and agricultural uses.

- The property was originally developed with the construction of a wine cellar in 1859.

- The property was formerly used as a National Grape Corp. and Welch's grape juice processing plant from as early as 1939, as the Brocton Products Co. Inc. wine processing plant as early as 1923, and the Lake Shore Wine Company as early as 1867.

- Historical facility plans from Welch Foods, Inc. indicate that a UST was located on the Descon property, approximately 25 feet west of the main building on-site and the facility contained a machine shop, compressor room and several boiler rooms.

- A previous environmental investigation on the neighboring property to the west (formerly part of the subject property) was performed to determine the occurrence of surface and subsurface contamination in the vicinity of the former wastewater treatment plant and UST which serviced the subject property. As a result of this investigation, residual petroleum contamination was identified in the vicinity of the former UST. However, no comparison with current NYSDEC regulatory guidance values for petroleum contaminated soil can be made using the data generated via the analytical method applied. Furthermore, the samples collected may have been taken from the backfill material used to fill the tank cavity, and may not be representative of native soil conditions.

- A review of local, State and Federal record sources relating to the presence or occurrence of facilities or spill sites involving solid and hazardous waste and petroleum products indicated that no such sites exist on the subject property.

- State and Federal record sources indicate the presence of one large quantity generator, two petroleum bulk storage sites, and two resolved spill sites with a one-half mile radius of the subject property. However, these sites are not considered threats to the environmental integrity of the subject property, based upon information provided for each of the regulated sites.

- According to the Village of Brocton fire department, several substance, including methanon, caustic soda flakes and solution, heavy duty cleaner, sulfuric acid, hydrogen peroxide and hydrochloric acid were stored on the subject property by Welch Foods, Inc. in 1982.

- The current property owner was utilizing the subject property to illegally stage hazardous waste generated by another facility in 1992-1993. A County Health Department Summary Order was issued requiring the property owner to place all caustic soda and other hazardous chemicals in proper containers and secure them, and obtain the proper permits prior to the removal of any hazardous waste from the property. The documentation of compliance with the Summary Order has been requested from the Health Department, but has not yet been received.

- A number of instances of untreated wastewater discharges to the storm sewer and ground surface on-site occurred due to wastewater treatment plant and piping failures. A report concerning one such piping failure indicated the presence of ash-like fill material on-site.

- Prior to the construction of the on-site wastewater treatment plant, wastewater generated by the facility was reportedly discharged directly to the storm sewer, which discharged directly to the stream located to the east of the subject property.

- A bank of six (6) large transformer units was observed during a County Health Department inspection in 1992.

- The neighboring property owner indicated that the tank on his property was removed prior to his purchase and said that Burgun Trucking removed the tank. Mr. Burgun, however, said that his company did not remove the tank.

- A former Welch Foods, Inc. plant manager indicated that a caustic cleaning solution as well as chlorine were stored on site and used to clean and sterilize the storage tanks and process equipment. He also indicated that with the exception of wastewater discharges directly to the creek prior to the construction of the wastewater treatment plant. And piping failures resulting in wastewater discharges to the ground surface, he was unaware of any chemical releases, spills or waste disposal on-site.

- During facility operation, wastewater accumulated in the large concrete tanks located along the Pearl Street side of the main building prior to treatment at the on-site wastewater treatment plant.

- The on-site buildings are generally in fair to poor condition. The roof has collapsed in two areas of the main building and appears to be leaking in several other areas. Several room have standing water on the floors, plaster and insulation has fallen off the ceiling and walls and has accumulated on the floors within the building.

- Numerous petroleum based materials including oil, grease and parts cleaner fluid as well as paint, acid, and heat fusible coatings, along with miscellaneous other materials were noted in varying quantities in the main building. Additionally, numerous unlabelled drums and cans containing unknown material were identified in the main building.

- No evidence of underground storage tanks (USTs) were observed on the subject property. A UST was previously located 25 feet west of the main building, on the Descon property, but was reportedly removed.

- Numerous aboveground storage tanks (ASTs) were noted on the subject property, all of which were identified to have previously contained either grape juice or waste from the processing of grapes. The round steel ASTs appeared empty and clean, however the interior of all concrete tanks could not be inspected and may contain wastewater and/or sludge from food processing operations.

- Several above ground vessels occur within the main building and are believed to be boilers, steam pressure tanks, water filters and hot water tanks.

- The ground was covered with approximately 8 inches of snow during the site inspection and therefore, the exterior ground surface was unable to be examined.

- Stained floor surfaces were observed in several rooms inside the main building. This staining appears to be associated with the repair and storage of small engines (lawn tractors, snowmobiles, motorcycles, etc.) as well as from leakage/spillage of several small containers. The floor appeared to be in good condition in most rooms, and therefore, this staining is not interpreted to be indicative of any discharges to the environment.

- Numerous floor drains were located within the main building. The location and direction of flow was not established during this investigation.

- Two recessed concrete vaults containing water were located in the lower level of the main building. One vault was located below the elevator shaft, while the second vault appeared to be the location where a water line entered the building.

- Seven samples of materials suspected to contain asbestos were collected from the main building at the site. The samples included items such as pipe insulation, boiler insulation, fiberous ceiling insulation, roofing material, plaster and drywall. Based upon PLM analysis, the sample of boiler insulation was the only sample that contained asbestos.

- Six samples of paint from the main building were collected and analyzed for lead. The lead content in the samples of paint ranged from 0.0039% to 0.27% by weight. This is below the threshold for classification as LBP.

- Two PCB wipe samples were collected from the equipment pad in the suspected former transformer room. One sample indicated a concentration of PCBs of 2.4 ug/100 cm^2, which is below federal cleanup levels.

9.2 CONCLUSIONS

9.2.1 Recognized Environmental Conditions

CHA has performed a Phase I ESA in conformance with the scope and limitation of ASTM Practice E-1527 of the former National Grape Corp. grape processing plant in Brocton, New York. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. As a result of historical and regulatory records search, interviews, a site inspection, and preliminary sampling results, the following recognized environmental conditions were identified in connection with the subject property:

- The historical use of the property and main building for processing facility operations which included a machine shop, compressor room, boiler rooms and transformer room, for over 100 years indicates the potential for past discharges of petroleum, solvents, caustic materials and other chemicals to floor drains and possibly the storm sewer;

- Historical process wastewater discharges to the ground surface on-site and to a nearby creek via the storm sewer;

- The former presence of a 25,000 gallon fuel oil UST on the Descon property, as well as associated piping that crosses the subject property, the condition of which upon removal is not known, and the detection of petroleum contaminated soil in the vicinity of the UST cavity indicates potential soil and/or groundwater contamination on the subject property;

- The potential presence of fill of unknown origin and composition on the subject property;

- The presence of numerous containers of petroleum and other chemical, some of which are not sealed or are deteriorated, with the on-site building indicates a material threat of a release of these substances into the structure;

- The potential presence of wastewater and/or sludge of unknown composition in one or more of the concrete holding tanks;

- The detection of PCB residue within the suspected former transformer room indicates the potential for the past release of PCB-containing transformer fluid into the structure and possibly the storm sewer; and

- The use of the subject property for illegal storage of hazardous waste/substances indicates the potential for past discharges to floor drains or into on-site structues.

9.2.2 Other Conditions of Potential Concern

One additional condition of potential concern was noted on the property during the site inspection. This condition is not considered to represent a material risk of harm to public health and the environment considering the current use of the site, nor is it likely that it would elicit an enforcement action if brought to the attention of appropriate regulatory agencies. This condition is as follows:

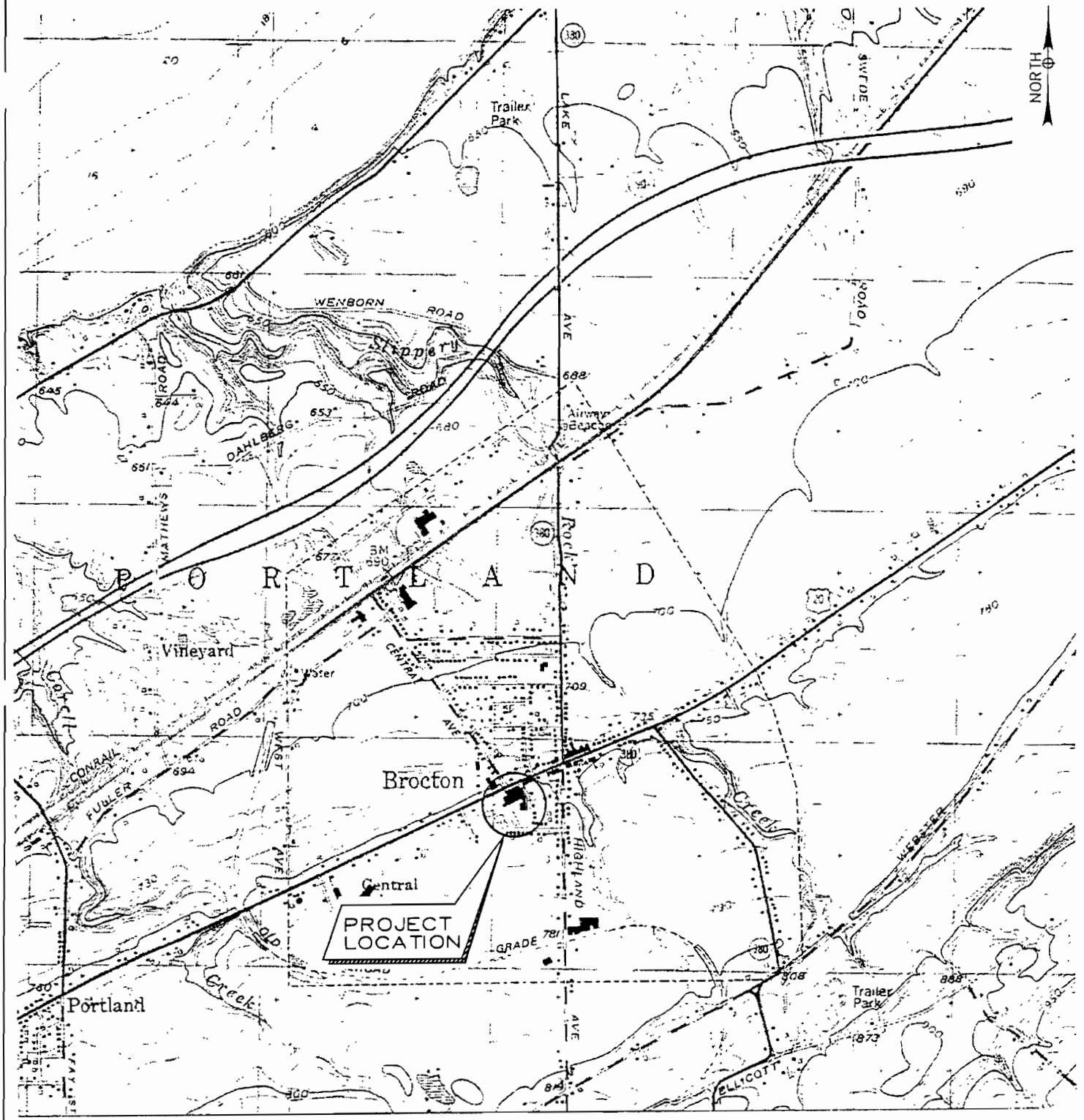
- The presence of asbestos containing material (ACM) in the on-site structure was confirmed via laboratory analysis. The extent and quantity of ACMs on-site, however, was beyond the scope of this Phase I ESA. Should activities that will involve the disturbance of ACMs be planned, State and Federal regulations require that asbestos abattement activities be performed by a licensed contractor. Furthermore, these regulations require that the EPA and NYSDOL be formally notified of the project prior to commencement, and that they be provided with information concerning the scope of the project, amount and type of ACM to be abated, and design, emmision control, monitoring and waste management aspects of the asbestos project.

10.0 LIMITATIONS

The conclusions presented in this report are based on information gathered in accordance with the Scope of Services defined in Section 2.0 of the report. All conclusions reflect observable conditions existing at the time of the site inspection. Information provided by outside sources (individuals, agencies, laboratories, etc.), as cited herein, was used in the assessment of the site. The accuracy of the conclusions drawn from this assessment is, therefore, dependent upon the accuracy of information provided by these sources.

This report is based upon the application of scientific principles and professional judgement to certain facts with resultant subjective interpretations. Professional judgements expressed herein are based upon the facts currently available within the limits of the existing data, scope of services, budget and schedule. To the extent that more definitive conclusions are desired by the Client than are warranted by the current available facts, it is specifically CHA's intent that the conclusions and recommendations stated herein will be intended as guidance and not necessarily a firm course of action except where explicitly stated as such. CHA makes no warranties, expressed or implied including without limitation, warranties as to merchantability or fitness of a particular purpose. Furthermore, the information provided in this report is not to be construed as legal advice. This Phase I ESA and related report have been conducted and prepared on behalf of and for the exclusive use of the County of Chautauqua Department of Public Facilities, and authorized parties thereof.

FIGURES



BASE MAP ADAPTED FROM
U.S. GEOLOGICAL SURVEY
BROCTON, NY QUADRANGLE 1979.

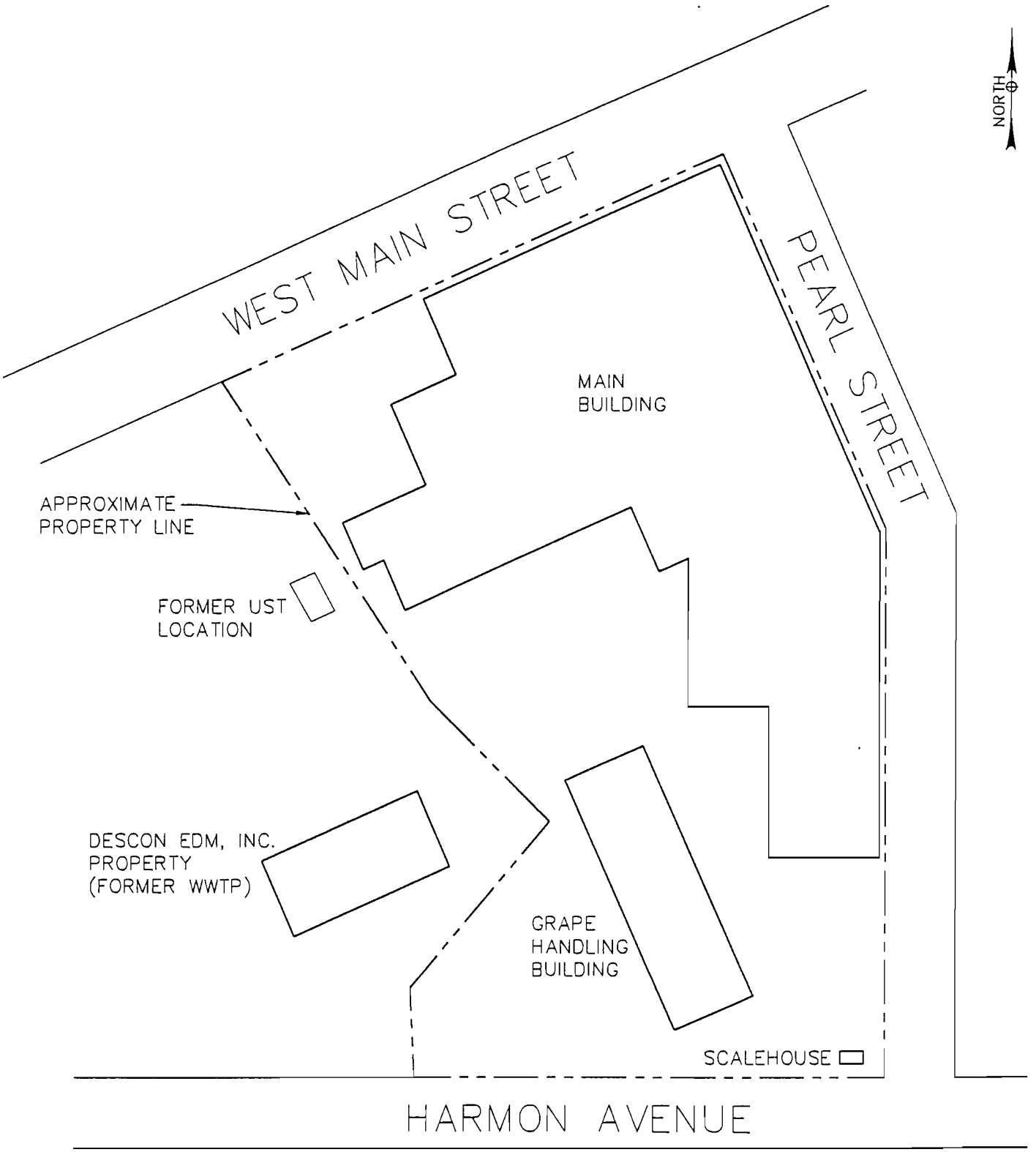
SITE LOCATION MAP

CLOUGH, HARBOUR & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
295 MAIN ST. SUITE 900, BUFFALO, NY, 14203

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER NATIONAL GRAPE CORP. PROPERTY
WEST MAIN STREET
BROCTON, NEW YORK

FIGURE NO. 1	SCALE: 1"=2,000±	PROJECT NO 6801	DATE: APRIL 1999

FILENAME: I:\6801\FIG1



SCHEMATIC SITE PLAN

CLOUGH, HARBOUR & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
295 MAIN ST. SUITE 900, BUFFALO, NY, 14203

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER NATIONAL GRAPE CORP. PROPERTY
WEST MAIN STREET
BROCTON, NEW YORK

FIGURE NO. 2	SCALE: 1"=100±	PROJECT NO. 6801	DATE: APRIL 1999

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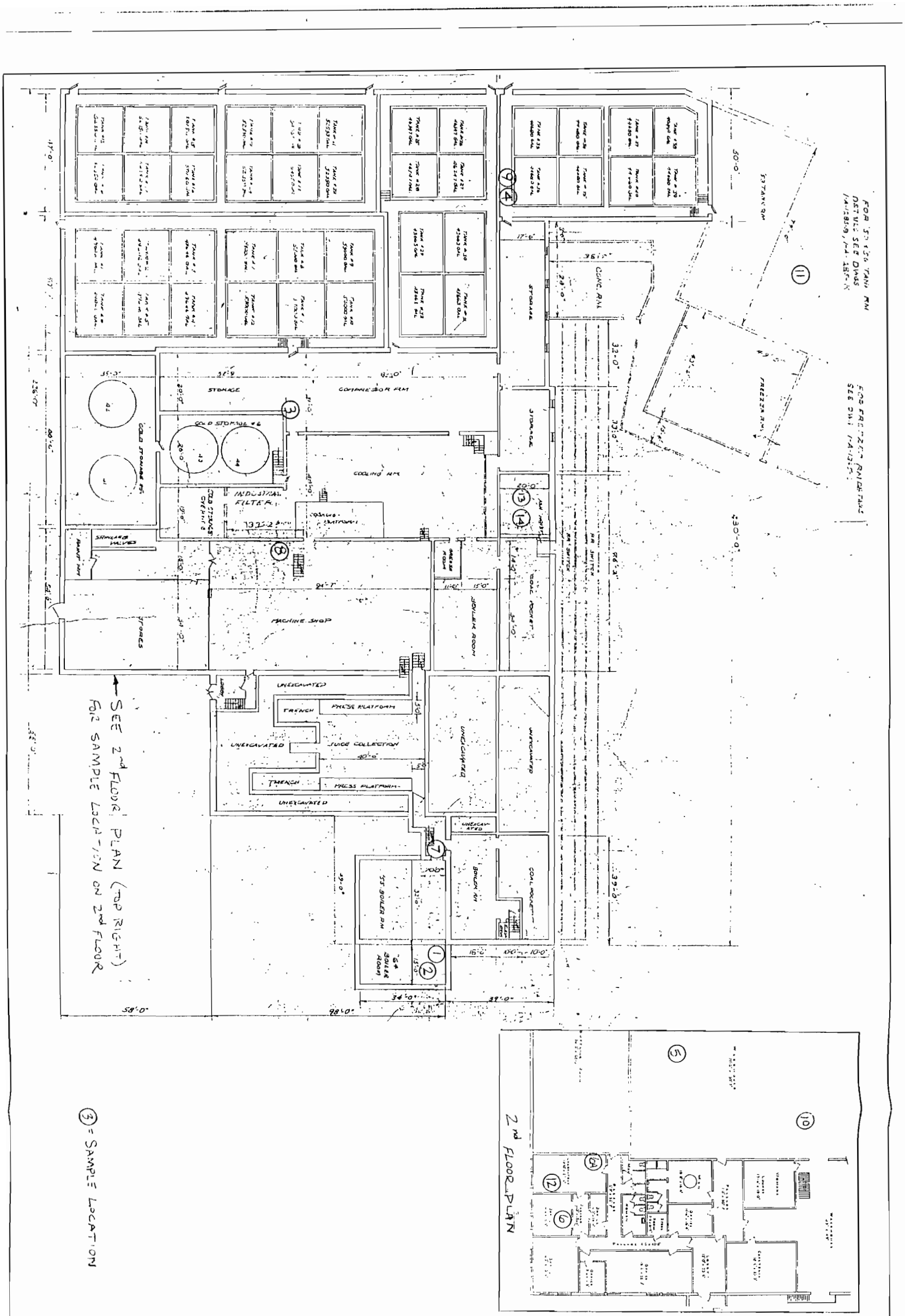


SAMPLE LOCATION PLAN

CLOUGH, HARBOUR & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
295 MAIN ST SUITE 900, BUFFALO, NY, 14203

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER NATIONAL GRAPE CORP. PROPERTY
WEST MAIN STREET
BROCTON, NEW YORK

FIGURE NO. 3	SCALE: N.T.S.	PROJECT NO. 6801	DATE: APRIL 1999

FILENAME: I:\6801\FIG3

TABLES

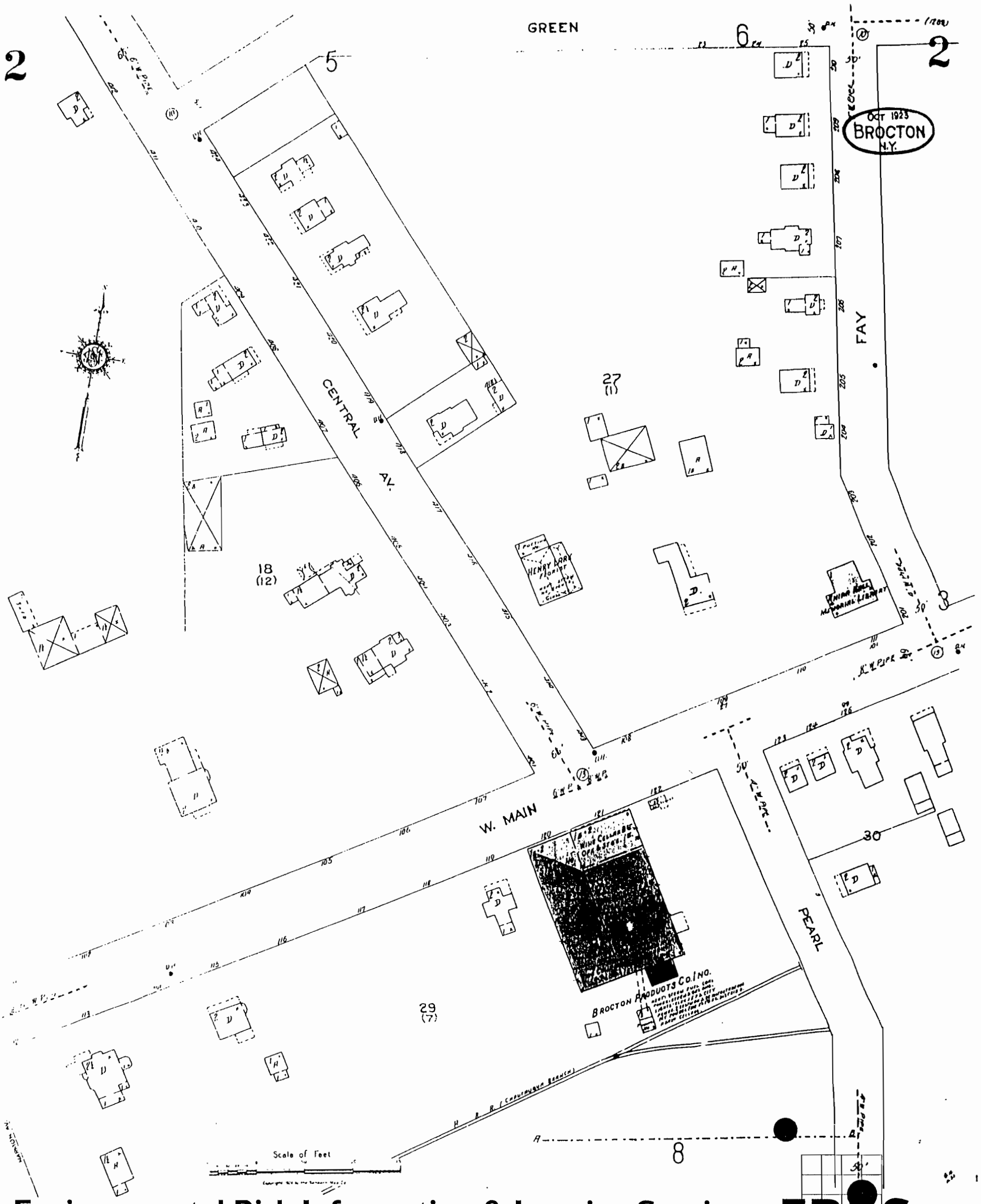
TABLE 1
LIST OF CONTAINERS ON-SITE

ROOM	MATERIAL LABEL/ DESCRIPTION	MANUFACTURER ON LABEL	NO. OF CONTAINERS	VOLUME OF CONTAINER	% FULL
Boiler Rooms	Lubricating Paste	N/A	1	1qt.	25%
	White crystalline substance in corroded drum	N/A	1	55 gallon	75%
	Unknown Material	N/A	1	35 gal.	25%
Juice Collection room	House Paint	N/A	1	1 qt.	N/A
	Neatsfoot Oil	N/A	1	1 gal.	N/A
	Motor Oil	N/A	1	1 qt.	N/A
	Wire Lube	N/A	1	1 gal.	N/A
	Battery	N/A	1	N/A	N/A
Machine Shop	Parts Cleaner	N/A	1	25 gal.	50%
	Grease	N/A	1	1 gal.	50%
	Grease	N/A	1	½ gal.	50%
	Gas Can	N/A	1	2 gal.	Empty
	Vinyl Primer	N/A	1	5 gal.	N/A
	Foaming Acid Cleaner	Agway	1	1 gal.	50%
	Rubber Cement	N/A	1	1 pt.	N/A
	Grease	N/A	1	1 pt.	N/A
	Solvent	N/A	1	1 pt.	N/A
	Adhesive	N/A	1	1 pt.	N/A
	Polishing Compound	N/A	1	1 pt.	N/A
	Unknown Material	N/A	1	1 gal.	N/A
	Unknown Material (Roofing Cement?)	N/A	1	5 gal.	N/A
Paint Room/ Adjacent Storage Room	Paint	N/A	1	1 gal.	N/A
	Paint	N/A	2	5 gal.	N/A
Cooling Rm. and Coal Pocket Room	Oil	N/A	1	5 gal.	Empty
	Paint	N/A	10	5 gal.	1 – 100% 4 – 50% 4 – empty
	Odor granulars	N/A	1	10 gal.	50%
	Unknown material	N/A	1	5 gal.	N/A
	Unknown Material	N/A	5	1 gal.	N/A
Overnite Cold Storage Room	Unknown Material	N/A	1	55 gal.	75%
Compressor Room/Adj. Storage	Oil	N/A	2	5 gal.	25% & 75%
	Empty drum	N/A	2	55 gal.	Empty
	Empty container	N/A	4	5 gal.	Empty
Concentrate Room	Fusion Bond Coatings	N/A	1	35 gal.	50%
	Fusion Bond Coatings	N/A	1	55 gal.	50%
	Unknown Material	N/A	1	55 gal.	50%

