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Phase I Environmental Site Assessment

Location:

750 East Ferry Street
Buffalo, New York

Prepared for:

Mr. Michael J. Hecker
Hodgson Russ LLP
The Guaranty Building
140 Pearl Street, Suite 100
Buffalo, New York 14202

LaBella Project No. 2160590

March 16, 2016

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LaBella Associates, D.P.C. (LaBella) has been contracted by Hodgson Russ LLP to perform an All Appropriate Inquiry (AAI) Phase I Environmental Site Assessment (ESA) report for 750 East Ferry, City of Buffalo, Erie County, New York 14202, hereinafter referred to as the "Site".

The findings of this report are based upon a preliminary assessment of the condition of the Site within the Scope of Work and objective described below as of the date of our site observations and documentation review. This assessment was prepared according to the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 to satisfy the due diligence requirements set for Hodgson Russ LLP. The information contained in this report is considered privileged and confidential and is intended solely for the use of Hodgson Russ LLP, M&T Bank, and Hebel Corporation, as it applies to the Site.

1.0 EXECUTIVE SUMMARY

Based on the results of this assessment, the following Recognized Environmental Conditions (RECs) have been identified associated with the Site at this time.

- The historical use of the Site as a foundry and machining since 1902.
- The presence of industrial fill material across the Site.
- Potential residual contamination proximate the closed in place 10,000-gallon fuel oil UST.
- The historical uses of the west adjacent properties as filling stations, automotive repair facilities, a machine shop, and an automotive junk yard.
- Staining observed at the time of the site visit proximate the 55-gallon drum storage/dispensing area in the Machine Shop portion of Site Buildings 2.
- The four reported pits located in the Fabricating Department portion of Site Building 2.
- The material observed at the bottom of the open pit in the Fabricating Department portion of Site Building 2 may contain hazardous material and petroleum products.
- Soil samples previously collected at the Site identified elevated concentrations of TPH, metals, and PCBs. The location and extent of the impact is unknown.
- The historical presence of the 6,745-gallon fuel oil AST east of Site Building 2 and the indication of elevated PID readings proximate this area during the 2005 Phase II investigation.
- The reported historical use of portions of the Site as a city dump.
- A gasoline tank was historically located proximate the west exterior of the old boiler room. One 500 and one 250-gallon fuel oil tanks were reportedly located on the east exterior of Site Building 2. No additional information regarding the tanks was obtained.

De minimis conditions identified associated with the Site at this time include the following.

- Minor staining was observed proximate equipment in Site Building 2.
- Staining was observed in the boiler room and in the drum storage room.
- Various unused drums are located within the drum storage room and north of Site Building 3.

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In addition, the following should be considered.

- Previous studies reported the presence of suspect asbestos containing materials (ACM) within several of the Site Building including materials such as pipe insulation, floor tile, tar and felt material, and transite. Astorino Branch Environmental, Inc. estimated a removal cost for the suspected ACM of approximately \$700,000 in 1993. LaBella observed suspect ACM at the time of the site visit consistent with that reported in the previous studies.
- Based on the age of the Site Buildings, there is the potential for lead based paint to be located on-site.

2.0 INTRODUCTION

2.1 Purpose

This investigation was requested to identify, to the extent feasible, RECs in connection with the Site, including the identification of conditions indicative of releases and threatened releases of hazardous substances on, or in the vicinity of the Site. The AAI Phase I ESA report was conducted in general conformance with the Scope and Limitations of ASTM Standard Practice E1527-