TABLE 1
LIST OF CONTAINERS ON-SITE

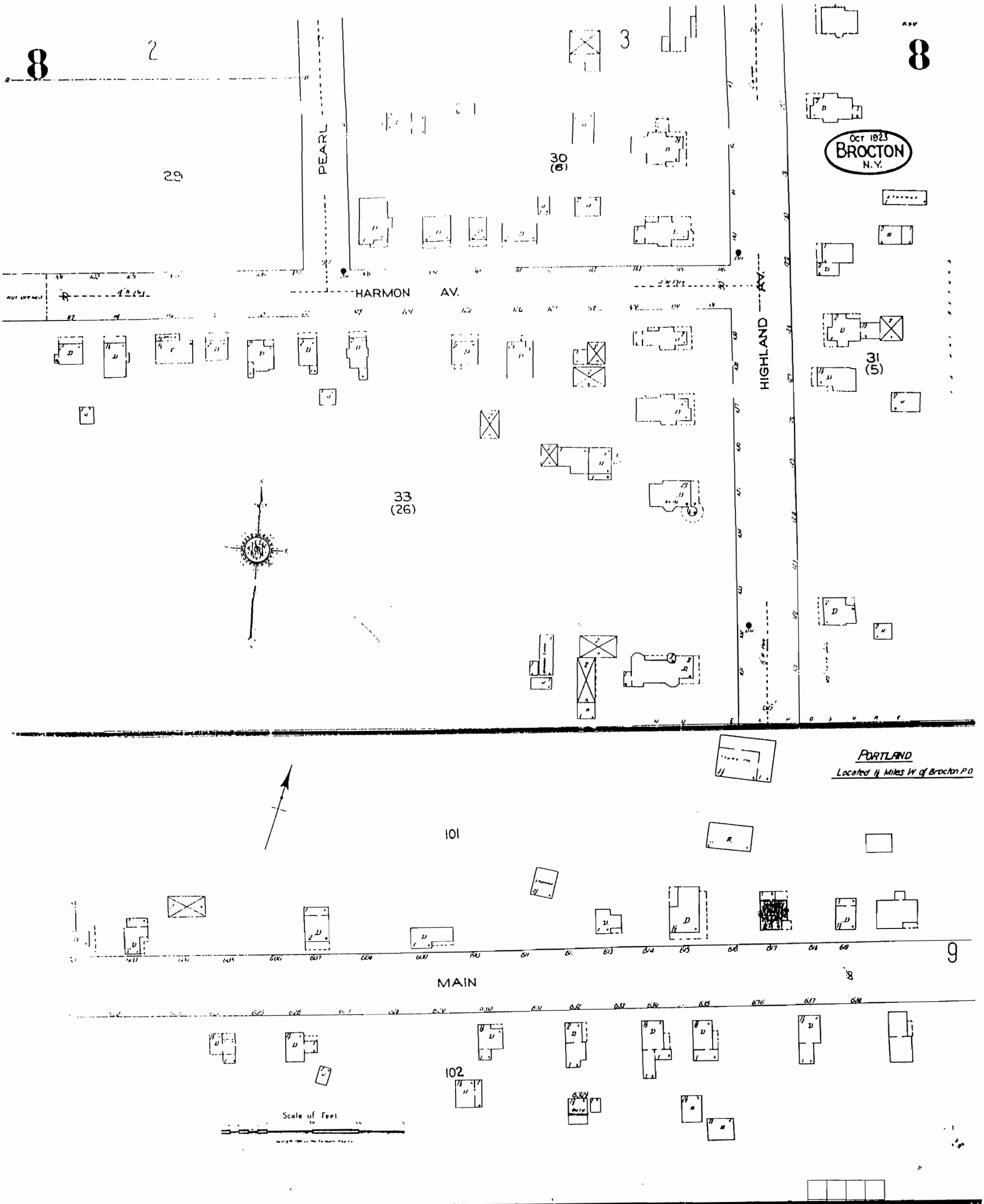
ROOM	MATERIAL LABEL/ DESCRIPTION	MANUFACTURER ON LABEL	NO. OF CONTAINERS	VOLUME OF CONTAINER	% FULL
Freezer Rms.	Nylon Coating Powder	N/A	4	30 gal.	N/A
	Chlorofluoromethane	N/A	16	30 lb. Bottle	Empty
	Heat Fusible Coatings	N/A	4	50 gal.	N/A
	Powder Coating	N/A	8	55 gal.	N/A
	Detergent Cleaner	Oakite	2	55 gal.	N/A
	Heat Fusible Powders	N/A	14	30-45 gal.	N/A
	Molecular Sieve Products	Duravel	2	55 gal.	N/A
	Powder Coating	N/A	10	1 gal.	N/A
	Nylon Coating Powder	N/A	16	1 gal.	N/A
Hallway by Freezer Rms.	Empty pail	N/A	1	5 gal.	Empty
	Cardboard Drum	N/A	1	20 gal.	Empty
	Bleach	Chlorox	1	1 gal.	25%
	2-Cycle Oil	N/A	1	1 qt.	50%
	Oil	N/A	1	1 gal.	50%
	Paint	Rustoleum	1	1 qt.	N/A
	Rust Preventive Enamel Paint	N/A	1	1 gal.	N/A
	Anti-Freeze	N/A	1	gal.	25%
	Unknown Liquid	N/A	1	35 gal.	25%
	Unknown Material	N/A	1	5 gal.	100%
	Unknown Semi-Solid	N/A	1	5 gal.	100%
Tank Rooms #8 & #9	White crystalline material	N/A	1	5 gal.	25%
	Synthetic Gum	N/A	8	1 gal.	N/A
	Paint Thinner	N/A	4	1 gal.	N/A
	Catalyst	N/A	3	6 oz.	N/A
	Unknown White Powder	N/A	1	55 gal.	50%
	Unknown Liquid (Grape Juice?)	N/A	1	55 gal.	50%
Upper Storage Rm./ Warehouse	Slyver Clad Battery	NA	1	2'x2.5'x.5'	
	Oil Drip Pan	N/A	1	N/A	1 qt.
	Oxygen Cylinder	N/A	1	N/A	N/A
	Propane Cylinder	N/A	1	20 lb.	N/A
	Tanks from Lawn Equip. Etc.	N/A	Numerous	N/A	N/A
	1 Qt. Containers of Oil	N/A	Numerous	N/A	N/A
	Hydrogen Sulfate	N/A	2	1 gal.	1-empty/ 1-6 oz.
	SAE 40	Pennzoil	1	5 gal.	100%
	Latex house paint	N/A	1	3 gal.	N/A
	House Paint	N/A	5	1 gal.	N/A
	Unknown Liquid	N/A	1	1 gal.	25%
EXTERIOR					
Adjacent to Main Building	Unknown Material	N/A	2	55 gal.	N/A
Grape Handling Building	Miscellaneous Debris	N/A	2	35 gal.	N/A
	Debris/Unknown Material	N/A	2	55 gal.	N/A

APPENDIX A



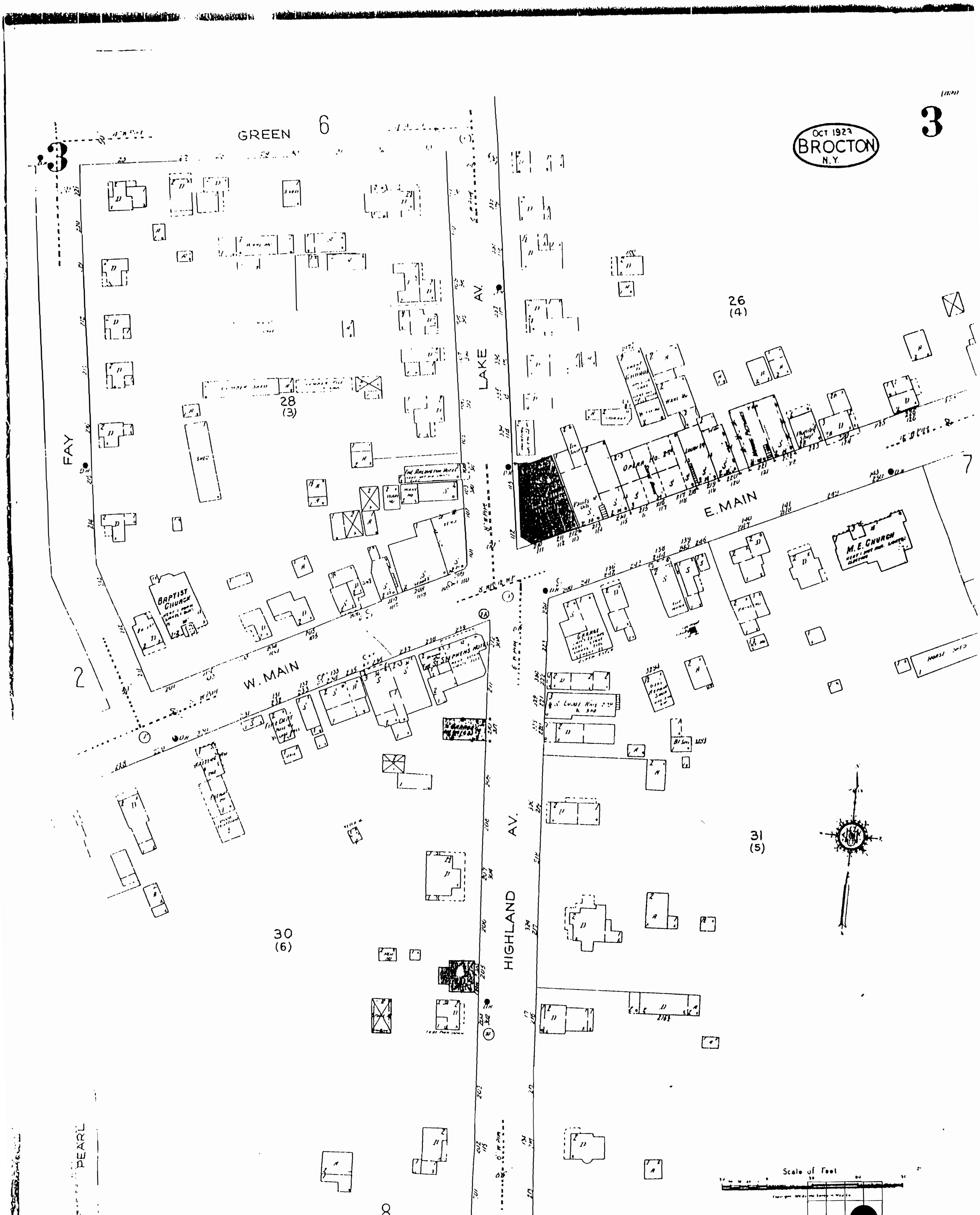
SANBORN

1923



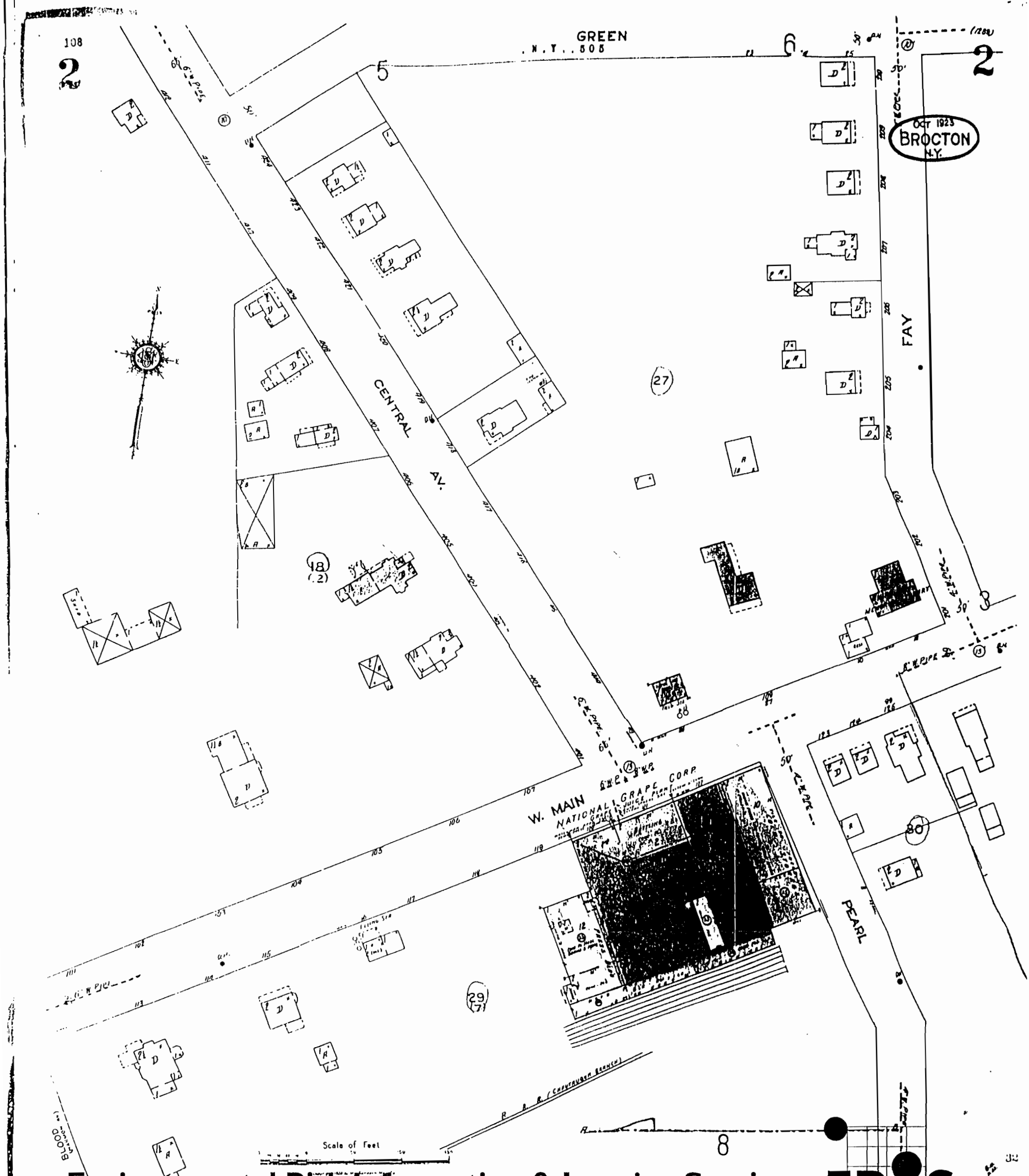
1923

ADJOINING



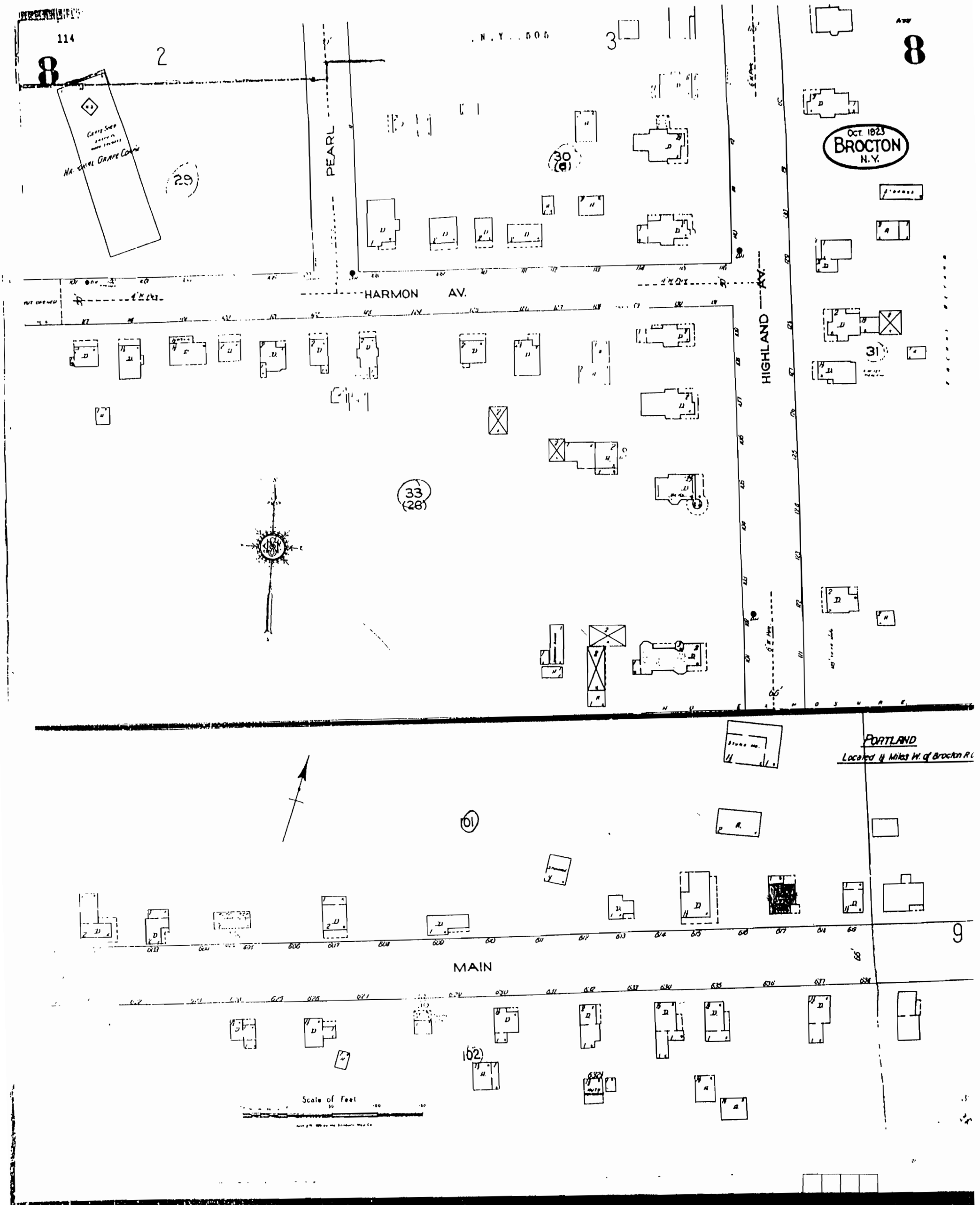
ADJOINING

1923



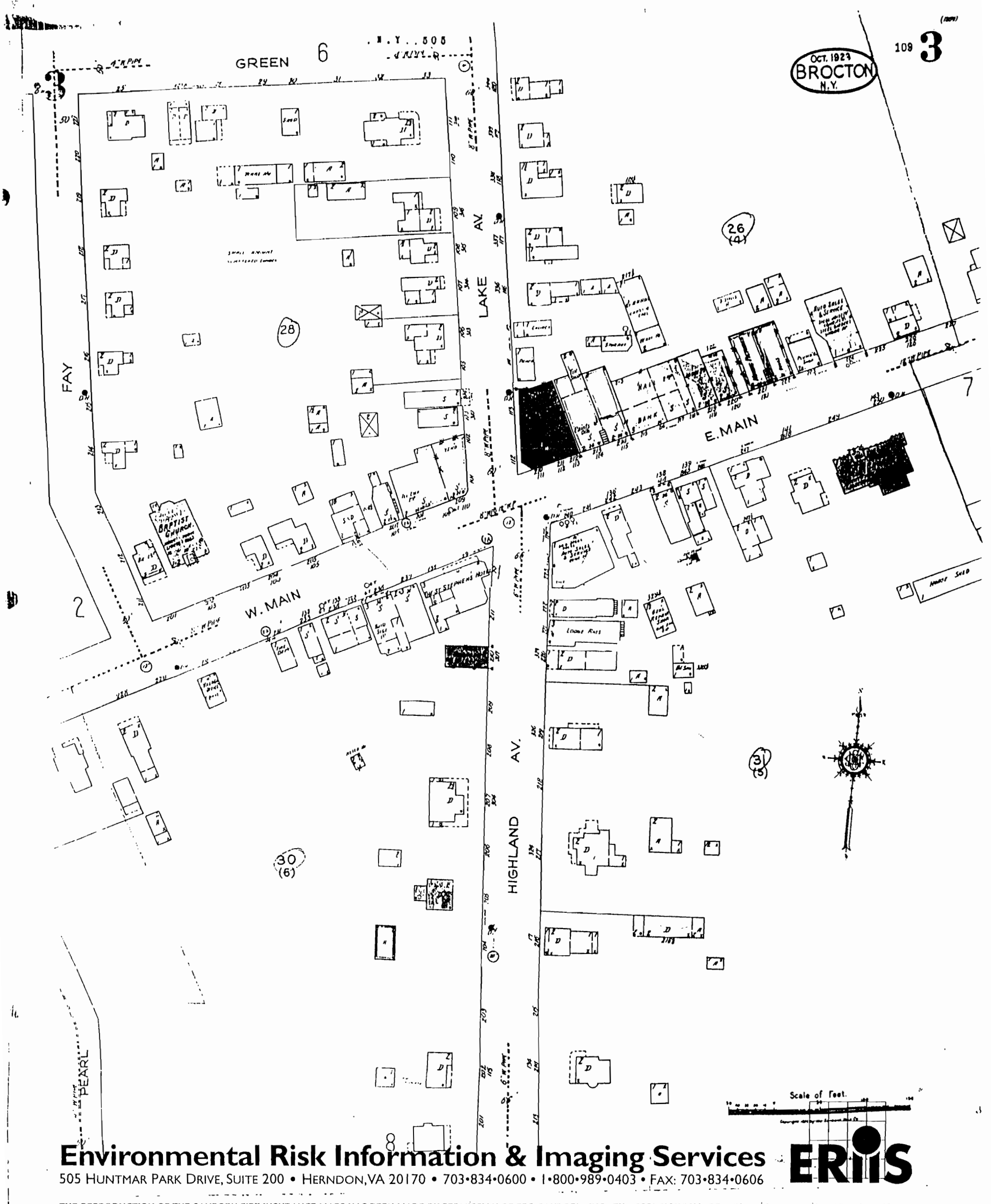
SANBORN

1941



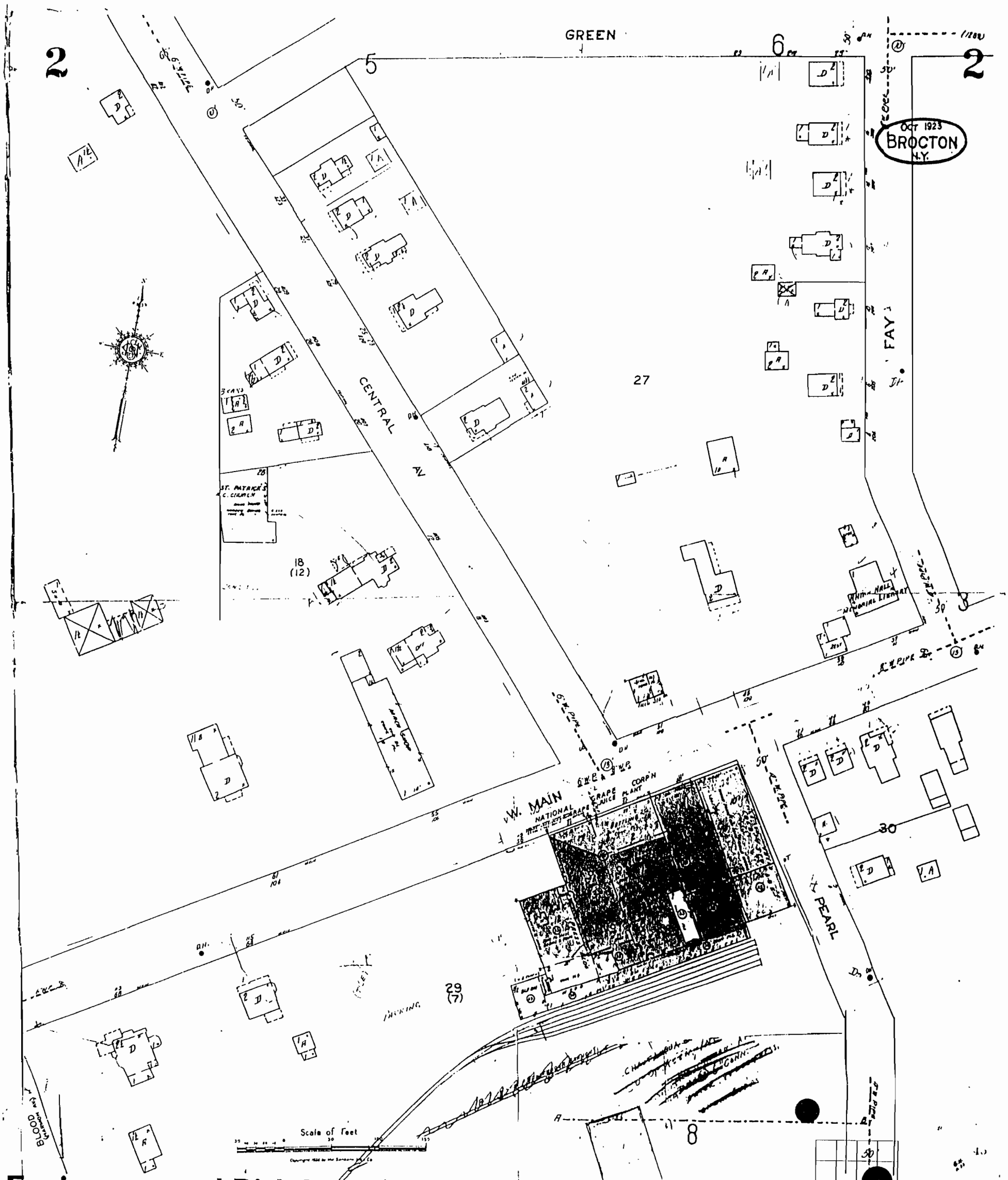
1941

ADJOINING



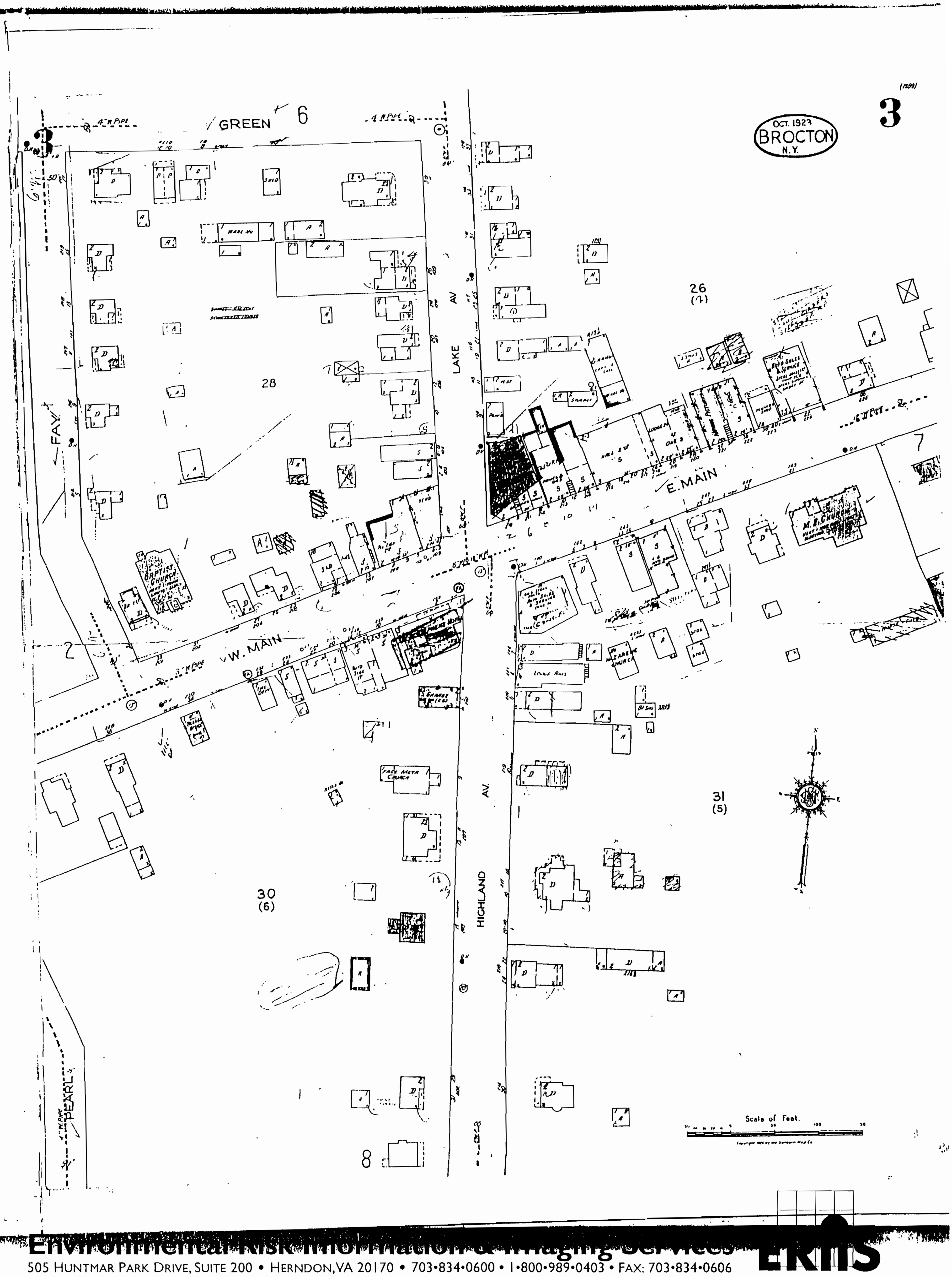
ADJOINING

1941



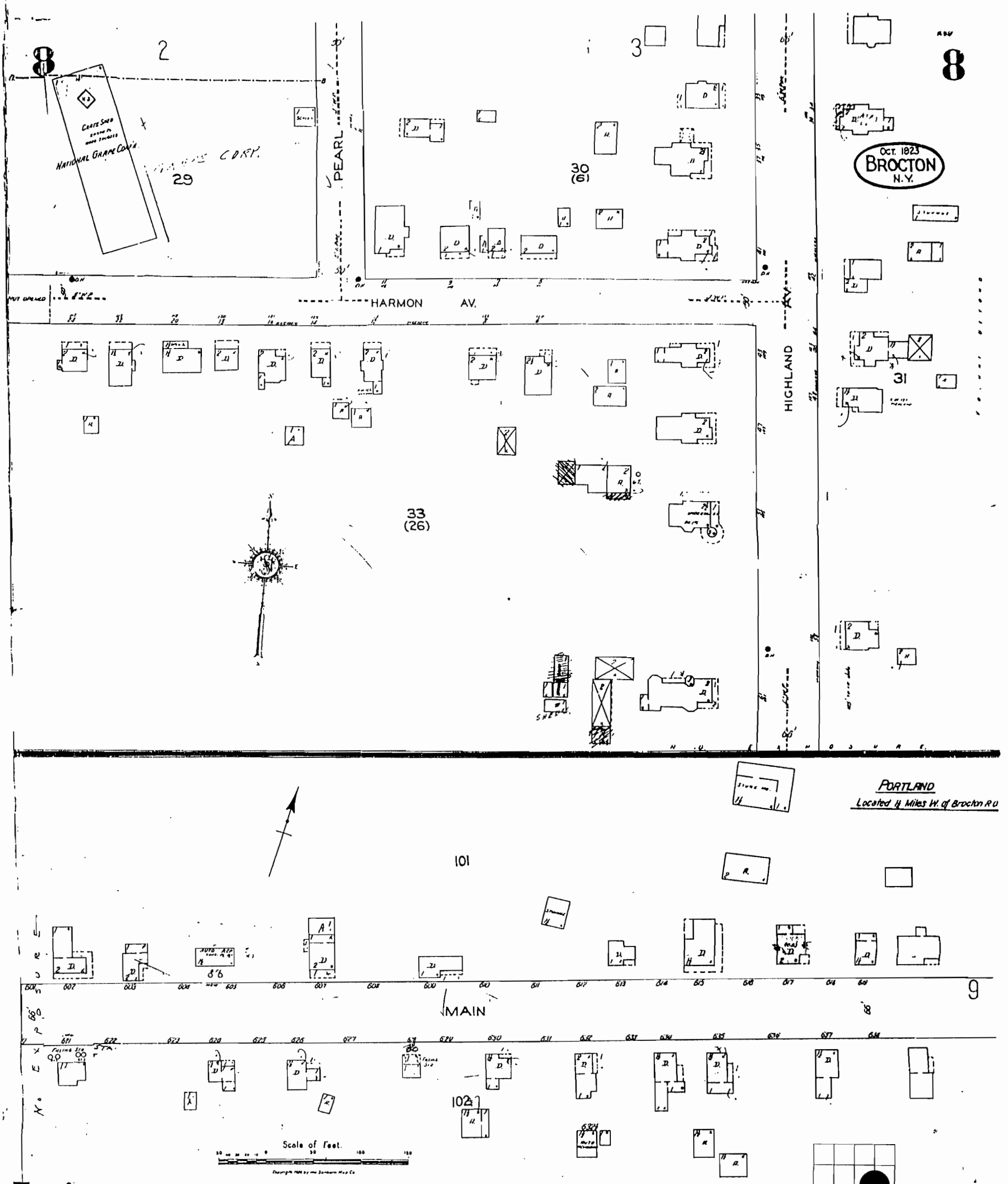
SANBORN

1949



ADJOINING

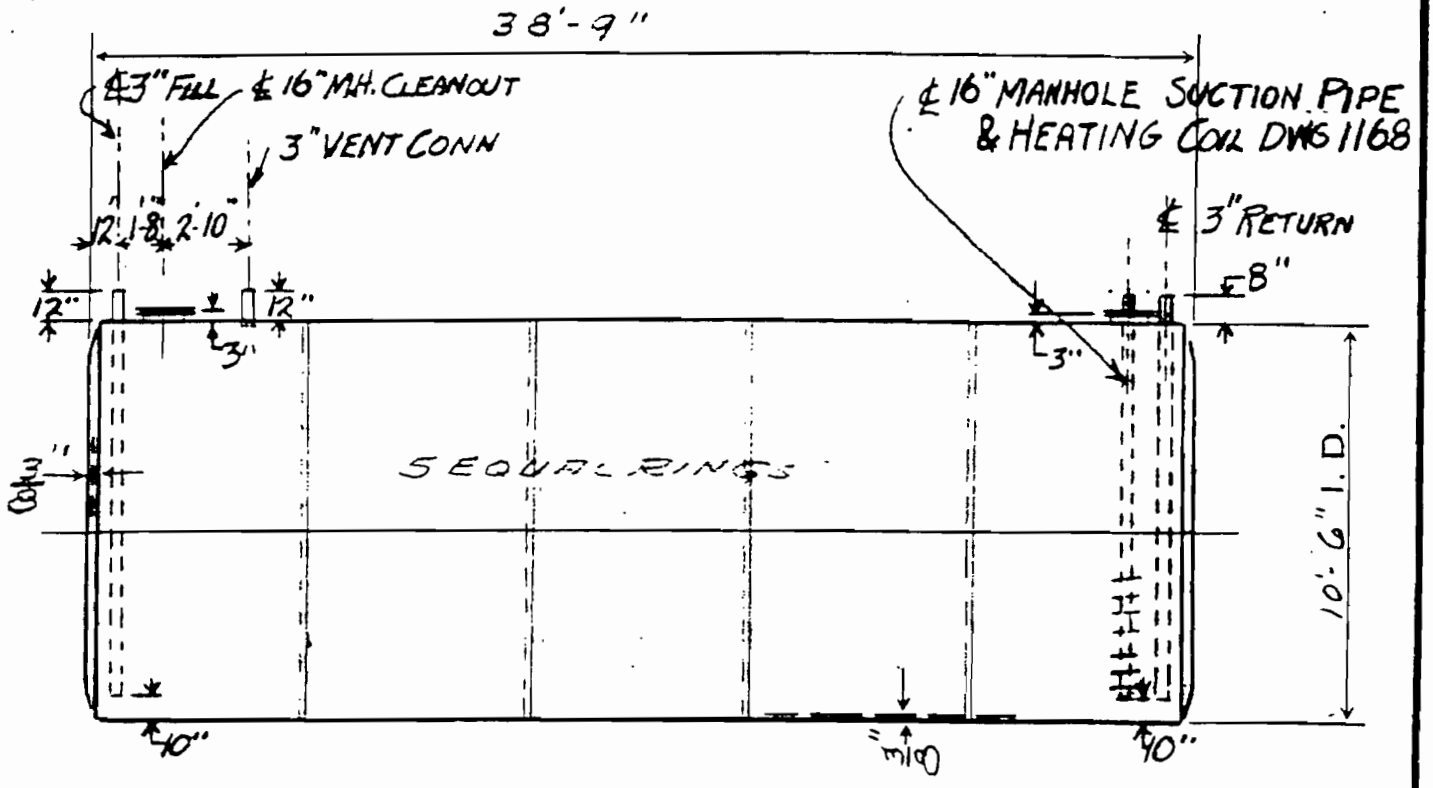
1949



ADJOINING

1949

F. K. Files



25000 gal

UNDERGROUND STORAGE TANK

REQUIRED CONTRACT No.

MATERIAL—MILD OPEN HEARTH STEEL

HEADS—FLAT

1-B

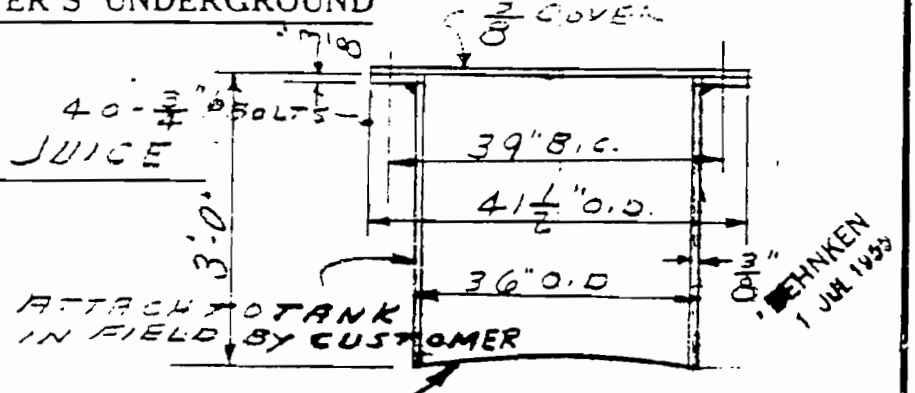
SEAMS—SINGLE LAP WELDED

PAINT—ONE COAT BLACK ASPHALTUM OUTSIDE ONLY

LABEL—UNDERWRITER'S UNDERGROUND

TEST—5 #/in²

WELCH GRAPE JUICE



CUT OUT TO TANK CONTOUR EXTENSION

REV 6-21-55

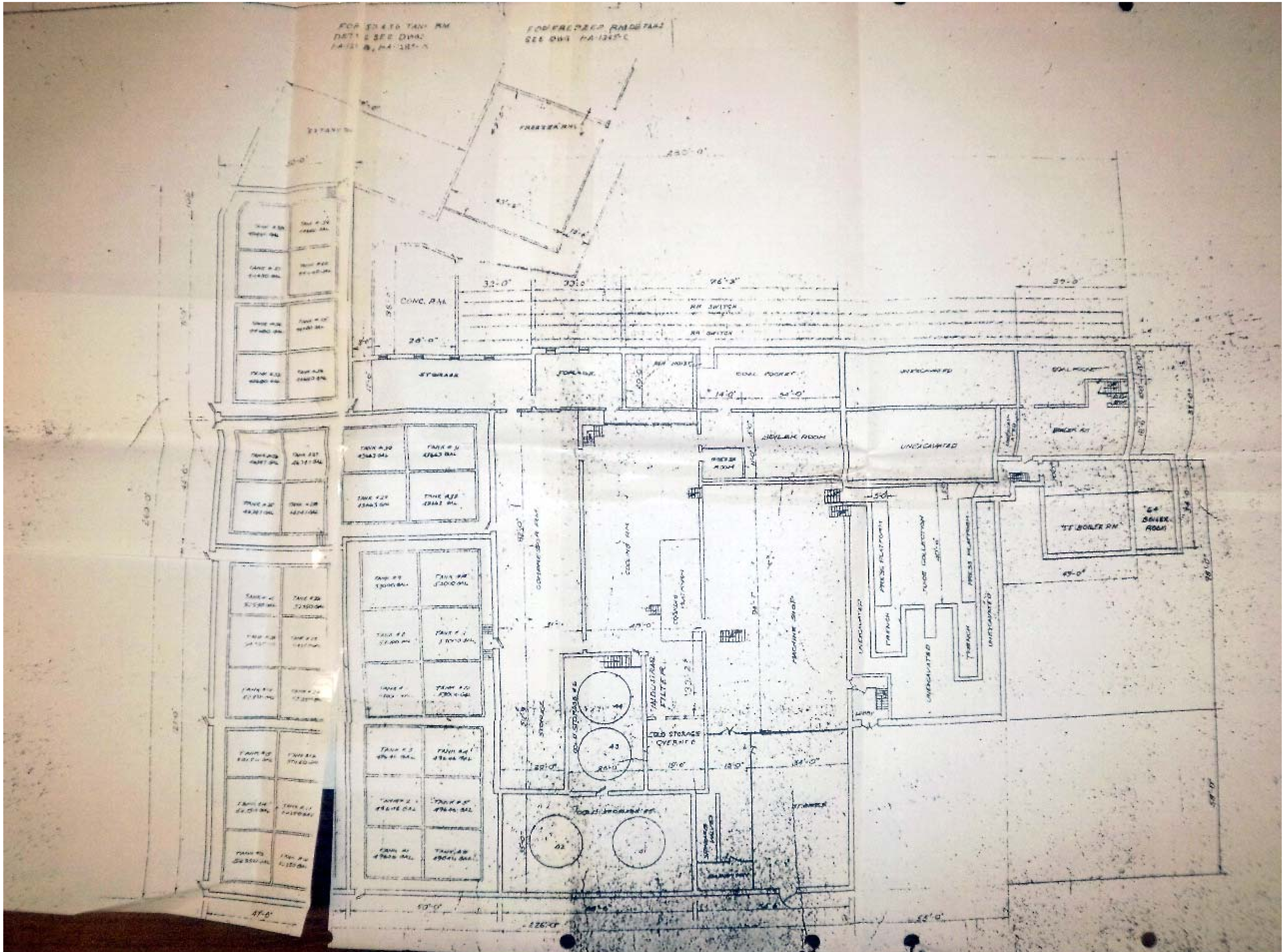
DATE 6-2-55

BUFFALO TANK CORPORATION
BUFFALO, N. Y.

DWG. NO D-6635

50-500


CENTRAL AVE
EDGE OF ROAD
WEST MAIN U.S. RT. NO. 20
SIDEWALK
559.4'
NATURAL GAS METERS
SIDEWALK
TANK ROOM NO. 5
TANK ROOM NO. 6
TANK ROOM NO. 1
TANK ROOM NO. 2
287.0'
TANK ROOM NO. 3
MAIN BUILDING
BLACKTOP
NO. 1 CONC. RM. 1955
TANK ROOM NO. 4
BOILER ROOM
NO. 3 CONC. RM. 965
PARKING
POMACE HOPPER
FUEL OIL STORAGE TANK (UNDERGROUND)
TANKER SLAB
FREEZER ROOM NO. 8
TANK ROOM NO. 8
FREEZER ROOM NO. 9
CONC. SLAB
270'
PIPE BRIDGE (OVERHEAD)
BLACKTOP
HYDRANT & HOSE HOUSE
CONC. SLAB
TANK ROOM NO. 9
R. R. SIDINGS
80.0'
GRAPE HANDLING BUILDING
385.51'
PEARL ST.
54.12'
WASTE TREATMENT PLANT
BLACKTOP
INSPECTION SHED
115.88'
STEM HOPPER
CRATE SHED
SCALE
SCALE HOUSE
SCALE
576.05'
HARMON AVE



FREEZER RM.
230'-0"
32'-0"
33'-0"
76'-3"
35'-0"
CONC. RM.
28'-0"
RR SWITCH
RR SWITCH
STORAGE
STORAGE
RR HOIST
COAL POCKET
14'-0"
34'-0"
UNEXCAVATED
COAL POCKET
BOILER ROOM
UNEXCAVATED
FREEZER ROOM
BOILER PIT
BOILER RM
BOILER ROOM
43'-0"
COOLING RM
MACHINE SHOP
PRESS PLATFORM
JUICE COLLECTION
PRESS PLATFORM
TRENCH
TRENCH
UNEXCAVATED
UNEXCAVATED
UNEXCAVATED
INDUSTRIAL FILTER
COLD STORAGE OVERHEAD
STORAGE
STORAGE
50'-0"
47'-8"
226'-0"
55'-0"

APPENDIX C

PRELIMINARY ENVIRONMENTAL ASSESSMENT
PHASE II REPORT

DESCON EDM, INC.
54 West Main Street
Brocton, New York

Prepared For:

Descon EDM, Inc.
P.O. Box 308
Westfield, New York 14787

Prepared By:

Hazard Evaluations, Inc.
1037 Walden Avenue
Buffalo, New York 14211
(716) 896-7875

September 5, 1990

1.0 INTRODUCTION

Descon EDM, Inc. has entered into financial negotiations with Chase Lincoln First Bank, N.A. regarding the development of an industrial property located at 54 West Main Street, Village of Brocton, Chautauqua County, New York. Hazard Evaluations, Inc. was retained by Descon EDM, Inc. to complete a focused (Phase II) environmental assessment of the subject property. The purpose of this investigation was to define existing on-site conditions previously identified during a Phase I assessment of the property (Construction Monitoring Consultants, Inc. report dated June 28, 1989) that could impart environmental liability to Chase Lincoln First Bank, N.A. upon the granting of a mortgage on the subject property, regardless of whether those conditions were the result of historical or recent operations or activities at this site. This report both summarizes the investigative activities which were completed as part of the Phase II investigation and presents the results of this study.

2.0 SITE DESCRIPTION

The subject parcel consists of the western portion of a former Welch Foods, Inc. grape juice processing plant. The subject property is bounded to the north across West Main Street by church property, to the east by the remainder of the Welch property, and to the south and west by residential property. The site is accessible from the north via West Main Street. The natural topography of the subject property is gently sloping from south to north. The developed portions of the site include a stone parking lot near West Main Street and a centrally located steel-frame, open-sided structure. This structure previously housed Welch's wastewater treatment plant. At the time of the Phase II investigation, nearly all equipment and siding had been removed from this structure. The remaining undeveloped portion of the property is covered by dense herbaceous vegetation.

Between the time of the Phase I audit and the Phase II site investigation, the subject property was apparently altered as follows:

- The underground fuel oil storage tank identified during the Phase I audit was reportedly excavated and removed from the site, and the excavation was backfilled and graded.
- The wastewater treatment equipment (i.e.,tanks, pipes, etc.) was removed from the site and the soil floor under the equipment was graded. The excess soil graded from inside the structure was apparently used to construct a berm outside the east side of the structure.
- The water main pipes for the wastewater treatment equipment were almost completely removed from the structure and the pile of suspected asbestos-containing materials (ACM) pile is no longer discernible.
- The drums identified during the Phase I audit which were located adjacent to the wastewater treatment plant structure were apparently removed from the site.

3.0 INVESTIGATIVE APPROACH

Several potential sources of soil contamination identified in the above-referenced Phase I assessment report were addressed as part of this Phase II investigation, including: 1) the underground fuel oil storage tank; 2) the wastewater treatment equipment; 3) the pile of suspect asbestos-containing materials within the wastewater treatment plant structure; and 4) the partially filled drums adjacent to the wastewater treatment plant. To complete this Phase II assessment, environmental information and data were obtained as described below.

In order to detect the presence of both gross and residual levels of potential contaminants within the soil profile of the subject property, a limited on-site surface

and subsurface soil investigation was completed. However, to better address the altered site conditions described in Section 2.0 above which were encountered during the Phase II site inspection, Hazard Evaluations, Inc. modified its original sampling plan. A total of three (3) composite surface soil samples and two (2) composite subsurface soil samples were collected on-site for laboratory analysis from the potential sources of contamination identified above. The types and locations of soil samples obtained during this field investigation are described as follows:

SS1 - Composite surface soil sample from inside the wastewater treatment plant building.

SS2 - Composite surface soil sample from the berm located outside the wastewater treatment plant structure.

SS3 - Composite surface soil sample from the ground directly under the remaining water main pipe which is wrapped with suspect asbestos-containing materials.

TT1 - Composite subsurface soil sample from the test trench excavated at the south end of the former underground fuel oil storage tank location.

TT2 - Composite subsurface soil sample from the test trench excavated at the north end of the former underground fuel oil storage tank location.

At each surface soil sampling location, from three to eight (3-8) discrete surface soil samples were collected at depths of 0-3 inches within the soil profile with the use of stainless steel trowels. The discrete samples considered representative of each sampling location were then composited into one (1) large soil sample which was submitted for laboratory analysis.

The test trenches were installed with the use of a backhoe. During the excavation process at each test trench location, the soil profile was visually characterized and the excavated soils were screened with an HNu organic vapor detector prior to collection of the soil samples. The test trench installed at the southern end of the former underground fuel oil storage tank location was excavated to a depth of approximately 13 feet, at which point an apparent concrete pad was encountered. The soils excavated from this southern test trench consisted of both sandy fill and natural loamy soils containing tree roots. The test trench installed at the northern end of the former underground fuel oil storage tank location was also excavated to a depth of approximately 13 feet, at which point the concrete tank saddle was encountered. The soils excavated from this northern test trench consisted of sandy fill which apparently surrounded the former bulk tank. Groundwater was not encountered in either of the test trenches which were installed at the subject property. The composite soil samples collected for each test trench location were obtained from the fill/soil which was excavated from the immediate vicinity of the concrete structures. HNu headspace screenings of the composite subsurface soil samples obtained from both of the test trenches did not identify the presence of organic vapors. The visual characterization of the soils excavated from both test trenches did not exhibit obvious evidence of gross soil contamination (i.e., soil staining or petroleum odor).

The surface and subsurface soil samples collected at the subject property during the Phase II investigation were analyzed for the following parameters:

SS1 - Corrosivity and Purgeable Halocarbons

SS2 - Corrosivity and Purgeable Halocarbons

SS3 - Asbestos

TT1 - Total Petroleum Hydrocarbons and Purgeable Halocarbons

TT2 - Total Petroleum Hydrocarbons and Purgeable Halocarbons

A summary of the analytical results is presented in Table 1. The analytical laboratory's report is presented in Appendix B.

Quality control measures completed by Hazard Evaluations, Inc. to ensure the quality of the environmental data collected during this Phase II investigation included the following:

- All sampling equipment and containers were decontaminated according to NYSDEC protocols prior to each use for the collection of samples.
- The backhoe bucket was decontaminated with the use of high pressure water prior to its use at each test trench location.
- All samples were placed in appropriate, pre-cleaned containers provided by the analytical laboratory which were labeled, sealed, and preserved by cooling until analysis by the laboratory.
- All samples were handled under strict chain-of-custody procedures throughout their existence until their analysis was complete.

4.0 INVESTIGATIVE RESULTS

As stated above, the principal purpose of this site assessment was to determine if Chase Lincoln First Bank, N.A., upon granting a mortgage for the development of the subject property, would be subjected to any liability related to environmental contamination resulting from the historical use of the subject parcel. In this context, various

TABLE 1
DESCON EDM, INC.
SUMMARY OF SOIL SAMPLING ANALYTICAL RESULTS

Sample #	Sample Location	Total Petroleum Hydrocarbons (ppm)	Corrosivity (pH - s.u.)	Asbsetos (fibers/kg)
TT1	south test trench	510	---	---
TT2	north test trench	140	---	---
SS1	inside WWTP building	---	5.9	---
SS2	outside WWTP building	---	6.2	---
SS3	under insulated pipes	---	---	ND

Notes: ND - denotes the parameter was not detected

conclusions can be drawn from the results of this limited field investigation. Based upon the data obtained as part of this site assessment, varying levels of soil contamination were detected on-site (Table 1). However, the ramifications of these site conditions must be weighed with respect to the potential for required site remediation. As New York State does not have well defined environmental standards for site remediation which directly apply to the contamination of soils by petroleum or other regulated substances, the conditions encountered at each specific site must be evaluated by the NYSDEC as part of any agency decision regarding remediation.

A review of the analytical data obtained during this project indicates the following:

- Both of the composite subsurface soil samples obtained from the test trenches in the vicinity of the former underground fuel oil storage tank exhibited Total Petroleum Hydrocarbon (TPH) concentrations in excess of 35 ppm (the approximate level which produces a petroleum sheen on water, the NYSDEC's current indicator of petroleum contamination). The samples from the south test trench (TT1) and the north test trench (TT2) exhibited TPH levels of 510 and 140 ppm, respectively. These levels represent reportable site conditions which may require remediation under 6NYCRR Part 611 (Environmental Liabilities and Procedures in Petroleum Cleanup and Removal). However, in determining the need for the remediation of petroleum leaks and spills, the NYSDEC also relies heavily on indicators of gross contamination which are observed at the site, including petroleum staining of soils and readily identifiable petroleum odors in soils. As these indicators were not observed during the excavation of the two test trenches

at the subject property, and the excavated soils did not exhibit organic vapors when screened in the field, the need for remediation at this property must be carefully evaluated by the agency.

- o Purgeable halocarbons were not detected in any of the samples analyzed.
- o Asbestos was not detected in the composite surface soil sample SS3.
- o The composite surface soil samples obtained from inside and outside the former wastewater treatment plant (SS1 and SS2, respectively) exhibited pH levels of 5.9 s.u. and 6.2 s.u., respectively. Wastes must exhibit pH levels of greater than or equal to 12.5 or less than or equal to 2.0 s.u. to exhibit the characteristic of corrosivity. As a result, these surface soil samples do not exhibit the characteristic of corrosivity, and are within the pH range for naturally occurring soils.

In summary, of the various areas of concern which were sampled at the subject property, only the former underground storage tank location exhibited any evidence of environmental contamination, and the levels of TPH contamination detected at these locations may be considered low to moderate.

5.0 CERTIFICATION

I hereby certify that I have examined the information and data obtained during this investigation of the subject property, and being familiar with the results of the preliminary environmental assessment, attest that this Phase II Report has been prepared in accordance with good environmental auditing practices.

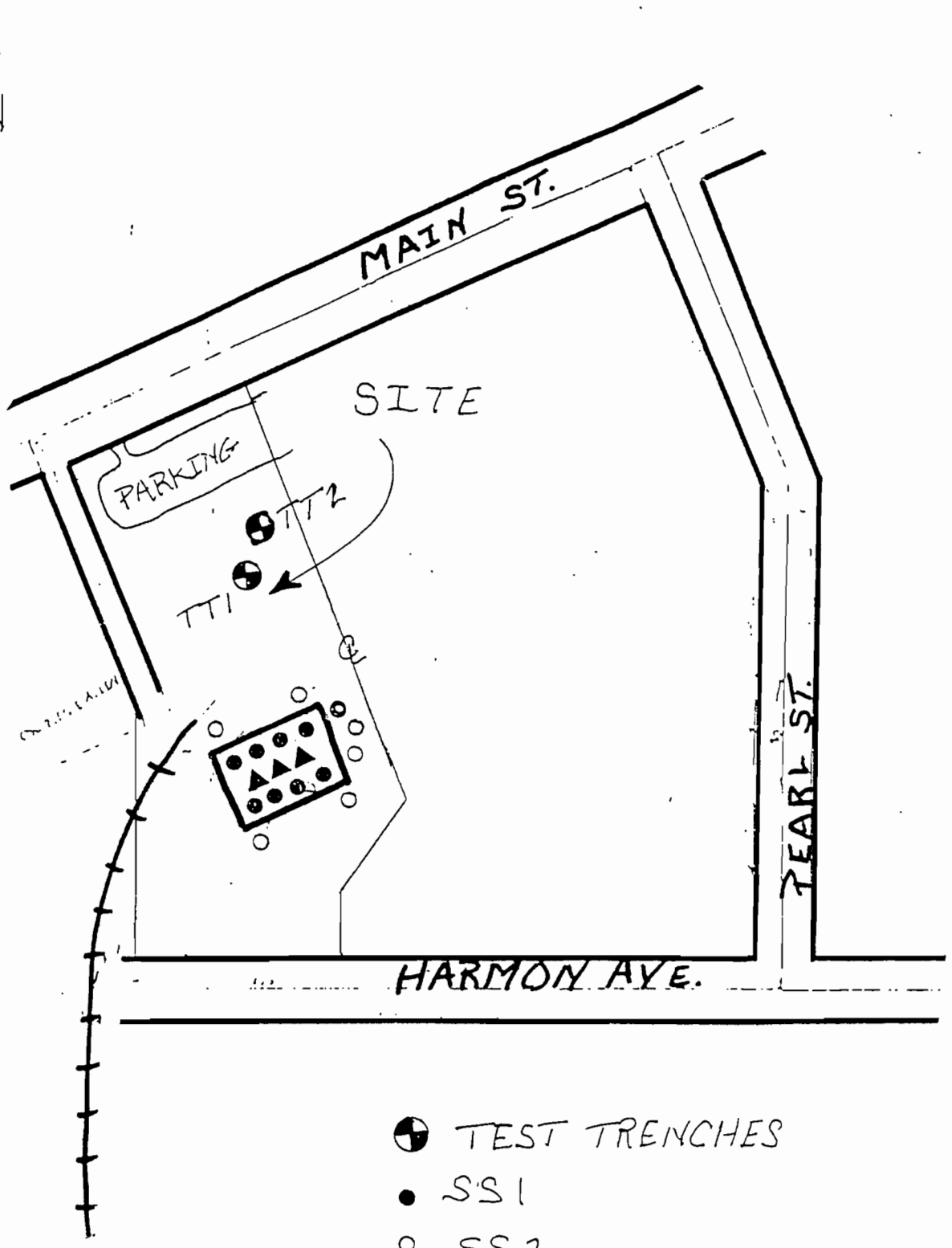
C. Mark Hanna, REP, CHMM, President — Date: September 5, 1990

HAZARD EVALUATIONS, INC.

SEAL:

APPENDIX A

SITE SAMPLE LOCATION SKETCH



NOT TO SCALE

HAZARD EVALUATIONS	SOIL SAMPLE LOCATION PLAN	FIGURE 1

APPENDIX B

PHASE II ANALYTICAL RESULTS

HUDSON ENVIRONMENTAL SERVICES, INC
248 Queensbury Ave., P.O. Box 4601
Queensbury, New York 12804
518/792-3863

CLIENT: Hazard Evaluations

DATE SAMPLED: 08/17/90

SAMPLE DESCRIPTION: TT1/Fuel Tank Test Trench

DATE SAMPLE RECD: 08/20/90

MATRIX: Soil

LOCATION: Descon EDM

TYPE SAMPLE: Composite

H.E.S. #: 900820A01

SAMPLER: Client

PARAMETER	METHOD	RESULT	UNITS	TEST DATE
Total Petroleum, Hydrocarbons	EPA 418.1	510	mg/kg	08/21/90
Bromobenzene	SW846-8010	<25	ug/kg	08/23/90
Bromodichloromethane	SW846-8010	<25	ug/kg	08/23/90
Bromoform	SW846-8010	<25	ug/kg	08/23/90
Bromomethane	SW846-8010	<25	ug/kg	08/23/90
Carbon Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Chlorobenzene	SW846-8010	<25	ug/kg	08/23/90
Chloroethane	SW846-8010	<25	ug/kg	08/23/90
2-Chloroethylvinyl ether	SW846-8010	<25	ug/kg	08/23/90
Chloroform	SW846-8010	<25	ug/kg	08/23/90
1-Chlorohexane	SW846-8010	<25	ug/kg	08/23/90
Chloromethane	SW846-8010	<25	ug/kg	08/23/90
Dibromochloromethane	SW846-8010	<25	ug/kg	08/23/90
Dibromomethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
1,3-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
1,4-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
Dichlorodifluoromethane	SW846-8010	<25	ug/kg	08/23/90
1,1-Dichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1-Dichloroethylene	SW846-8010	<25	ug/kg	08/23/90
trans-1,2-Dichloroethene	SW846-8010	<25	ug/kg	08/23/90
Dichloromethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichloropropane	SW846-8010	<25	ug/kg	08/23/90
cis-1,3-Dichloropropene	SW846-8010	<25	ug/kg	08/23/90
trans-1,3-Dichloropropene	SW846-8010	<25	ug/kg	08/23/90
Methylene chloride	SW846-8010	<25	ug/kg	08/23/90
1,1,2,2-Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1,1,2-Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Tetrachloroethylene	SW846-8010	<25	ug/kg	08/23/90
1,1,1-Trichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1,2-Trichloroethane	SW846-8010	<25	ug/kg	08/23/90
Trichloroethylene	SW846-8010	<25	ug/kg	08/23/90
Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Trichlorofluoromethane	SW846-8010	<25	ug/kg	08/23/90
Trichloropropane	SW846-8010	<25	ug/kg	08/23/90
Vinyl chloride	SW846-8010	<25	ug/kg	08/23/90

HUDSON ENVIRONMENTAL SERVICES, INC.
248 Queensbury Ave., P.O. Box 4601
Queensbury, New York 12804
518/792-3863

CLIENT: Hazard Evaluations

DATE SAMPLED: 08/17/90

SAMPLE DESCRIPTION: TT2/Fuel Tank Test Trench

DATE SAMPLE RECD: 08/20/90

MATRIX: Soil

LOCATION: Descon EDM

TYPE SAMPLE: Composite

H.E.S. #: 900820A02

SAMPLER: Client

PARAMETER	METHOD	RESULT	UNITS	TEST DATE
Total Petroleum Hydrocarbons	EPA 418.1	140	mg/kg	08/21/90
Bromobenzene	SW846-8010	<25	ug/kg	08/23/90
Bromodichloromethane	SW846-8010	<25	ug/kg	08/23/90
Bromoform	SW846-8010	<25	ug/kg	08/23/90
Bromomethane	SW846-8010	<25	ug/kg	08/23/90
Carbon Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Chlorobenzene	SW846-8010	<25	ug/kg	08/23/90
Chloroethane	SW846-8010	<25	ug/kg	08/23/90
2-Chloroethylvinyl ether	SW846-8010	<25	ug/kg	08/23/90
Chloroform	SW846-8010	<25	ug/kg	08/23/90
·Chlorohexane	SW846-8010	<25	ug/kg	08/23/90
ıloromethane	SW846-8010	<25	ug/kg	08/23/90
Dibromochloromethane	SW846-8010	<25	ug/kg	08/23/90
Dibromomethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
1,3-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
1,4-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
Dichlorodifluoromethane	SW846-8010	<25	ug/kg	08/23/90
1,1-Dichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1-Dichloroethylene	SW846-8010	<25	ug/kg	08/23/90
trans-1,2-Dichloroethene	SW846-8010	<25	ug/kg	08/23/90
Dichloromethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichloropropane	SW846-8010	<25	ug/kg	08/23/90
cis-1,3-Dichloropropene	SW846-8010	<25	ug/kg	08/23/90
trans-1,3-Dichloropropene	SW846-8010	<25	ug/kg	08/23/90
Methylene chloride	SW846-8010	<25	ug/kg	08/23/90
1,1,2,2-Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1,1,2-Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Tetrachloroethylene	SW846-8010	<25	ug/kg	08/23/90
1,1,1-Trichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1,2-Trichloroethane	SW846-8010	<25	ug/kg	08/23/90
Trichloroethylene	SW846-8010	<25	ug/kg	08/23/90
Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Trichlorofluoromethane	SW846-8010	<25	ug/kg	08/23/90
Trichloropropane	SW846-8010	<25	ug/kg	08/23/90
Vinyl chloride	SW846-8010	<25	ug/kg	08/23/90

HUDSON ENVIRONMENTAL SERVICES, INC.
248 Queensbury Ave., P.O. Box 4601
Queensbury, New York 12804
518/792-3863

CLIENT: Hazard Evaluations

DATE SAMPLED: 08/17/90

SAMPLE DESCRIPTION: SS1/WW Treatment Equipment

DATE SAMPLE RECD: 08/20/90

MATRIX: Soil

LOCATION: Descon EDM

TYPE SAMPLE: Composite

H.E.S. #: 900820A03

SAMPLER: Client

PARAMETER	METHOD	RESULT	UNITS	TEST DATE
pH-Corrosivity	SW846-9045	5.9*	SU	08/23/90
Bromobenzene	SW846-8010	<25	ug/kg	08/23/90
Bromodichloromethane	SW846-8010	<25	ug/kg	08/23/90
Bromoform	SW846-8010	<25	ug/kg	08/23/90
Bromomethane	SW846-8010	<25	ug/kg	08/23/90
Carbon Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Chlorobenzene	SW846-8010	<25	ug/kg	08/23/90
Chloroethane	SW846-8010	<25	ug/kg	08/23/90
2-Chloroethylvinyl ether	SW846-8010	<25	ug/kg	08/23/90
Chloroform	SW846-8010	<25	ug/kg	08/23/90
Chlorohexane	SW846-8010	<25	ug/kg	08/23/90
loromethane	SW846-8010	<25	ug/kg	08/23/90
Dibromochloromethane	SW846-8010	<25	ug/kg	08/23/90
Dibromomethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
1,3-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
1,4-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
Dichlorodifluoromethane	SW846-8010	<25	ug/kg	08/23/90
1,1-Dichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1-Dichloroethylene	SW846-8010	<25	ug/kg	08/23/90
trans-1,2-Dichloroethene	SW846-8010	<25	ug/kg	08/23/90
Dichloromethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichloropropane	SW846-8010	<25	ug/kg	08/23/90
cis-1,3-Dichloropropene	SW846-8010	<25	ug/kg	08/23/90
trans-1,3-Dichloropropene	SW846-8010	<25	ug/kg	08/23/90
Methylene chloride	SW846-8010	<25	ug/kg	08/23/90
1,1,2,2-Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1,1,2-Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Tetrachloroethylene	SW846-8010	<25	ug/kg	08/23/90
1,1,1-Trichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1,2-Trichloroethane	SW846-8010	<25	ug/kg	08/23/90
Trichloroethylene	SW846-8010	<25	ug/kg	08/23/90
Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Trichlorofluoromethane	SW846-8010	<25	ug/kg	08/23/90
Trichloropropane	SW846-8010	<25	ug/kg	08/23/90
Vinyl chloride	SW846-8010	<25	ug/kg	08/23/90

*According to SW846, Section 7.2.2, a solid waste exhibits the characteristics of corrosivity if the aqueous pH $\leq$ or $\geq$ 12.5.

HUDSON ENVIRONMENTAL SERVICES, INC
248 Queensbury Ave., P.O. Box 4601
Queensbury, New York 12804
518/792-3863

CLIENT: Hazard Evaluations

DATE SAMPLED: 08/17/90

SAMPLE DESCRIPTION: SS2/Drums

DATE SAMPLE RECD: 08/20/90

MATRIX: Soil

LOCATION: Descon EDM

TYPE SAMPLE: Composite

H.E.S. #: 900820A04

SAMPLER: Client

PARAMETER	METHOD	RESULT	UNITS	TEST DATE
pH-Corrosivity	SW846-9045	6.2*	SU	08/23/90
Bromobenzene	SW846-8010	<25	ug/kg	08/23/90
Bromodichloromethane	SW846-8010	<25	ug/kg	08/23/90
Bromoform	SW846-8010	<25	ug/kg	08/23/90
Bromomethane	SW846-8010	<25	ug/kg	08/23/90
Carbon Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Chlorobenzene	SW846-8010	<25	ug/kg	08/23/90
Chloroethane	SW846-8010	<25	ug/kg	08/23/90
2-Chloroethylvinyl ether	SW846-8010	<25	ug/kg	08/23/90
Chloroform	SW846-8010	<25	ug/kg	08/23/90
-Chlorohexane	SW846-8010	<25	ug/kg	08/23/90
.loromethane	SW846-8010	<25	ug/kg	08/23/90
Dibromochloromethane	SW846-8010	<25	ug/kg	08/23/90
Dibromomethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
1,3-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
1,4-Dichlorobenzene	SW846-8010	<25	ug/kg	08/23/90
Dichlorodifluoromethane	SW846-8010	<25	ug/kg	08/23/90
1,1-Dichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1-Dichloroethylene	SW846-8010	<25	ug/kg	08/23/90
trans-1,2-Dichloroethene	SW846-8010	<25	ug/kg	08/23/90
Dichloromethane	SW846-8010	<25	ug/kg	08/23/90
1,2-Dichloropropane	SW846-8010	<25	ug/kg	08/23/90
cis-1,3-Dichloropropene	SW846-8010	<25	ug/kg	08/23/90
trans-1,3-Dichloropropene	SW846-8010	<25	ug/kg	08/23/90
Methylene chloride	SW846-8010	<25	ug/kg	08/23/90
1,1,2,2-Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1,1,2-Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Tetrachloroethylene	SW846-8010	<25	ug/kg	08/23/90
1,1,1-Trichloroethane	SW846-8010	<25	ug/kg	08/23/90
1,1,2-Trichloroethane	SW846-8010	<25	ug/kg	08/23/90
Trichloroethylene	SW846-8010	<25	ug/kg	08/23/90
Tetrachloroethane	SW846-8010	<25	ug/kg	08/23/90
Trichlorofluoromethane	SW846-8010	<25	ug/kg	08/23/90
Trichloropropane	SW846-8010	<25	ug/kg	08/23/90
Vinyl chloride	SW846-8010	<25	ug/kg	08/23/90

*According to SW846, Section 7.2.2, a solid waste exhibits the characteristics of corrosivity if the aqueous pH $\leq$ 2 or $\geq$ 12.5.

HUDSON ENVIRONMENTAL SERVICES, INC.
248 Queensbury Ave., P.O. Box 4601
Queensbury, New York 12804
518/792-3863

HES

CLIENT: Hazard Evaluations

DATE SAMPLED: 08/17/90

SAMPLE DESCRIPTION: SS3/Asbestos

DATE SAMPLE RECD: 08/20/90

MATRIX: Soil

LOCATION: Descon EDM

TYPE SAMPLE: Composite

H.E.S. #: 900820A05

SAMPLER: Client

PARAMETER	METHOD	RESULT	UNITS	TEST DATE
Asbestos	EPA 600/ M492020	*	%	08/23/90

*93% Non-fibrous
5% Cellulose
2% Fiberglas

HUDSON ENVIRONMENTAL SERVICES, INC
248 Queensbury Ave., P.O. Box 4601
Queensbury, New York 12804
518/792-3863

CLIENT: Hazard Evaluations

DATE SAMPLED: 08/17/90

SAMPLE DESCRIPTION: QA/QC

DATE SAMPLE RECD: 08/20/90

MATRIX: Soil

LOCATION: Descon EDM

TYPE SAMPLE: Composite

H.E.S. #: Precision

SAMPLER: Client

PARAMETER	METHOD	RESULT	UNITS	TEST DATE
pH-Corrosivity	RPD	<1.0	%	08/23/90
Bromobenzene	RPD	<1.0	%	08/23/90
Bromodichloromethane	RPD	<1.0	%	08/23/90
Bromoform	RPD	<1.0	%	08/23/90
Bromomethane	RPD	<1.0	%	08/23/90
Carbon Tetrachloroethane	RPD	<1.0	%	08/23/90
Chlorobenzene	RPD	<1.0	%	08/23/90
Chloroethane	RPD	<1.0	%	08/23/90
2-Chloroethylvinyl ether	RPD	<1.0	%	08/23/90
Chloroform	RPD	<1.0	%	08/23/90
Chlorohexane	RPD	<1.0	%	08/23/90
Chloromethane	RPD	<1.0	%	08/23/90
Dibromochloromethane	RPD	<1.0	%	08/23/90
Dibromomethane	RPD	<1.0	%	08/23/90
1,2-Dichlorobenzene	RPD	<1.0	%	08/23/90
1,3-Dichlorobenzene	RPD	<1.0	%	08/23/90
1,4-Dichlorobenzene	RPD	<1.0	%	09/23/90
Dichlorodifluoromethane	RPD	<1.0	%	08/23/90
1,1-Dichloroethane	RPD	<1.0	%	08/23/90
1,2-Dichloroethane	RPD	<1.0	%	08/23/90
1,1-Dichloroethylene	RPD	<1.0	%	08/23/90
trans-1,2-Dichloroethene	RPD	<1.0	%	08/23/90
Dichloromethane	RPD	<1.0	%	08/23/90
1,2-Dichloropropane	RPD	<1.0	%	08/23/90
cis-1,3-Dichloropropene	RPD	<1.0	%	08/23/90
trans-1,3-Dichloropropene	RPD	<1.0	%	08/23/90
Methylene chloride	RPD	<1.0	%	08/23/90
1,1,2,2-Tetrachloroethane	RPD	<1.0	%	08/23/90
1,1,1,2-Tetrachloroethane	RPD	<1.0	%	08/23/90
Tetrachloroethylene	RPD	<1.0	%	08/23/90
1,1,1-Trichloroethane	RPD	<1.0	%	08/23/90
1,1,2-Trichloroethane	RPD	<1.0	%	08/23/90
Trichloroethylene	RPD	<1.0	%	08/23/90
Tetrachloroethane	RPD	<1.0	%	08/23/90
Trichlorofluoromethane	RPD	<1.0	%	08/23/90
Trichloropropane	RPD	<1.0	%	08/23/90
Vinyl chloride	RPD	<1.0	%	08/23/90

HUDSON ENVIRONMENTAL SERVICES, INC
248 Queensbury Ave., P.O. Box 4601
Queensbury, New York 12804
518/792-3863

CLIENT: Hazard Evaluations

SAMPLE DESCRIPTION: QA/QC

LOCATION: Descon EDM

H.E.S. #: Accurary

DATE SAMPLED: 08/17/90

DATE SAMPLE RECD: 08/20/90

MATRIX: Soil

TYPE SAMPLE: Composite

SAMPLER: Client

PARAMETER	METHOD	RESULT	UNITS	TEST DATE
Chlorobenzene	PSR	97	%	08/23/90
1,1-Dichloroethylene	PSR	160	%	08/23/90
Trichloroethylene	PSR	124	%	08/23/90

Approval By:

Date: 8/31/90

All samples were analyzed within EPA prescribed holding times.

N.Y.S.D.O.H. Lab ID# 11140

APPENDIX D

ERIIS Custom Detail Radius Report

SUBJECT PROPERTY: Brocton Brownfield
Pearl Street
Brocton, NY 14716

ORDERED BY: Mark Seider

REPORT NUMBER: 285425A

PREPARED ON: 10/30/1998

ERIIS DISCLAIMER

ERIIS Custom Detail Radius Statistical Profile

ERIIS Report #285425A Oct 30, 1998

E: Brocton Brownfield
Pearl Street
Brocton, NY 14716

Latitude: 42.386816
Longitude: -79.443616

State: NY

DATABASE	RADIUS (MI)	TARGET AREA**	PROPERTY-1/4	1/4-1/2	1/2-1	>1	TOTAL
NPL	1.00		0	0	0		0
CERCLIS	0.50		0	0			0
RCRIS_TS	1.00		0	0	0		0
RCRIS_LG	0.25		0				0
RCRIS_SG	0.25		1				1
ERNS	0.05		0				0
LRST	0.50		0	0			0
SWF	0.50		0	0			0
HWS	1.00		0	0	0		0
NFRAP	0.50		0	0			0
CBS	0.25		0				0
MOSF	0.25		0				0
PBS	0.25		3				3
SPILLS	0.50		0	0			0
RCRIS_CA	1.00		0	0	0		0
NASPL	0.50		1	1			2
NALST	0.50		0	0			0
			5	1	0	0	6

TOPO QUAD: Brocton

Radon Zone Level: 1

Zone 1 has a predicted average indoor screening level > than 4 pCi/L

A Radon Zone should not be used to determine if individual homes need to be tested for radon.
The EPA's Office of Radiation and Indoor Air (202/233-9320) recommends that all homes be tested for radon, regardless of geographic location or the zone designation in which the property is located.

**A target area is defined as a .02 mile buffer around the site's latitude and longitude.
A blank radius count indicates that the database was not searched by this radius per client instructions.
NR in a radius count indicates that the database cannot be reported by this search criteria due to insufficient and/or inaccurate addresses reported by a federal/state agency.

Date of Data: 06/04/1998
Release Date: 06/15/1998
Date on System: 07/02/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881
Date of Last Contact: 08/31/1998

National Priorities List

The NPL Report is an EPA listing of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. In addition, the NPL Report includes information concerning cleanup agreements between EPA and Potentially Responsible Parties (commonly called Records of Decision, or RODS), any liens filed against contaminated properties, as well as the past and current EPA budget expenditures tracked within the Superfund Consolidated Accomplishments Plan (SCAP).

CERCLIS
Date of Data: 06/04/1998
Release Date: 06/15/1998
Date on System: 07/02/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881
Date of Last Contact: 08/31/1998

Comprehensive Environmental Response, Compensation, and Liability Information System

The CERCLIS Database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL). In addition to site events and milestone dates, the CERCLIS Report also contains financial information from the Superfund Consolidated Accomplishments Plan (SCAP).

RCRIS_TS
Date of Data: 01/01/1998
Release Date: 02/02/1998
Date on System: 03/06/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346
Date of Last Contact: 07/30/1998

Resource Conservation and Recovery Information System - Non-Corrective Action TSD Facilities

The RCRIS_TS Report contains information pertaining to facilities which either treat, store, or dispose of EPA regulated hazardous waste. The following information is also included in the RCRIS_TS Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties

RCRIS_LG
Date of Data: 01/01/1998
Release Date: 02/02/1998
Date on System: 03/06/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346
Date of Last Contact: 07/30/1998

Resource Conservation and Recovery Information System - Large Quantity Generators

The RCRIS_LG Report contains information pertaining to facilities which either generate more than 1000kg of EPA regulated hazardous waste per month, or meet other applicable requirements of the Resource Conservation And Recovery Act. The following information is also included in the RCRIS_LG Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA

`IS_SG
Date of Data: 01/01/1998
Release Date: 02/02/1998
Date on System: 03/06/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346
Date of Last Contact: 07/30/1998

Resource Conservation and Recovery Information System - Small Quantity Generators

The RCRIS_SG Report contains information pertaining to facilities which either generate between 100kg and 1000kg of EPA regulated hazardous waste per month, or meet other applicable requirements of the Resource Conservation And Recovery Act. On advice of the U.S. EPA, ERIIS does not report so-called "RCRA Protective Filers." Protective Filers, commonly called Conditionally Exempt Small Quantity Generators (CESQG's), are facilities that have completed RCRA notification paperwork, but are not, in fact, subject to RCRA regulation. The determination of CESQG status is made by the U.S. EPA. The following information is also included in the RCRIS_SG Report:
- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA

ERNS
Date of Data: 07/24/1998
Release Date: 07/31/1998
Date on System: 09/18/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
202/260-2342
Date of Last Contact: 10/19/1998

Emergency Response Notification System

ERNS is a national computer database system that is used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS Reporting System contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. Please note that the information in the ERNS Report pertains only to those releases that occured between January 1, 1997 and March 6, 1998.

LRST
Date of Data: 07/01/1998
Release Date: 07/20/1998
Date on System: 10/16/1998
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363
Date of Last Contact: 10/28/1998

New York Leaking Storage Tanks

The New York Leaking Storage Tank Report is a comprehensive listing of all leaking storage tank cases reported to The New York State Department of Environmental Conservation which have not yet been resolved. The information for the LST Report is extracted from the original spills list provided to ERIIS by the NYSDEC. Information pertaining to leaking storage tank cases which have been resolved can be provided upon request.

SWF
Date of Data: 06/30/1998
Release Date: 08/01/1998
Date on System: 10/30/1998
NY Dept. of Environmental Conservation
Bureau of Solid Waste
518/457-2051
Date of Last Contact: 10/20/1998

New York Active Solid Waste Facility Register

The New York Solid Waste Facility Register is a comprehensive listing of all active and inactive permitted solid waste landfills and processing facilities within the State of New York.

HWS
Date of Data: 04/01/1998
Release Date: 08/07/1998
Date on System: 10/16/1998
NY Dept. of Environmental Conservation
Hazardous Waste Remediation Division
518/457-0747
Date of Last Contact: 08/07/1998

New York Inactive Hazardous Waste Disposal Sites

The New York Inactive Hazardous Waste Disposal Sites List contains summary information pertaining to those facilities that are deemed potentially hazardous to the public health and welfare by the New York State Department of Environmental Conservation (NYSDEC).

RAP

Date of Data: 06/04/1998
Release Date: 06/15/1998
Date on System: 09/04/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881
Date of Last Contact: 08/31/1998

No Further Remedial Action Planned Sites

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS Database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without 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.

CBS

Date of Data: 07/01/1998
Release Date: 07/20/1998
Date on System: 08/07/1998
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363
Date of Last Contact: 10/30/1998

New York Chemical Bulk Storage Tanks

The New York Chemical Bulk Storage Report contains information pertaining to active and inactive facilities that store regulated substances in aboveground storage tanks with capacities of 185 gallons or greater, and/or underground storage tanks of any size.

MOSF

Date of Data: 07/01/1998
Release Date: 07/20/1998
Date on System: 08/14/1998
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363
Date of Last Contact: 10/30/1998

New York Major Oil Storage Facilities

The Major Oil Storage Facilities Report contains summary information on active and inactive facilities with petroleum storage capacities in excess of four-hundred thousand gallons.

PBS

Date of Data: 07/01/1998
Release Date: 07/20/1998
Date on System: 08/14/1998
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363
Date of Last Contact: 10/30/1998

New York Petroleum Bulk Storage Tanks

The New York Petroleum Bulk Storage Report is a comprehensive listing of all reported active and inactive facilities that have petroleum storage capacities in excess of 1100 gallons, and less than four hundred thousand gallons. ERIIS has obtained the PBS information from the Delegated Counties in the State of New York. The dates of The information for the specific counties are as follows:

Cortland	04/21/98
Nassau	02/04/97
Rockland	05/11/98
Suffolk	03/10/98

SPILLS

Date of Data: 07/01/1998
Release Date: 07/20/1998
Date on System: 10/16/1998
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-0722
Date of Last Contact: 10/30/1998

New York Spills Report

The New York Spills Report is a comprehensive listing of all hazardous materials spills reported to The New York State Department of Environmental Conservation which have not yet been resolved. Information pertaining to spills which have been resolved can be provided upon request.

RCRIS_CA

Date of Data: 01/01/1998
Release Date: 02/02/1998
Date on System: 03/06/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346
Date of Last Contact: 07/30/1998

Resource Conservation and Recovery Information System - TSD's Subject to Corrective Action

The RCRIS_CA Report contains information pertaining to hazardous waste treatment, storage , and disposal Facilities (RCRA TSD's) which have conducted, or are currently conducting, a corrective action(s) as regulated under the Resource Conservation and Recovery Act. The following information is included within the RCRIS_CA Report:
- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state

agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA

NASPL
Date of Data: 07/01/1998
Release Date: 07/20/1998
Date on System: 10/16/1998
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363
Date of Last Contact: 10/28/1998

New York Resolved Spill Cases

The New York Resolved Spill Cases Report is a comprehensive listing of all hazardous materials spills which have been remediated.

NALST
Date of Data: 07/01/1998
Release Date: 07/20/1998
Date on System: 10/16/1998
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363
Date of Last Contact: 10/28/1998

New York Resolved Leaking Storage Tank Cases

The New York Resolved Leaking Storage Tank Cases Report is a comprehensive listing of all leaking storage tank sites which have been remediated.

If a selected database does not appear on this list, it is not available for the subject property's state.

Summary of Plottable sites

ERIIS Report #285425A Oct 30, 1998

IS ID. / ABASE	FACILITY / ADDRESS / COMMENTS	DISTANCE FROM SITE	DIRECTION FROM SITE	MAP ID
	0 - 1/4 Miles			
36081080857 NASPL	Templeton Energy 125 Highland Ave Brocton, NY 14716-9710 County: Chautauqua	0.13 Mi	SOUTHEAST	1
36048019193 PBS	Hunt Babcock Enterprises, Inc W Main St At Highland Ave Brocton, NY 14716 County: Chautauqua	0.15 Mi	NORTHEAST	2
36048020432 PBS	Woods Repair W Main St At Highland Ave Brocton, NY 14716 County: Chautauqua	0.15 Mi	NORTHEAST	2
36008003577 RCRIS_SG	Brocton Village Of Elec Dept 108 Highland Ave Brocton, NY 14716-971 County: Chautauqua	0.18 Mi	SOUTHEAST	3
36048019223 PBS	Village Of Brocton Tool House 108 Highland Ave Brocton, NY 14716-9710 County: Chautauqua	0.18 Mi	SOUTHEAST	3
	1/4 - 1/2 Miles			
36081101600 NASPL	Cv Auto 10 Mill Rd Brocton, NY 14716-9739 County: Chautauqua	0.41 Mi	NORTHEAST	4

ERIIS ENVIRONMENTAL DATA REPORT
RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM - SMALL QUANTITY GENERATORS
RCRIS_SG - PLOTTABLE SITES - PAGE 1

ERIIS Report #285425A Oct 30, 1998

TS ID / ID	FACILITY	ADDRESS	MAP ID
36008003577 NYD981563646	Brocton Village Of Elec Dept DISTANCE FROM SITE: 0.18 Miles DIRECTION FROM SITE: Southeast	108 Highland Ave Brocton, NY 14716-971 County: Chautauqua	3

Facility Is Not Reported In Raats

ERIIS Report #285425A Oct 30, 1998

TS ID NO. / C.. NO.	FACILITY	ADDRESS	MAP ID
36048019193	Hunt Babcock Enterprises, Inc	W Main St At Highland Ave	2
9-224561	DISTANCE FROM SITE: 0.15 Miles	Brocton, NY 14716	
	DIRECTION FROM SITE: Northeast	COUNTY: Chautauqua	

FACILITY TYPE: Retail Gasoline Sales
CONTACT: Rober L Hunt (716) 792-9810
SITE STATUS: 3 CERTIFICATE DATE: 08/17/87 EXPIRATION DATE: 08/17/92

TANK ID: 1	INSTAL. DATE: 01/71	CAPACITY (GAL.): 8000	
TANK STATUS: 7		TANK LOCATION: Underground	
PRODUCT STORED: Leaded Gasoline			
TANK TYPE: Steel/carbon Steel			
TANK ID: 2	INSTAL. DATE: 01/71	CAPACITY (GAL.): 6000	
TANK STATUS: 7		TANK LOCATION: Underground	
PRODUCT STORED: Unleaded Gasoline			
TANK TYPE: Steel/carbon Steel			
TANK ID: 3	INSTAL. DATE: 01/71	CAPACITY (GAL.): 6000	
TANK STATUS: 7		TANK LOCATION: Underground	
PRODUCT STORED: Unleaded Gasoline			
TANK TYPE: Steel/carbon Steel			

36048020432	Woods Repair	W Main St At Highland Ave	2
9-466336	DISTANCE FROM SITE: 0.15 Miles	Brocton, NY 14716	
	DIRECTION FROM SITE: Northeast	COUNTY: Chautauqua	

FACILITY TYPE: Retail Gasoline Sales; Other Retail Sales
CONTACT: Woods Repair (716) 792-4483
SITE STATUS: Active CERTIFICATE DATE: 02/26/98 EXPIRATION DATE: 01/18/99

'ANK ID: 1	INSTAL. DATE: 01/75	CAPACITY (GAL.): 8000	
TANK STATUS: In-service		TANK LOCATION: Underground	
PRODUCT STORED: Unleaded Gasoline			
TANK TYPE: Steel/carbon Steel			
TANK ID: 2	INSTAL. DATE: 01/75	CAPACITY (GAL.): 6000	
TANK STATUS: In-service		TANK LOCATION: Underground	
PRODUCT STORED: Unleaded Gasoline			
TANK TYPE: Steel/carbon Steel			
TANK ID: 3	INSTAL. DATE: 01/75	CAPACITY (GAL.): 6000	
TANK STATUS: In-service		TANK LOCATION: Underground	
PRODUCT STORED: Unleaded Gasoline			
TANK TYPE: Steel/carbon Steel			
TANK ID: 4	INSTAL. DATE: 01/93	CAPACITY (GAL.): 500	
TANK STATUS: In-service		TANK LOCATION: Aboveground	
PRODUCT STORED: Kerosene			
TANK TYPE: Steel/carbon Steel			
TANK ID: 5	INSTAL. DATE: 01/93	CAPACITY (GAL.): 500	
TANK STATUS: In-service		TANK LOCATION: Aboveground	
PRODUCT STORED: Diesel			
TANK TYPE: Steel/carbon Steel			

36048019223	Village Of Brocton Tool House	108 Highland Ave	3
9-224952	DISTANCE FROM SITE: 0.18 Miles	Brocton, NY 14716-9710	
	DIRECTION FROM SITE: Southeast	COUNTY: Chautauqua	

FACILITY TYPE: Other
CONTACT: Gary L Miller (716) 792-4167
SITE STATUS: Active CERTIFICATE DATE: 10/15/97 EXPIRATION DATE: 08/17/02

TANK ID: 1	INSTAL. DATE: 07/85	CAPACITY (GAL.): 1000	
TANK STATUS: In-service		TANK LOCATION: Aboveground	
PRODUCT STORED: Diesel			
TANK TYPE: Steel/carbon Steel			
TANK ID: 2	INSTAL. DATE: 00/00	CAPACITY (GAL.): 750	
TANK STATUS: Closed - Removed		TANK LOCATION: Aboveground	
PRODUCT STORED: Leaded Gasoline			
TANK TYPE: Steel/carbon Steel			

ERIIS Report #285425A

Oct 30, 1998

PBS ID NO.	FACILITY	ADDRESS	MAP ID

TANK ID: 3 INSTAL. DATE: 00/00 CAPACITY (GAL.): 500
TANK STATUS: In-service TANK LOCATION: Aboveground
PRODUCT STORED: Unleaded Gasoline
TANK TYPE: Steel/carbon Steel

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK RESOLVED SPILL CASES
NASPL - PLOTTABLE SITES - PAGE 1

ERIIS Report #285425A Oct 30, 1998

TS ID / L NO.	SPILL NAME	SPILL LOCATION	MAP ID
36081080857 8802876	Templeton Energy DISTANCE FROM SITE: 0.13 Miles DIRECTION FROM SITE: Southeast	125 Highland Ave Brocton, NY 14716-9710 COUNTY: Chautauqua	1

SPILL DATE: 06/30/1988
SPILL SOURCE: Not Specified
CAUSE: Housekeeping
NATURAL RESOURCE AFFECTED: On Land
CLEANUP COMPLETION DATE: 11/14/1989

MATERIAL CLASS	QUANTITY SPILLED	COMMENTS
Petroleum	0 GAL	Suspected Spillage From Facility Operation.

36081101600 9600979	Cv Auto DISTANCE FROM SITE: 0.41 Miles DIRECTION FROM SITE: Northeast	10 Mill Rd Brocton, NY 14716-9739 COUNTY: Chautauqua	4

SPILL DATE: 04/01/1996
SPILL SOURCE: Not Specified
CAUSE: Housekeeping
NATURAL RESOURCE AFFECTED: Surface Waters
CLEANUP COMPLETION DATE: 04/23/1996

MATERIAL CLASS	QUANTITY SPILLED	COMMENTS
Petroleum	0 GAL	Sheen On Creek. Approximately 10 55 Gallon Drums Along Bank.

Summary of Unplottable sites

ERIIS Report #285425A Oct 30, 1998

ERIIS ID. / ABASE	FACILITY / ADDRESS / COMMENTS	SELECTED BY
36048020439 PBS	Store 7 51 Main St Brocton, NY 14716 County: Chautauqua	ZIP code
36048018627 PBS	Lake Erie State Park Rd 1 Brocton, NY 14716 County: Chautauqua	ZIP code
36048020407 PBS	Brocton Central School W Main Rd Brocton, NY 14716 County: Chautauqua	ZIP code
36048019657 PBS	Brocton Central School West Main Road Brocton, NY 14716 County: Chautauqua	ZIP code
36018001939 SWF	Portland Rural T. S. (t) West Main Street Brocton, NY 14716 County: Chautauqua	ZIP code
36048020771 PBS	Lakeview Asactc Po Box T Brocton, NY 14716-0679 County: Chautauqua	ZIP code
36048020772 PS	Lakeview Shock Incarceration Correctional Po Box T Brocton, NY 14716-0679 County: Chautauqua	ZIP code
36081084627 NASPL	Davison-tar Pail 5552 E Main Rd Brocton, NY 14716-9633 County: Chautauqua	ZIP code
36081086956 NASPL	Wayne Delcamp 8273 Route 380 Brocton, NY 14716-9721 County: Chautauqua	ZIP code
36048019457 PBS	Ray Burgan Trucking Co Inc 9149 Central Ave Brocton, NY 14716-9789 County: Chautauqua	ZIP code
36018001966 SWF	Chadakoin River Park NY County: Chautauqua	County
36018001955 SWF	Chautauqua Co. Dpw S1f NY County: Chautauqua	County
36018001962 SWF	Chautauqua Landfill NY County: Chautauqua	County
018001964	Dunkirk Radiator NY County: Chautauqua	County

Summary of Unplottable sites

ERIIS Report #285425A Oct 30, 1998

ERIIS ID. DATABASE	FACILITY ADDRESS COMMENTS	SELECTED BY
36018001972 SWF	Dunkirk T.s. NY County: Chautauqua	County
36018001940 SWF	Ellery T.s. (t) NY County: Chautauqua	County
36018001965 SWF	Fredonia Slf NY County: Chautauqua	County
36018001963 SWF	Hanover Slf NY County: Chautauqua	County
36018001959 SWF	Kiantone Lf NY County: Chautauqua	County
36018001944 SWF	Lily Dale Rural T.s. NY County: Chautauqua	County
36018001937	Villenova Rural T.s. NY County: Chautauqua	County
36018001970 SWF	West Chautauqua County NY County: Chautauqua	County

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK ACTIVE SOLID WASTE FACILITY REGISTER
SWF - UNPLOTTABLE SITES

ERIIS Report #285425A Oct 30, 1998

ERIIS ID / FACILITY ID	FACILITY / COUNTY	OWNER
36018001937 07R02	Villenova Rural T.s. Chautauqua	Not Reported COUNTY: Chautauqua
	WASTE TYPE: Residential PERMIT NO: ISSUE DATE: Not Reported	
36018001939 07R04	Portland Rural T. S. (t) Chautauqua	West Main Street Brocton, NY 14716 COUNTY: Chautauqua
	WASTE TYPE: Residential PERMIT NO: 3473 ISSUE DATE: Not Reported	
36018001940 07R06	Ellery T.s. (t) Chautauqua	3889 Towerville Road Jamestown, NY 14701 COUNTY: Chautauqua
	WASTE TYPE: Residential PERMIT NO: 9063600006000050 ISSUE DATE: Not Reported	
36018001944 07R10	Lily Dale Rural T.s. Chautauqua	Not Reported COUNTY: Chautauqua
	WASTE TYPE: Residential PERMIT NO: ISSUE DATE: Not Reported	
36018001955 07S05	Chautauqua Co. Dpw Slf Chautauqua	Not Reported COUNTY: Chautauqua
	WASTE TYPE: PERMIT NO: ISSUE DATE: Not Reported	
36018001959 07S09	Kiantone Lf Chautauqua	Not Reported COUNTY: Chautauqua
	WASTE TYPE: PERMIT NO: ISSUE DATE: Not Reported	
36018001962 07S12	Chautauqua Landfill Chautauqua	3889 Towerville Road Jamestown, NY 14701-9653 COUNTY: Chautauqua
	WASTE TYPE: Residential, C&d, Asbestos, Sludge, Industrial, PERMIT NO: Cont.soil, Coal Ash 9063600006000050 ISSUE DATE: 10/31/1996	

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK ACTIVE SOLID WASTE FACILITY REGISTER
SWF - UNPLOTTABLE SITES

ERIIS Report #285425A Oct 30, 1998

ID / ITY ID	FACILITY / COUNTY	OWNER
36018001963 07S13	Hanover Slf Chautauqua	Not Reported COUNTY: Chautauqua
WASTE TYPE: PERMIT NO: ISSUE DATE: Not Reported		
36018001964 07S14	Dunkirk Radiator Chautauqua	Not Reported COUNTY: Chautauqua
WASTE TYPE: PERMIT NO: ISSUE DATE: Not Reported		
36018001965 07S15	Fredonia Slf Chautauqua	Not Reported COUNTY: Chautauqua
WASTE TYPE: PERMIT NO: ISSUE DATE: Not Reported		
36018001966 07S70	Chadakoin River Park Chautauqua	Not Reported COUNTY: Chautauqua
WASTE TYPE: PERMIT NO: ISSUE DATE: Not Reported		
36018001970 07T18	West Chautauqua County Chautauqua	3889 Towerville Road Jamestown, NY 14701 COUNTY: Chautauqua
WASTE TYPE: Residential, Commercial, Recyclables PERMIT NO: 9066600019000030 ISSUE DATE: 01/03/1995		
36018001972 07T21	Dunkirk T.s. Chautauqua	4735 West Lake Road Dunkirk, NY 14048 COUNTY: Chautauqua
WASTE TYPE: C&d Debris PERMIT NO: 9063400003000010 ISSUE DATE: 05/16/1996		

PBS ID NO. / FACILITY / ADDRESS

36048018627 Lake Erie State Park
9-264369
Rd 1
Brocton, NY 14716
COUNTY: Chautauqua

FACILITY TYPE: Other
CONTACT: Nys Office Of Parks (716) 354-9101
SITE STATUS: Active CERTIFICATE DATE: 04/13/98 EXPIRATION DATE: 06/30/02

TANK ID: E7L INSTAL. DATE: 05/84 CAPACITY (GAL.): 2000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Unleaded Gasoline
TANK TYPE: Steel/carbon Steel

TANK ID: E8D INSTAL. DATE: 05/84 CAPACITY (GAL.): 2000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Diesel
TANK TYPE: Steel/carbon Steel

TANK ID: E9D INSTAL. DATE: 05/85 CAPACITY (GAL.): 550
TANK STATUS: Closed - Removed TANK LOCATION: Aboveground
PRODUCT STORED: Diesel
TANK TYPE: Steel/carbon Steel

36048019457 Ray Burgan Trucking Co Inc
9-385972
9149 Central Ave
Brocton, NY 14716-9789
COUNTY: Chautauqua

FACILITY TYPE: Trucking/transportation
CONTACT: Morton Buss (716) 792-9455
SITE STATUS: Active CERTIFICATE DATE: 08/27/97 EXPIRATION DATE: 09/19/02

TANK ID: 1 INSTAL. DATE: 08/84 CAPACITY (GAL.): 5000
TANK STATUS: In-service TANK LOCATION: Aboveground
PRODUCT STORED: Diesel
TANK TYPE: Steel/carbon Steel

36048019657 Brocton Central School
9-120243
West Main Road
Brocton, NY 14716
COUNTY: Chautauqua

FACILITY TYPE: School
CONTACT: Brocton Central School (716) 792-9121
SITE STATUS: Inactive CERTIFICATE DATE: 10/06/93 EXPIRATION DATE: 08/24/97

TANK ID: 1 INSTAL. DATE: 00/00 CAPACITY (GAL.): 8000
TANK STATUS: Closed Before April 1, 1991 TANK LOCATION: Underground
PRODUCT STORED: Nos. 1, 2 Or 4 Fuel Oil
TANK TYPE: Steel/carbon Steel

TANK ID: 2 INSTAL. DATE: 10/87 CAPACITY (GAL.): 1000
TANK STATUS: Closed Before April 1, 1991 TANK LOCATION: Aboveground
PRODUCT STORED: Unleaded Gasoline
TANK TYPE: Steel/carbon Steel

36048020407 Brocton Central School
9-463299
W Main Rd
Brocton, NY 14716
COUNTY: Chautauqua

FACILITY TYPE: School
CONTACT: Brocton Central School (716) 792-9121
SITE STATUS: Active CERTIFICATE DATE: 04/19/94 EXPIRATION DATE: 12/06/98

TANK ID: 1 INSTAL. DATE: 10/87 CAPACITY (GAL.): 1000
TANK STATUS: In-service TANK LOCATION: Aboveground
PRODUCT STORED: Unleaded Gasoline
TANK TYPE: Steel/carbon Steel

TANK ID: 2 INSTAL. DATE: 00/00 CAPACITY (GAL.): 500
TANK STATUS: In-service TANK LOCATION: Aboveground
PRODUCT STORED: Diesel
TANK TYPE: Steel/carbon Steel

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK PETROLEUM BULK STORAGE TANKS
PBS - UNPLOTTABLE SITES

ERIIS Report #285425A — Oct 30, 1998

S ID NO. / CBS NO. — FACILITY — ADDRESS

36048020439 Store 7
9-483478
51 Main St
Brocton, NY 14716
COUNTY: Chautauqua

FACILITY TYPE: Retail Gasoline Sales; Other Retail Sales
CONTACT: Dave Dankert (716) 792-9313
SITE STATUS: Active CERTIFICATE DATE: 10/28/97 EXPIRATION DATE: 02/15/99

TANK ID: 1 INSTAL. DATE: 01/73 CAPACITY (GAL.): 10000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Unleaded Gasoline
TANK TYPE: Steel/carbon Steel
TANK ID: 2 INSTAL. DATE: 01/73 CAPACITY (GAL.): 10000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Unleaded Gasoline
TANK TYPE: Steel/carbon Steel
TANK ID: 3 INSTAL. DATE: 01/73 CAPACITY (GAL.): 10000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Unleaded Gasoline
TANK TYPE: Steel/carbon Steel

36048020771 Lakeview Asactc
9-600015
Po Box T
Brocton, NY 14716-0679
COUNTY: Chautauqua

FACILITY TYPE: Other
CONTACT: Thomas Mctigue (716) 792-7100
SITE STATUS: Active CERTIFICATE DATE: 07/03/96 EXPIRATION DATE: 04/18/01

TANK ID: 5 INSTAL. DATE: 07/90 CAPACITY (GAL.): 3000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Diesel
TANK TYPE: Fiberglass Coated Steel
TANK ID: 6 INSTAL. DATE: 07/90 CAPACITY (GAL.): 4000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Unleaded Gasoline
TANK TYPE: Fiberglass Coated Steel
TANK ID: 7 INSTAL. DATE: 07/90 CAPACITY (GAL.): 2000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Diesel
TANK TYPE: Fiberglass Coated Steel

36048020772 Lakeview Shock Incarceration Correctional
9-600016
Po Box T
Brocton, NY 14716-0679
COUNTY: Chautauqua

FACILITY TYPE: Other
CONTACT: Thomas Mctigue (716) 792-7100
SITE STATUS: Active CERTIFICATE DATE: 07/03/96 EXPIRATION DATE: 04/18/01

TANK ID: 1 INSTAL. DATE: 09/89 CAPACITY (GAL.): 30000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Nos. 1, 2 Or 4 Fuel Oil
TANK TYPE: Fiberglass Coated Steel
TANK ID: 2 INSTAL. DATE: 09/89 CAPACITY (GAL.): 6000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Diesel
TANK TYPE: Fiberglass Reinforced Plastic
TANK ID: 3 INSTAL. DATE: 09/89 CAPACITY (GAL.): 4000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Unleaded Gasoline
TANK TYPE: Fiberglass Reinforced Plastic
TANK ID: 4 INSTAL. DATE: 09/89 CAPACITY (GAL.): 1000
TANK STATUS: In-service TANK LOCATION: Underground
PRODUCT STORED: Diesel
TANK TYPE: Fiberglass Reinforced Plastic

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK RESOLVED SPILL CASES
NASPL - UNPLOTTABLE SITES

ERIIS Report #285425A

Oct 30, 1998

S ID / L NO.	SPILL NAME	SPILL LOCATION
36081084627 9112801	Davison-tar Pail	5552 E Main Rd Brocton, NY 14716-9633 COUNTY: Chautauqua

SPILL DATE: 03/13/1992
SPILL SOURCE: Not Specified
CAUSE: Human Error

NATURAL RESOURCE AFFECTED: Surface Waters
CLEANUP COMPLETION DATE: 04/05/1992

MATERIAL CLASS	QUANTITY SPILLED	COMMENTS
Petroleum	5 GAL	Pail Of Tar Tipped Into Spring. Water Supply For Animals.

36081086956 9400300	Wayne Delcamp	8273 Route 380 Brocton, NY 14716-9721 COUNTY: Chautauqua

SPILL DATE: 04/06/1994
SPILL SOURCE: Not Specified
CAUSE: Vandalism

NATURAL RESOURCE AFFECTED: On Land
CLEANUP COMPLETION DATE: 01/09/1995

MATERIAL CLASS	QUANTITY SPILLED	COMMENTS
Petroleum	150 GAL	A/g Heating Oil Tank. Valve Broke Leaking Product Into Ditch & Brocton Water Supply.

ERIIS LIST OF STREETS IN THE RADIUS

ERIIS Report #285425A Oct 30, 1998

STREET NAME
BLOOD ST
CENTRAL AVE
CENTRAL AVENUE EXT
CORT 10
CORT 70
COUNTY RTE 10
COUNTY RTE 70
E MAIN RD
E MAIN ST
FAY ST
FULLER RD
GREEN ST
GREENBUSH ST
HARMON AVE
HIGHLAND AVE
HIGHLAND RD
KINNEY ST
LAKE AVE
MILL RD
MILL ST
OLD MILL RD
PARK AVE
PARK ST
PEARL ST
PULLMAN ST
RAILROAD AVE
RT 20
SCHOOL ST
SEQUOIA DR
SMITH ST
UNNAMED STREET
US HWY 20
W MAIN RD
W MAIN ST
WEBSTER RD
WEST AVE

SEARCH RESULTS
ERIIS HISTORICAL MAP COLLECTION

PERTAINING TO: Brocton Brownfield
Pearl Street
Brocton, NY 14716

REPORT NUMBER: 285425A

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- Bromley
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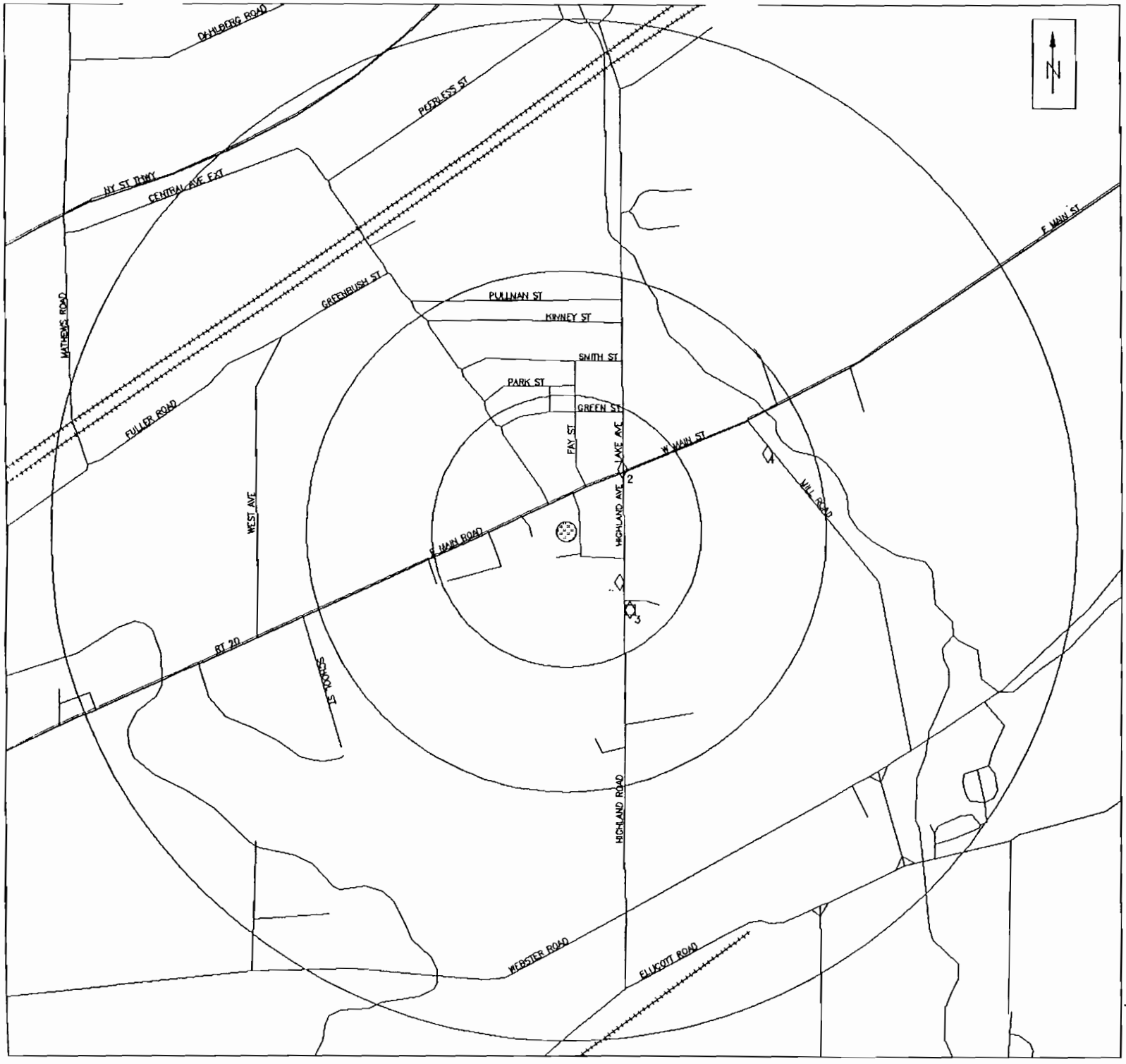


505 Huntmar Park Dr, Suite 200
Herndon, VA 20170
(703)834-0600 (800)989-0402
FAX: (703)834-0606

SITE INFORMATION

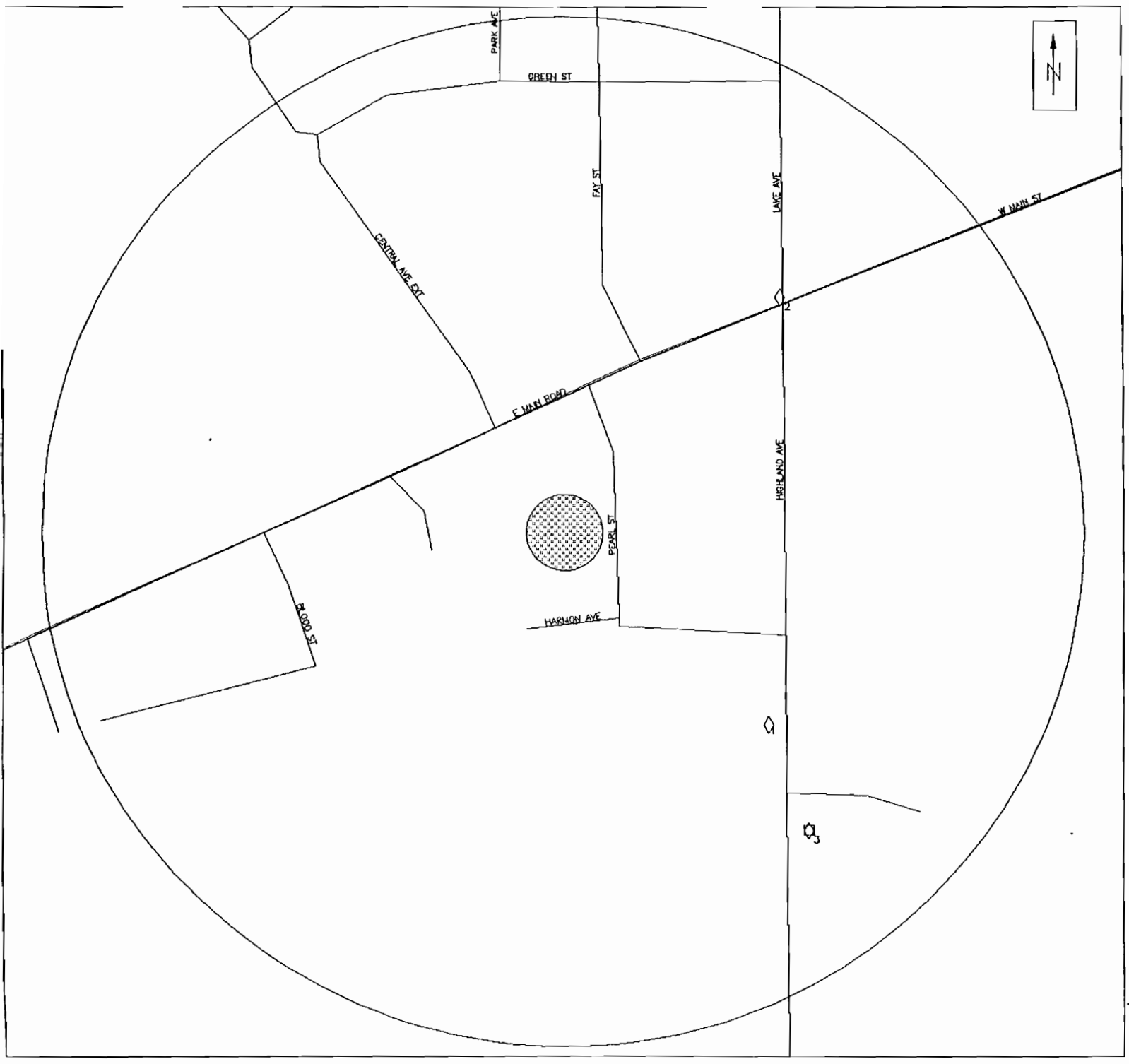
Brocton Brownfield
Pearl Street
Brocton, NY
Chautauqua County
Job Number: 285425A
Map Plotted: Oct 30, 1998

MAP LEGEND

- Target Area
- Radii .25, .5, 1 Mi
- Hydrography
- Railroads
- Roads
- Highways
- NPL 0 Sites
- RCRIS_TS 0 Sites
- RCRIS_CA 0 Sites
- CERCLIS 0 Sites
- NFRAP 0 Sites
- RCRIS_LG 0 Sites
- RCRIS_SG 1 Site
- ERNS 0 Sites
- HWS 0 Sites
- NALST 0 Sites
- LRST 0 Sites
- SWF 0 Sites
- MOSF 0 Sites
- PBS 3 Sites
- CBS 0 Sites
- SPILLS 0 Sites
- NASPL 2 Sites

Miles

0 0.25 0.5



ERIS
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Brocton Brownfield
Pearl Street
Brocton, NY
Chautauqua County
Job Number: 285425A
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MAP LEGEND

- Target Area
- Radii .25, .5, 1 Mi
- Hydrography
- Railroads
- Roads
- Highways
- NPL 0 Sites
- RCRIS_TS 0 Sites
- RCRIS_CA 0 Sites
- CERCLIS 0 Sites
- NFRAP 0 Sites
- RCRIS_LG 0 Sites
- RCRIS_SG 1 Site
- ERNS 0 Sites
- HWS 0 Sites
- NALST 0 Sites
- LRST 0 Sites
- SWF 0 Sites
- MOSF 0 Sites
- PBS 3 Sites
- CBS 0 Sites
- SPILLS 0 Sites
- NASPL 2 Sites

*Legend is not adjusted for 1/4 mile view.

Miles

0 0.05 0.1

APPENDIX E

SITE INSPECTION CHECKLIST

Site Name	NATIONAL GRAPE COOP.	Project No.	6801
Name of Inspector	M. SEIDER / P. SMEADER	Date/Time	3-9-99
People Accompanying Inspector	—		

NOTES/COMMENTS

1. GROUNDS

topography: FLAT 0-5%, STEEP SLOPE @ N. SIDE TO MAIN ST.

acreage: 6.4±

fencing: EAST + SOUTH PL

paved areas: UNDETERMINED DUE TO SNOW COVER

adjoining roads: W. MAIN ST, PEARL ST., HARMON ST.

2. BUILDINGS

number	3 - MAIN	GRAPE SHED	SCALE HOUSE
square footage	84,000	11,500	170
age	> 80 YRS	60 YR ±	UNKNOWN
construction type	BRICK	POLE BARN	MASONRY
condition	FAIR	FAIR	FAIR

3. UTILITIES

heating (oil, elec, gas): NONE CURRENTLY SERVICING BLDG

water supply (wells?): MUNICIPAL

sanitary sewer: MUNICIPAL

storm sewer: MUNICIPAL

septic sytem: NA

SITE INSPECTION CHECKLIST

4. WATER FEATURES

springs or seeps: NA

swamps or wetlands: NA

streams: NA

direction of runoff: TO ADJ. ROADS + ON-SITE CB'S

5. CURRENT USE OF PROPERTY

VACANT

6. ADJACENT LAND USE

north: MAIN ST., RESIDENTIAL / COMMERCIAL

south: HARMON STREET, RESIDENTIAL

east: PEARL STREET, RESIDENTIAL

west: DESIGN EDM, INC

7. HAZARDOUS SUBSTANCES/PETROLEUM PRODUCTS (USE, STORAGE, and DISPOSAL)

products used: NONE

quantity used: —

USTs/ASTs (or other): 1 SUSPECTED UST REPORTEDLY REMOVED

number: 12 - 147,000 GAL AST, 4 - 30,000 AST, 40 - 40,500 - 53,000 GAL AST

size: USED FOR JUICE & JUICE PROCESSING WASTE STORAGE

age: 1< 50 YR TO > 80 YRS OLD

general condition: GOOD

spill containment: NA

leak detection equip. NA

security and access |

disposal info. |

8. WASTE EVIDENCE OR MATERIALS WITH THREAT OF RELEASE

drums or barrels SEE ATTACHED

(contents/labels) " "

solid waste JUNK STORED IN BLDG'S

stained soil UNABLE TO VIEW

noxious odors NA

stressed vegetation UNABLE TO VIEW

pools of liquid NONE

pits, ponds, or lagoons NONE

evidence of filling NONE

elec. equip. w/PCBs NONE

floor drains SEVERAL

9. OTHER ISSUES

existing permits NA

MSD Sheets |

ACMs POTENTIAL

lead paint POTENTIAL

air emissions NA

COMP. BY_____

CHECK BY_____

PROJ. NAME & LOC._____

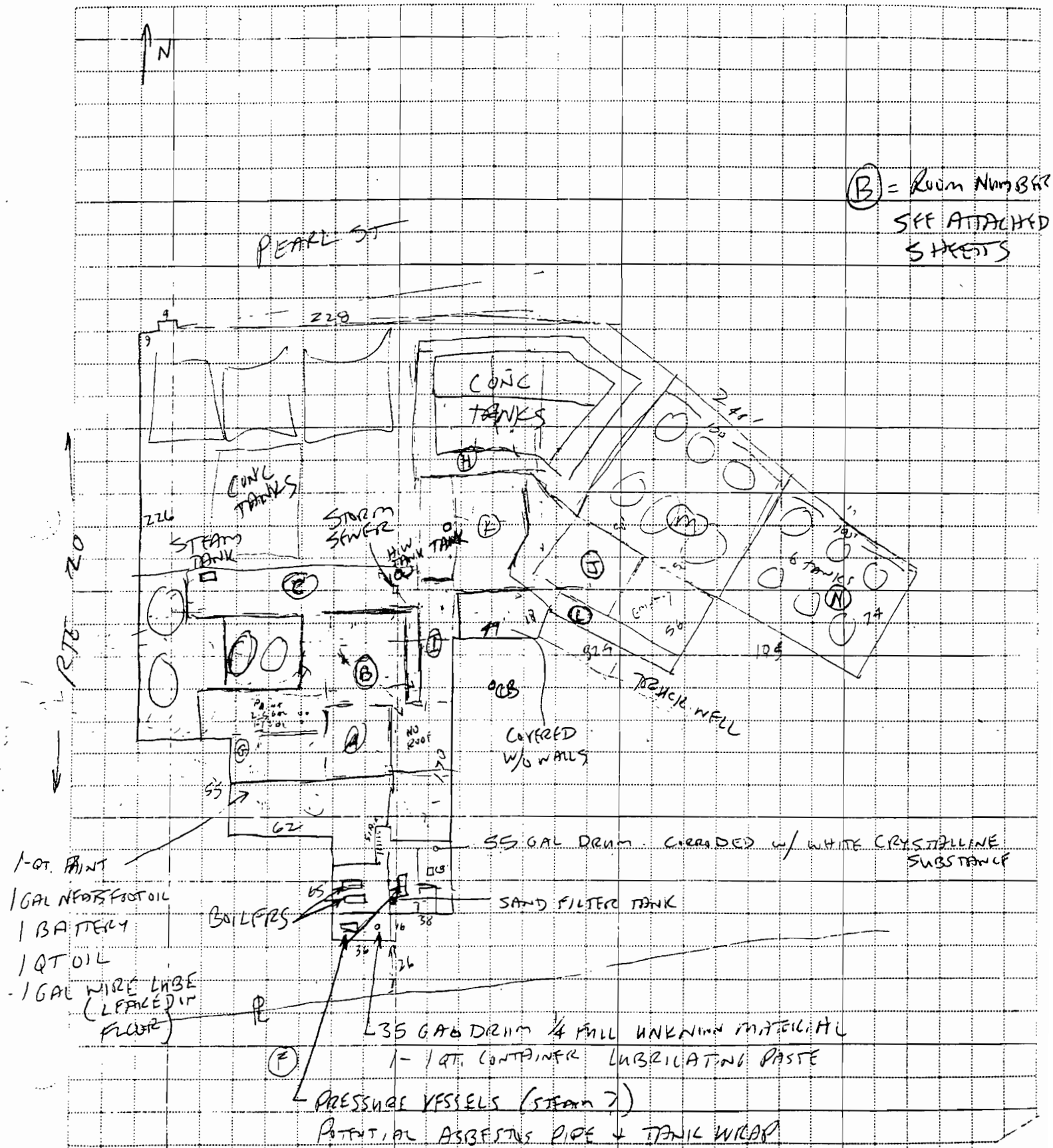
CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS

SHEET_____OF_____

DATE_____

PROJ. NO._____

SUBJECT BASEMENT



COMP. BY_____

CHECK BY_____

PROJ. NAME & LOC._____

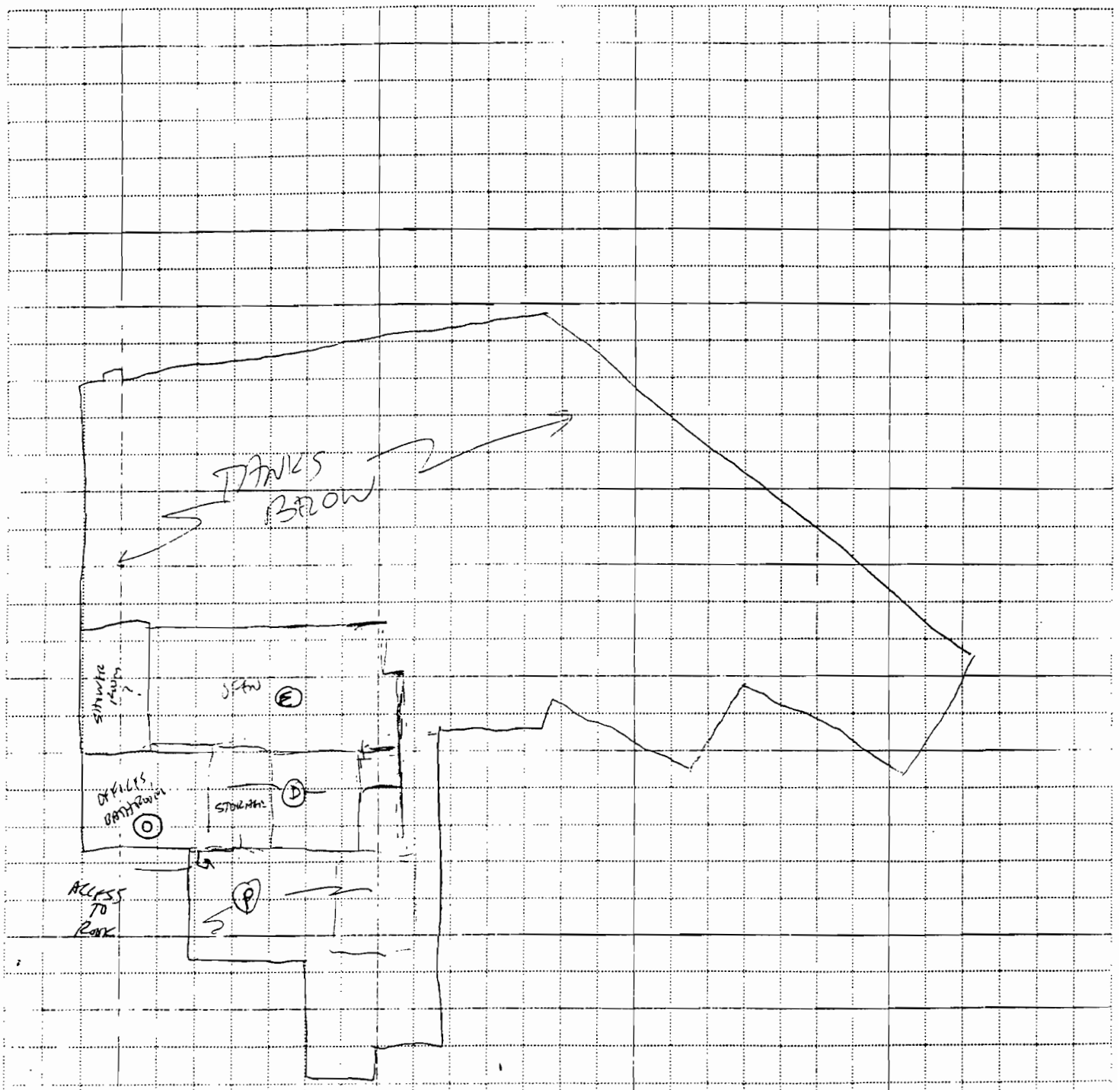
CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS

SHEET_____OF_____

DATE_____

PROJ. NO._____

SUBJECT UPPER LEVELS



SITE INSP.

MACHINE SHOP

(A) 1- PARTS CLEANER CONTAINER FULL OF LIQUID (PET.)

20 x 32 x 10' HIGH

1 GAL GREASE ½ FULL

½ GAL LUBRICATING PASTE

9- MISC SMALL (< 1 PINT EA.) CONTAINERS - RUBBER CEMENT, GREASE, SOLVENT, ADHESIVE, POLISHING COMPOUND

1- 5 GAL ROOFING CEMENT ?

1- EMPTY CAT CAN

1- RUSTED 5 GAL VINYL PRIMER

1- GAL ½ FULL ACIDAY FOAMING ACID CLEANER

1- GAL UNKNOWN

COOLING ROOM / COAL POCKET ROOM

(B) 1- 5 GAL OIL - EMPTY

2- 5 GAL PAINT FULL

2 - PARTIALLY FULL 5 GAL, 4 EMPTY

1- 50. 5 GAL - UNKNOWN

1- 10 GAL FIBREBOARD CONT. - COOR GRANULARS

5- 1 GAL UNKNOWN (PAINT?)

COMPRESSOR ROOM

(C) 1- 5 GAL ½ FULL - OIL

2- 55 GAL DRUM EMPTY (1 OPEN TOP, 1 CLOSED)

4- 5 GAL CONT. EMPTY

1- 5 GAL ¾ FULL OIL

UPSTAIRS STORAGE

(E) 2' x 2½' x 6" SILVER CLAD BATTERY

CONCENTRATE ROOM

(F) 1- 35 GAL CARDBOARD DRUM → FUSION BOND COATINGS

1- 55 ½ FULL

HALLWAY BY FREEZER Room

J.T. BAKER CHEMICALS

(L) - 1-35 GAL METAL DRUM (PLASTIC LINED) 1/5 FULL UNKNOWN LIQUID

1-5 GAL PAIL FULL - UNKNOWN

1-5 " " EMPTY

1-20 GAL CARDBOARD CONTAINER - EMPTY

1-5 GAL PAIL - FULL UNKNOWN SEMI-LIQUID

1-GAL CHLOROX BLEACH

1-QT. 1/2 FULL 2-CYCLE OIL

1-GAL. 1/2 FULL OIL

1-QT PAINT RUSTOLEUM

1-GAL PAINT RUST PREVENTIVE ENAMEL

1-GAL ANTI-FREEZE 1/4 FULL

TANK Room

(N) 1-55 GAL CARDBOARD OAKITE CIP PLASTIC LINED 1/2 FULL

CORROSIVE - CONTAINS SODIUM CARBONATE, SODIUM HYDROXIDE, TETRASODIUM PYROPHOSPHATE

SODIUM TRIPOLYPHOSPHATE, POTASSIUM DICHLOROISOCYANURATE

1-5 GAL PAIL 1/4 FULL WHITE CRYSTALLINE MATERIAL

UPSTAIRS STORAGE

(P) OIL DRIP PAN W/ ≈ 1QT. OIL

OIL STAINED FLOOR NEAR ENGINE PARTS

SEVERAL OIL CONTAINERS 1QT'S SOME EMPTY SOME FULL,

TANKS FROM SNOWMOBILES, MOTORCYCLES, LAWN MOWERS, ETC

1-O_2 CYLINDER

1-PROPANE CYLINDER

OUTSIDE

(1) 55-GALLON DRUM - (FULL) NEAR BOILER ROOM DOOR (OUTSIDE)

(1) 55-GALLON DRUM (FULL) OF FROZEN MATERIAL IN PARKING AREA TO SOUTH OF BOILER ROOM.

COMP. BY_____

CHECK BY_____

PROJ. NAME & LOC._____

CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS

SHEET_____ OF_____

DATE_____

PROJ. NO._____

SUBJECT

UPSTAIRS

SOUTH OF CONCRETE VATS

- MISC JUNK
  - (2) 1 GALLON GLASS JUGS H_2SO_4 BOTTLES
    - SOME ACID REMAINS IN ONE ~ 6 oz.
  - (1) 5 GALLON PENNZOIL CAN (UNOPENED) SAE-40
  - (5) GAL CANS HOUSE PAINT (3 LATEX, (1) MASONRY PAINT, (1) ASPHALT/FIBER ROOF SEALER)
  - 1 - (3) GALLON OPEN LATEX HOUSE PAINT
  - 1 GALLON GLASS JUG (UNK. FLUID)

COMP. BY_____ CHECK BY_____ PROJ. NAME & LOC._____

CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS

SHEET_____ OF_____ DATE_____ PROJ. NO._____

SUBJECT FREEZER ROOM

ROOM I INVENTORY

(4) NYLON COATING POWDER
RILSAN CORP
139 HARRISTOWN ROAD
GLEN ROCK, NJ 07452
~ 30 GALLON DRUMS

RILSAN INDUSTRIAL, INC
PO BOX 338 RD#3
BIRDSBORO, PA 19508
TO
TALON CORP
628 ARCH ST.
MEADVILLE PA 16335

(16) Chlorodifluoromethane $CHClF_2$ 30# bottles

(4) HEAT FUSIBLE COATING
~50 GAL DRUMS

~10 GALLONS POWDER COATING

1/0 - NYLON COATING POWDER — RILSAN CORP

(8) POWDER COATING

(2) 55 GALLON DRUM W/ WHITISH MATERIAL LABELED "CLEANSER" (OAKITE DET CLEANER)

(14) DURAVIN HEAT FUSIBLE POWDERS
30 - 45 GALLON BARRELS

(2) 55 GALLON BARRELS LABELED MOLECULAR SIEVE PRODUCTS
TYPE: DURAVEL 8150LLV
AT&T BLUE
LOT P-8176
~300#

MISC. JUNK / PKG MATERIALS

COMP. BY_____

CHECK BY_____

PROJ. NAME & LOC._____

CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS

SHEET_____OF_____

DATE_____

PROJ. NO._____

SUBJECT

Tank Room

Room VII INVENTORY

(6) 145,000 GALLON TANKS

(8) 1-GALLON CANS OF SYNTHETIC GUM
ERIE CREATIVE COATINGS - ENAMEL

(4) GALLON CONTAINERS OF PAINT THINNER

(3) ~6g containers of a PART-3 catalyst
[to be added to cold set coatings]

(1) 55 GALLON BARREL (APPROX 1/2 FULL)
white powder
- Cl odor

COMP. BY_____

CHECK BY_____

PROJ. NAME & LOC._____

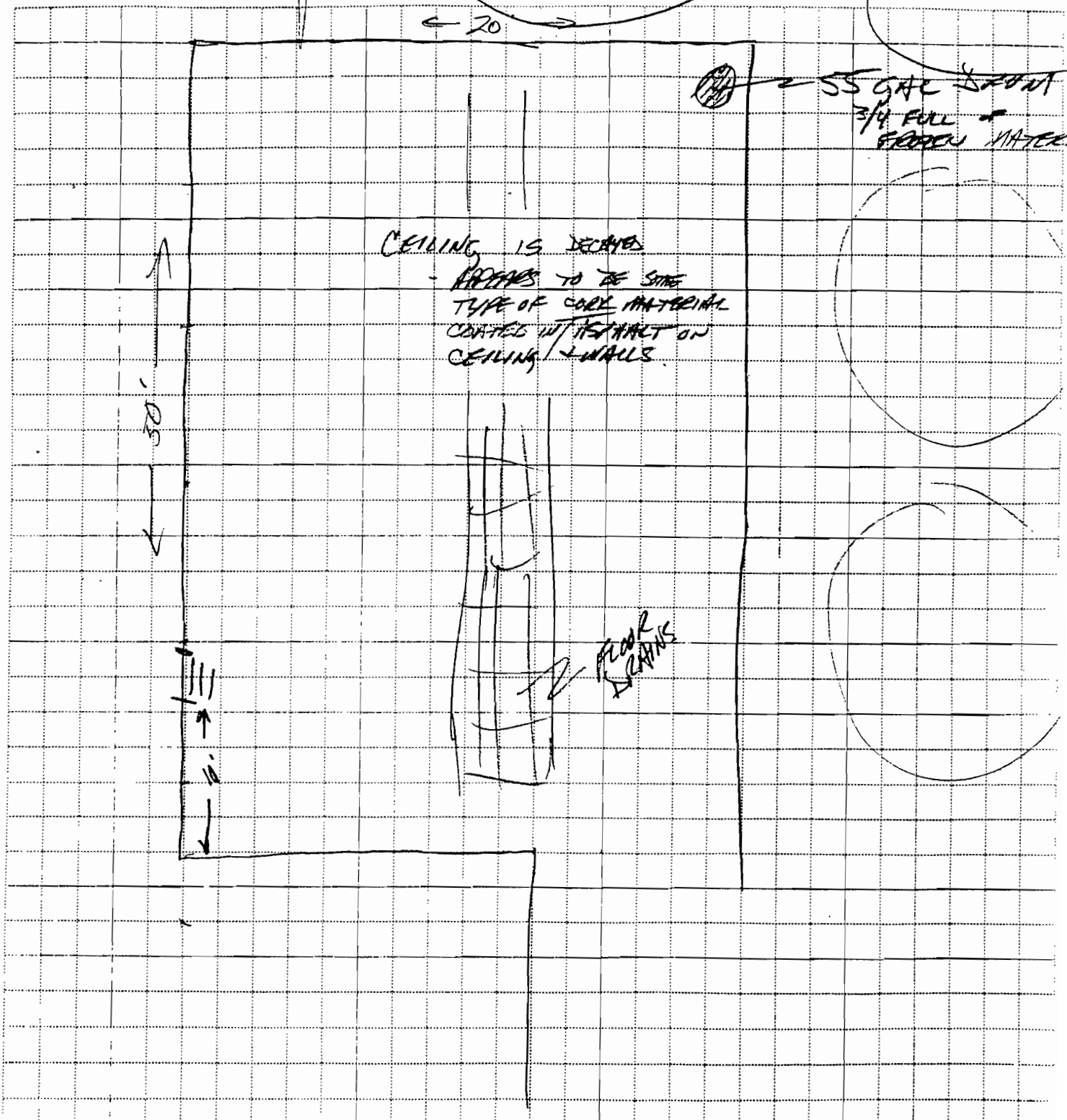
CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS

SHEET_____ OF_____

DATE_____

PROJ. NO._____

SUBJECT COOLING ROOM (B)



COMP. BY_____

CHECK BY_____

PROJ. NAME & LOC. BACON FSA

CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS

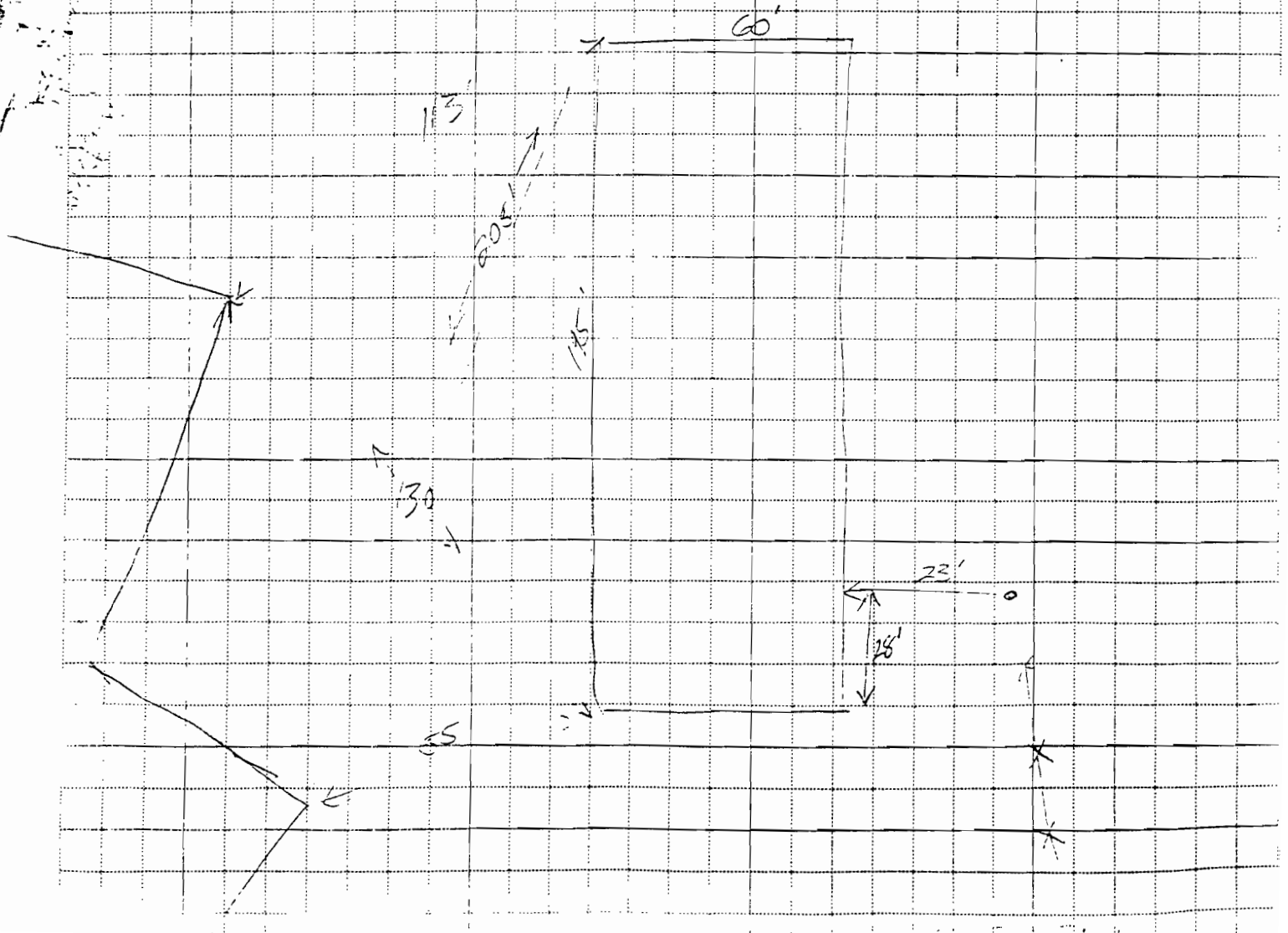
SHEET 1 OF 1

DATE_____

PROJ. NO._____

SUBJECT GRAPE HANDLING BUILDING

MISC. DEBRIS FOUND THROUGHOUT SAMPLE AREA
- STYROFOAM PIECES
- TIRES
- FURNITURE
- LUMBER
- PLASTIC BOXES, ETC.
- GARDEN MACHINERY
- (2) CARDBOARD DRUMS W/ DEBRIS
- (2) METAL (55 GAL) DRUMS
  - ONE W/ DEBRIS
  - ONE W/ COVER



APPENDIX F

Photo #1: View of the south side of the western portion of the main building.

Photo #2: Suspected former transformer room (south of cooling room).

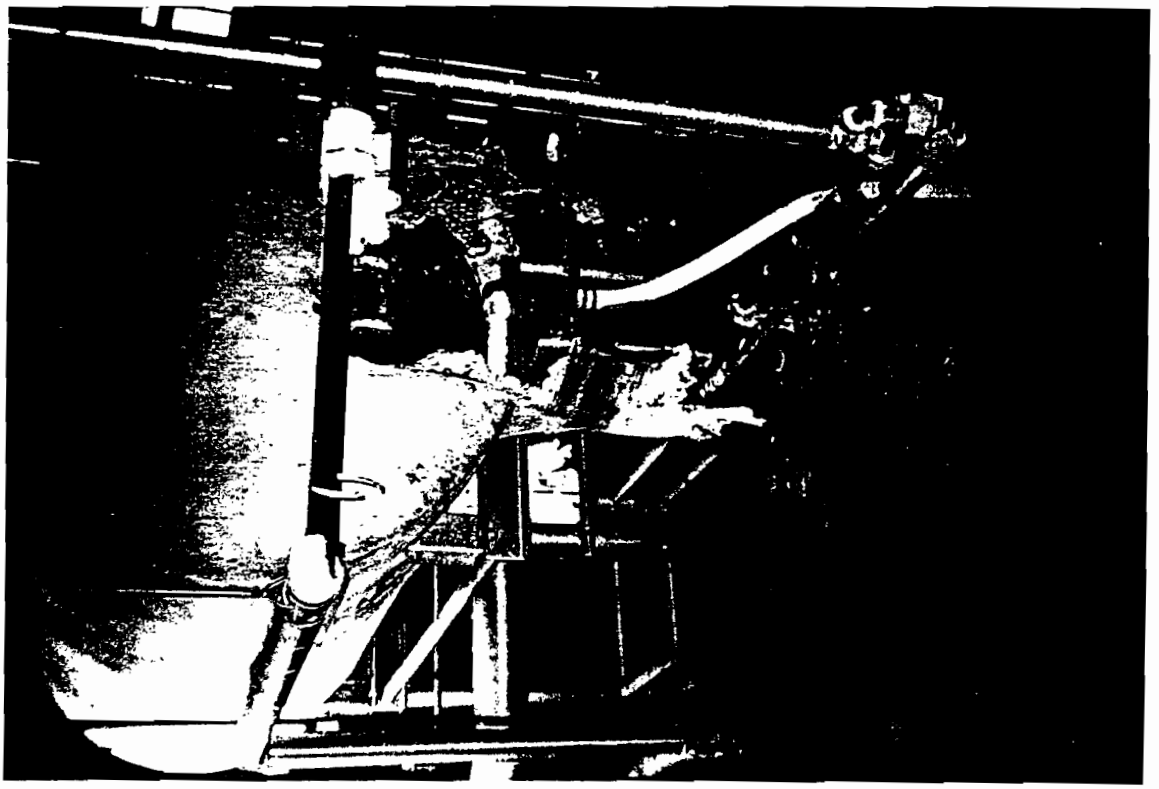


Photo #3: Pressure vessel in boiler room.

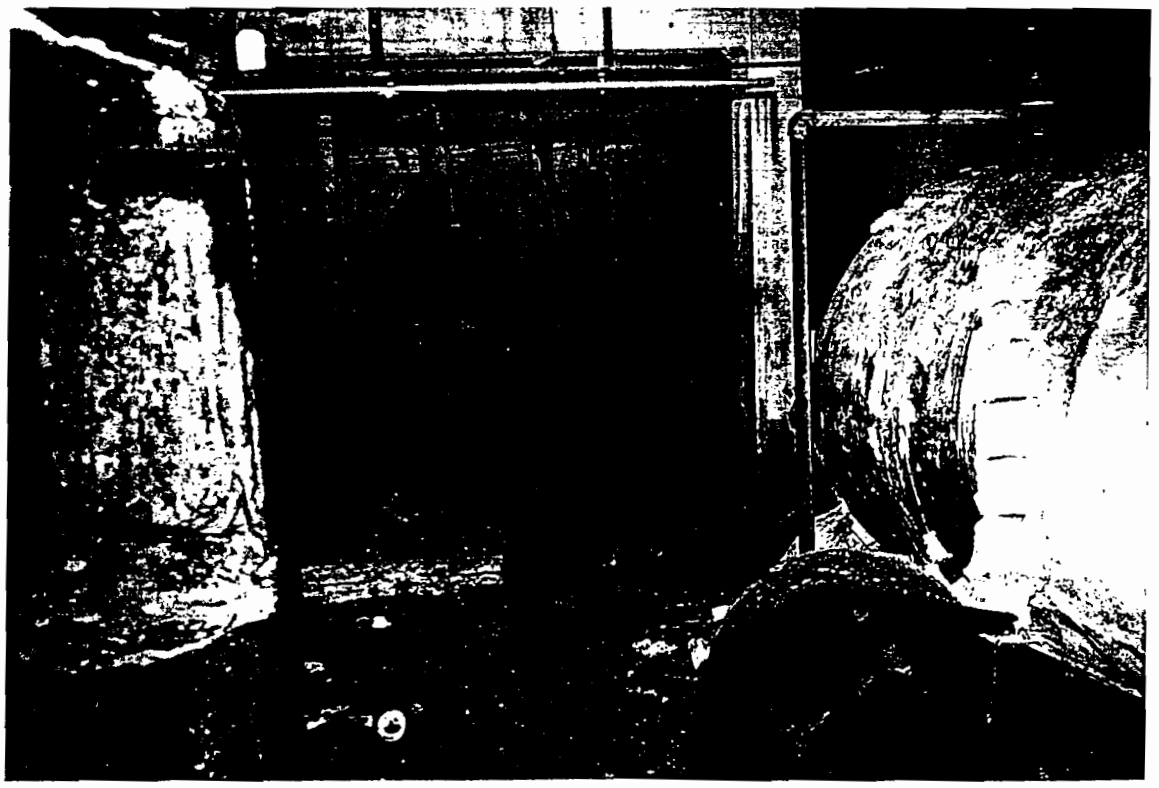


Photo #4: Boiler room containing pressure vessel and assorted debris.

Photo #5: Stained surface in storage / machine shop room.

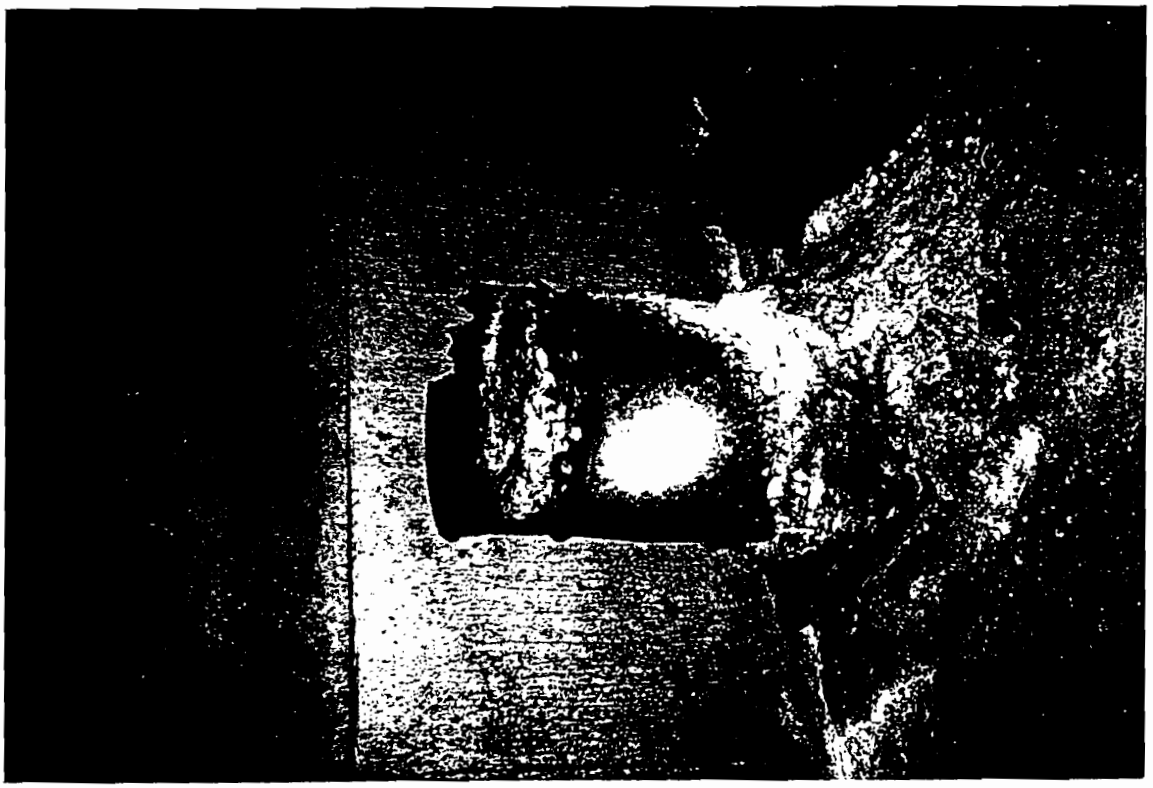


Photo #6: Corroded drum containing white crystalline substance (boiler room)

Photo #7: Stained surface and engine parts in storage room at western end of building

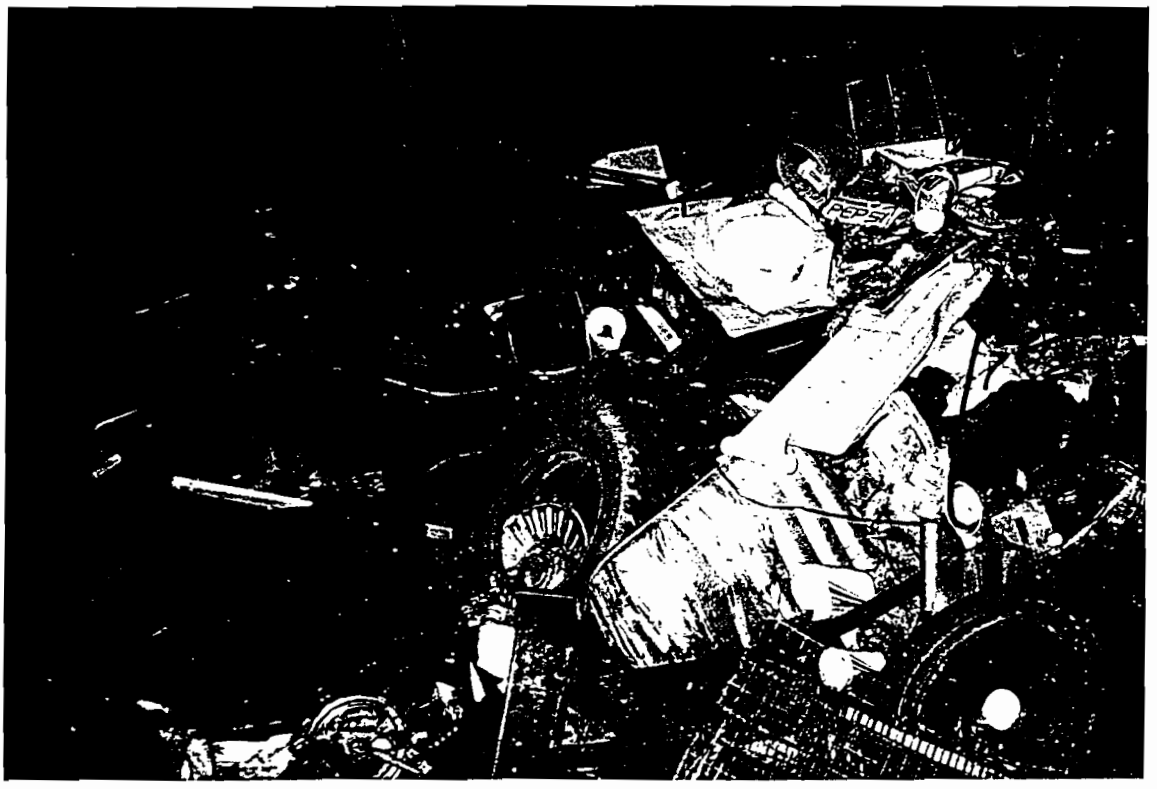


Photo #8: General debris in the storage room at western end of building.

Photo #9: Collapsed roof in coal pocket along southern side of building.

Photo #10: Collapsed roof in the second floor storage area.

Photo #11: West side of the grape handling building.

Photo #12: Solid waste in the grape handling building.

APPENDIX G

FLI
FRIEND LABORATORY
N · C

ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-8500 FAX (607) 565-4083

RECEIVED
MAR 2 6 1999
Clough, Harbour & Associates LLP
Buffalo, NY

Report # 1270

PO # :

Clough, Harbour & Assoc
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

Date sample taken : 03/11/99
Date received : 03/15/99
Date analyzed : 03/15/99

Project : NATIONAL GRAPE 6801.07.0

ASBESTOS LABORATORY DATA SHEET FOR IDENTIFICATION

Customer Sample ID		S-1 PIPE INSULATION BOILER RM.	S-2 BOILER WRAP	S-3 WALL PLASTER COMPRESSOR	S-4 VAT RM. INSULATION
Laboratory Sample ID #		02812	02813	02814	02815
Color		grey	grey	grey	grey
Macroscopic Texture	1. Homogenous, Fibrous 2. Homogenous, Nonfibrous 3. Heterogenous, Fibrous 4. Heterogenous, Nonfibrous 5. Heterogenous, Mixed	5	5	5	5
Sample Treatment	1. Homogenized 2. None 3. Solvent Extracted 4. Other	1	1	1	1
Asbestos Present	1. Amosite 2. Chrysotile 3. Tremolite/Actinolite 4. Crocidolite	1. 2. 3. 4.	1. 46.5 2. 3. 4.	1. 2. 3. 4.	1. 2. 3. 4.
Percent Total Asbestos Present in Sample (ND = No Asbestos Detected)		ND	46.5	ND	ND
Non-Asbestos Fibrous Material Present	1. Synthetic Fiber 2. Fibrous Glass 3. Cellulose 4.	1. 2. 2.25 3. 27 4.	1. 2. 1 3. 2.25 4.	1. 2. 3. .25 4.	1. 2. 3. .5 4.
Nonfibrous Materials Present ( )		70.8	52.5	99.8	99.5

Comments :
Analytical Method : EPA 600/M4-82-020 Point Count
Analyst : RDM

NOTE: This report must not be used to imply any product endorsement by NVLAP or any government agency. These test results apply only to the sample(s) as submitted.

Lab Manager : _____ Date : 03/22/99

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. (New York State Regulations Only.)

FLI
FRIEND LABORATORY
N · C

ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-3500 FAX (607) 565-4083

Report # 1271

PO # :

Clough, Harbour & Assoc.
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

Date sample taken : 03/11/99
Date received : 03/15/99
Date analyzed : 03/15/99

Project : NATIONAL GRAPE 6801.07.0

ASBESTOS LABORATORY DATA SHEET FOR IDENTIFICATION

Customer Sample ID		S-5 ROOFING MATERIAL	S-6 CEIL. INS. 2ND FL. OFFICE	S-6A KITCHEN WALL PLAST	
Laboratory Sample ID #		02816	02817	02818	
Color		grey	grey	grey	
Macroscopic Texture	1. Homogenous, Fibrous 2. Homogenous, Nonfibrous 3. Heterogenous, Fibrous 4. Heterogenous, Nonfibrous 5. Heterogenous, Mixed	5	5	5	
Sample Treatment	1. Homogenized 2. None 3. Solvent Extracted 4. Other	4	1	1	
Asbestos Present	1. Amosite 2. Chrysotile 3. Tremolite/Actinolite 4. Crocidolite	1. 2. 3. 4.	1. 2. 3. 4.	1. 2. 3. 4.	1. 2. 3. 4.
Percent Total Asbestos Present in Sample (ND = No Asbestos Detected)		ND	ND	ND	
Non-Asbestos Fibrous Material Present	1. Synthetic Fiber 2. Fibrous Glass 3. Cellulose 4.	1. 2. 3. 4.	1. 2. 69.5 3. .5 4.	1. 2. 3. .75 4.	1. 2. 3. 4.
Nonfibrous Materials Present ( )		100	30	99.3	

Comments :
Analytical Method : EPA 600/M4-82-020 Point Count
Analyst : RDM

NOTE: This report must not be used to imply any product endorsement by NVLAP or any government agency. These test results apply only to the sample(s) as submitted.

Lab Manager : _____ Date : 03/22/99

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. (New York State Regulations Only.)

FLI
FRIEND LABORATORY INC

ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-3500 FAX (607) 565-4083

DATE : Mar 23, 1999

LAB SAMPLE ID : 02819

Clough, Harbour & Assoc.
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

SAMPLE SOURCE :	NATIONAL GRAPE 6801.07.05
ORIGIN :	S-7 PAINT
DESCRIPTION :	GRAB
SAMPLED ON :	03/11/99 by CLIENT
DATE RECEIVED :	03/15/99
P.O. NO. :	

Analysis Performed	Result	Units	Date Analyzed	Method	Notebook Reference	Analyst
Lead	0.27	percent	03/22/99	EPA 7420	98-131-30	KAL

For questions regarding this report, please call Customer Services.
cc :

QC NY 10252 NJ 73168 PA 68180 EPA NY 00033

Approved by: _____
Lab Director

KEY: ND or U = None Detected < = less than ug/L = micrograms per liter (equivalent to parts per billion)
mg/L = milligrams per liter (equivalent to parts per million) mg/kg = milligrams per kilogram (equivalent to parts per million)
B = analyte was detected in the method or trip blank J = result estimated below the quantitation limit

FLI
FRIEND LABORATORY INC

ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-3500 FAX (607) 565-4083

DATE : Mar 23, 1999

LAB SAMPLE ID : 02820

Clough, Harbour & Assoc.
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

SAMPLE SOURCE :	NATIONAL GRAPE 6801.07.05
ORIGIN :	S-8 PAINT
DESCRIPTION :	GRAB
SAMPLED ON :	03/11/99 by CLIENT
DATE RECEIVED :	03/15/99
P.O. NO. :	

Analysis Performed	Result	Units	Date Analyzed	Method	Notebook Reference	Analyst
Lead	0.16	percent	03/22/99	EPA 7420	98-131-30	KAL

For questions regarding this report, please call Customer Services.
cc :

QC _____ NY 10252 NJ 73168 PA 68180 EPA NY 00033

Approved by: _____
Lab Director

KEY: ND or U = None Detected < = less than ug/L = micrograms per liter (equivalent to parts per billion)
mg/L = milligrams per liter (equivalent to parts per million) mg/kg = milligrams per kilogram (equivalent to parts per million)
B = analyte was detected in the method or trip blank J = result estimated below the quantitation limit

FLI
FRIEND LABORATORY INC

ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-3500 FAX (607) 565-4083

DATE : Mar 23, 1999

LAB SAMPLE ID : 02821

Clough, Harbour & Assoc.
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

SAMPLE SOURCE :	NATIONAL GRAPE 6801.07.05
ORIGIN :	S-9 PAINT
DESCRIPTION :	GRAB
SAMPLED ON :	03/11/99 by CLIENT
DATE RECEIVED :	03/15/99
P.O. NO. :	

Analysis Performed	Result	Units	Date Analyzed	Method	Notebook Reference	Analyst
Lead	0.0039	percent	03/22/99	EPA 7420	98-131-30	KAL

For questions regarding this report, please call Customer Services.
cc :

QC NY 10252 NJ 73168 PA 68180 EPA NY 00033

Approved by: _____
Lab Director

KEY:
ND or U = None Detected
< = less than
ug/L = micrograms per liter (equivalent to parts per billion)
mg/L = milligrams per liter (equivalent to parts per million)
mg/kg = milligrams per kilogram (equivalent to parts per million)
B = analyte was detected in the method or trip blank
J = result estimated below the quantitation limit

FLI
FRIEND LABORATORY · N · C

ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-3500 FAX (607) 565-4083

DATE : Mar 23, 1999

LAB SAMPLE ID : 02822

Clough, Harbour & Assoc.
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

SAMPLE SOURCE :	NATIONAL GRAPE 6801.07.05
ORIGIN :	S-10 PAINT
DESCRIPTION :	GRAB
SAMPLED ON :	03/11/99 by CLIENT
DATE RECEIVED :	03/15/99
P.O. NO. :	

Analysis Performed	Result	Units	Date Analyzed	Method	Notebook Reference	Analyst
Lead	0.25	percent	03/22/99	EPA 7420	98-131-30	KAL

For questions regarding this report, please call Customer Services.
cc :

QC _____ NY 10252 NJ 73168 PA 68180 EPA NY 00033

Approved by: _____
Lab Director

KEY: ND or U = None Detected < = less than ug/L = micrograms per liter (equivalent to parts per billion)
mg/L = milligrams per liter (equivalent to parts per million) mg/kg = milligrams per kilogram (equivalent to parts per million)
B = analyte was detected in the method or trip blank J = result estimated below the quantitation limit

FLI
FRIEND LABORATORY INC

ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-3500 FAX (607) 565-4083

DATE : Mar 23, 1999

LAB SAMPLE ID : 02823

Clough, Harbour & Assoc.
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

SAMPLE SOURCE :	NATIONAL GRAPE 6801.07.05
ORIGIN :	S-11 PAINT
DESCRIPTION :	GRAB
SAMPLED ON :	03/11/99 by CLIENT
DATE RECEIVED :	03/15/99
P.O. NO. :	

Analysis Performed	Result	Units	Date Analyzed	Method	Notebook Reference	Analyst
Lead	0.21	percent	03/22/99	EPA 7420	98-131-30	KAL

For questions regarding this report, please call Customer Services.
cc :

QC NY 10252 NJ 73168 PA 68180 EPA NY 00033

Approved by: _____
Lab Director

KEY: ND or U = None Detected < = less than ug/L = micrograms per liter (equivalent to parts per billion)
mg/L = milligrams per liter (equivalent to parts per million) mg/kg = milligrams per kilogram (equivalent to parts per million)
B = analyte was detected in the method or trip blank J = result estimated below the quantitation limit

FLI
FRIEND LABORATORY · N · C

ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-3500 FAX (607) 565-4083

DATE : Mar 23, 1999

LAB SAMPLE ID : 02824

Clough, Harbour & Assoc.
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

SAMPLE SOURCE :	NATIONAL GRAPE 6801.07.05
ORIGIN :	S-12 PAINT
DESCRIPTION :	GRAB
SAMPLED ON :	03/11/99 by CLIENT
DATE RECEIVED :	03/15/99
P.O. NO. :	

Analysis Performed	Result	Units	Date Analyzed	Method	Notebook Reference	Analyst
Lead	0.072	percent	03/22/99	EPA 7420	98-131-30	KAL

For questions regarding this report, please call Customer Services.
cc :

QC _____ NY 10252 NJ 73168 PA 68180 EPA NY 00033

Approved by: _____
Lab Director

KEY: ND or U = None Detected < = less than ug/L = micrograms per liter (equivalent to parts per billion)
mg/L = milligrams per liter (equivalent to parts per million) mg/kg = milligrams per kilogram (equivalent to parts per million)
B = analyte was detected in the method or trip blank J = result estimated below the quantitation limit

FLI FRIEND LABORATORY INC
Semivolatiles
ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-3500 FAX (607) 565-4083

DATE : Mar 22, 1999

LAB SAMPLE ID : 02825

Clough, Harbour & Assoc.
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

SAMPLE SOURCE	NATIONAL GRAPE 6801.07.05
ORIGIN	S-13
DESCRIPTION	WIPE
SAMPLED ON	03/11/99 by CLIENT
DATE RECEIVED	03/15/99
P.O. NO.	

Analyst : KKF
Notebook Reference : 98-052-1496
Method : NYSDOH 312-3
Units : UG/WIPE
Date Analyzed : 03/19/99
Date Extracted : 03/17/99

Compounds Detected	Results
PCB 1016	ND<0.2
PCB 1221	ND<0.4
PCB 1232	ND<0.2
PCB 1242	ND<0.2
PCB 1248	ND<0.2
PCB 1254	ND<0.2
PCB 1260	2.4
Surrogate Recovery (%)	
Decachlorobiphenyl	76

For questions regarding this report, please call and ask for Customer Services.

CC :

QC 2 NY 10252 NJ 73168 PA 68180 EPA NY 00033

Approved by: _____ Lab Director

KEY: ND or U = None Detected < = less than ug/L = micrograms per liter (equivalent to parts per billion)
mg/L = milligrams per liter (equivalent to parts per million) mg/kg = milligrams per kilogram (equivalent to parts per million)
B = analyte was detected in the method or trip blank J = result estimated below the quantitation limit

FLI FRIEND LABORATORY N · C
Semivolatiles
ONE RESEARCH CIRCLE WAVERLY, NY 14892-1532
TELEPHONE (607) 565-3500 FAX (607) 565-4083

DATE : Mar 22, 1999

LAB SAMPLE ID : 02826

Clough, Harbour & Assoc.
Rob Napieralski
295 Main Street
Suite 900
Buffalo NY 14203

SAMPLE SOURCE	NATIONAL GRAPE 6801.07.05
ORIGIN	S-14
DESCRIPTION	WIPE
SAMPLED ON	03/11/99 by CLIENT
DATE RECEIVED	03/15/99
P.O. NO.	

Analyst : KKF Notebook Reference : 98-052-1498
Method : NYSDOH 312-3 Units : UG/WIPE Date Analyzed : 03/19/99
Date Extracted : 03/17/99

Compounds Detected	Results
PCB 1016	ND<0.2
PCB 1221	ND<0.4
PCB 1232	ND<0.2
PCB 1242	ND<0.2
PCB 1248	ND<0.2
PCB 1254	ND<0.2
PCB 1260	2.9
Surrogate Recovery (%)	
Decachlorobiphenyl	71

For questions regarding this report, please call and ask for Customer Services.

CC :

QC ____ NY 10252 NJ 73168 PA 68180 EPA NY 00033 Approved by: _____ Lab Director

KEY: ND or U = None Detected < = less than ug/L = micrograms per liter (equivalent to parts per billion)
mg/L = milligrams per liter (equivalent to parts per million) mg/kg = milligrams per kilogram (equivalent to parts per million)
B = analyte was detected in the method or trip blank J = result estimated below the quantitation limit

CUSTOMER CODE # ________

CHAIN OF CUSTODY RECORD

1532

PAGE 1/14 OF 6

1270
1271

FLI FRIEND LABORATORY INC

ONE RESEARCH CIRCLE
WAVERLY NY 14892-1532
Telephone (607) 565 3500
Fax (607) 565 7160

Sample Site: NATIONAL GRAPE

P.O. #

Preservatives: Untreated | Sodium thiosulfate | HCl pH <2 | Ascorbic acid & HCl pH <2 | HNO_3 pH <2 | H_2SO_4 pH <2 | NaOH pH >12 | NaOH & Zinc acetate pH >9 | Acetic Buffer pH <3 | Sodium sulfite

CLIENT: Clough Harbour
ADDRESS: 295 Main St
Ste 900, Buff, NY 14203
PHONE: (716) 842-6310 FAX: 842-0123
PROJECT NO. / NAME: National Grape 6801 ~~6801~~.07 05

INVOICE TO: CHA
ADDRESS:

COPY TO:
ADDRESS:

DATE & TIME OF SAMPLE COLLECTION	SAMPLE DESCRIPTION	NUMBER OF CONTAINERS	ANALYSES / TESTS REQUESTED	SAMPLE NUMBER (LAB USE ONLY)
S-1	Pipe Insul. Boiler Room	Description: (Grab) Composite Other; Matrix: DW WW MW Soil Air (Other)	Asbestos by PLM	02812
S-2	Boiler Wrap	Description: (Grab) Composite Other; Matrix: DW WW MW Soil Air (Other)	Asbestos by PLM	02813
S-3	Wall Plaster - Compressor Rm.	Description: (Grab) Composite Other; Matrix: DW WW MW Soil Air (Other)	Asbestos by PLM	02814
S-4	VAT. Room Insul.	Description: (Grab) Composite Other; Matrix: DW WW MW Soil Air (Other)	Asbestos by PLM	02815

RELINQUISHED BY	DATE/TIME	ACCEPTED BY	DATE/TIME
SAMPLER: [signature]	3-11-99 / 6:30	[signature]	3-11-99 / 7:30
[signature]	3-12-99 / 10:45	[signature] CEDS	3-12-99 / 10:40
		[signature]	3/15

NOTES TO LABORATORY

SUSPECTED CONTAMINATION LEVEL
NONE SLIGHT (MODERATE) HIGH (... circle)

CUSTOMER CODE # _____

CHAIN OF CUSTODY RECORD

PAGE 2 OF 2

FLI
FRIEND LABORATORY I • N • C
ONE RESEARCH CIRCLE
WAVERLY NY 14892-1532
Telephone (607) 565 3500
Fax (607) 565 7160

Sample Site: NATIONAL GRADE

P.O. #

CLIENT: CHA
ADDRESS: 345 MAIN ST STE 500 BUFFALO NY 14203
PHONE: (716) 847-6310 FAX: 847-0123

PROJECT NO. / NAME
NATIONAL GRADE
6801
~~7578~~-07-05

INVOICE TO: CHA
ADDRESS:

COPY TO:
ADDRESS:

DATE & TIME OF SAMPLE COLLECTION	SAMPLE DESCRIPTION	NUMBER OF CONTAINERS (Untreated / Sodium thiosulfate / HCl pH <2 / Ascorbic acid & HCl pH <2 / HNO_3 pH <2 / H_2SO_4 pH <2 / NaOH pH >12 / NaOH & Zinc acetate pH >9 / Acetic Buffer pH <3 / Sodium sulfite)	ANALYSES / TESTS REQUESTED	SAMPLE NUMBER
S-5	ROOFING MATERIAL	1 — Description: Grab Composite Other; Matrix: DW WW MW Soil Air Other	ASBESTOS BY PLM	LAB USE ONLY
S-6	CEILING INSUL. 2nd FL. OFFICE	1 — Description: Grab Composite Other; Matrix: DW WW MW Soil Air Other	ASBESTOS BY PLM	
S-6A	KITCHEN WALLS PLASTER	1 — Description: Grab Composite Other; Matrix: DW WW MW Soil Air Other	ASBESTOS BY PLM	
S7	PAINT	1 — Description: Grab Composite Other; Matrix: DW WW MW Soil Air Other	Pb BY AA	

RELINQUISHED BY SAMPLER	DATE / TIME	ACCEPTED BY	DATE/TIME	NOTES TO LABORATORY
	3-11-99 16:30		3-11-99 17:30	
	3-12-99 10:45	C.E.D.S.	3-12-99 10:40	
			2/15	SUSPECTED CONTAMINATION LEVEL: NONE SLIGHT MODERATE HIGH (please circle)

CUSTOMER CODE # _____

CHAIN OF CUSTODY RECORD

FLI
FRIEND LABORATORY I • N • C
ONE RESEARCH CIRCLE
WAVERLY NY 14892-1532
Telephone (607) 565 3500
Fax (607) 565 7160

Sample Site: NATIONAL GRADE

P.O. #

Untreated | Sodium thiosulfate | HCl pH <2 | Ascorbic acid & HCl pH <2 | HNO_3 pH <2 | H_2SO_4 pH <2 | NaOH pH >12 | NaOH & Zinc acetate pH >9 | Acetic Buffer pH <3 | Sodium sulfite

CLIENT: C/A
ADDRESS: 295 MAIN ST SUITE, BFLO NY 14203
PHONE: (716) 847-6310 FAX:
PROJECT NO. / NAME: NATIONAL GRADE 6801 ~~2576~~-07.05

INVOICE TO:
ADDRESS: Same

COPY TO:
ADDRESS:

DATE & TIME OF SAMPLE COLLECTION	SAMPLE DESCRIPTION	NUMBER OF CONTAINERS	ANALYSES / TESTS REQUESTED	SAMPLE NUMBER
S-8	PAINT	1 Description: (Grab) Composite Other Matrix: DW WW MW Soil Air (Other)	Pb BY AA	LAB USE ONLY 9820
S-9	"	1 Description: (Grab) Composite Other Matrix: DW WW MW Soil Air (Other)	Pb BY AA	9821
S-10	"	1 Description: (Grab) Composite Other Matrix: DW WW MW Soil Air (Other)	Pb BY AA	9822
S-11	"	1 Description: (Grab) Composite Other Matrix: DW WW MW Soil Air (Other)	Pb BY AA	9823

RELINQUISHED BY	DATE /TIME	ACCEPTED BY	DATE/TIME	NOTES TO LABORATORY
SAMPLER				
[signature]	3/11/99 6:30	[signature]	3-11-99/7:3	
[signature]	3-12-99/10:45	[signature]	3/12-99/10:40	
		[signature]	3/15	SUSPECTED CONTAMINATION LEVEL: NONE SLIGHT (MODERATE) HIGH (circle)

CUSTOMER CODE # ________

CHAIN OF CUSTODY RECORD

FLI
FRIEND LABORATORY INC
ONE RESEARCH CIRCLE
WAVERLY NY 14892-1532
Telephone (607) 565 3500
Fax (607) 565 7160

Sample Site: NATIONAL GRAPE

P.O. #

Preservatives: Untreated | Sodium thiosulfate | HCl pH <2 | Ascorbic acid & HCl pH <2 | HNO_3 pH <2 | H_2SO_4 pH <2 | NaOH pH >12 | NaOH & Zinc acetate pH >9 | Acetic Buffer pH <3 | Sodium sulfite

CLIENT: CHA
ADDRESS: 295 MAIN ST. STE 400, BFLO NY 14203
PHONE: (716) 847-6310 FAX:
PROJECT NO. / NAME: NATIONAL GRAPE 6801 ~~7510~~.07.05

INVOICE TO: CHA
ADDRESS:

COPY TO:
ADDRESS:

DATE & TIME OF SAMPLE COLLECTION	SAMPLE DESCRIPTION	NUMBER OF CONTAINERS	ANALYSES / TESTS REQUESTED	SAMPLE NUMBER (LAB USE ONLY)
S-12	Paint	1 Description: (Grab) Composite Other Matrix: DW WW MW Soil Air (Other)	Pb BY AA	02824
S-13	PCB WIPE SAMPLE	Description: Grab Composite (Other) Matrix: DW WW MW Soil Air (Other)	PCB's BY 8080	02825
S-14	PCB WIPE SAMPLE	Description: Grab Composite (Other) Matrix: DW WW MW Soil Air (Other)	PCB's BY 8080	02826
		Description: Grab Composite Other Matrix: DW WW MW Soil Air Other		

RELINQUISHED BY	DATE / TIME	ACCEPTED BY	DATE/TIME	NOTES TO LABORATORY
SAMPLER [signature]	3/11/99/6:30	[signature]	3/11/99/7:30	
[signature]	3/12/99/10:45	[signature]	3-12-99/10:40	
		[signature]	3/15	SUSPECTED CONTAMINATION LEVEL NONE SLIGHT (MODERATE) HIGH (please circle)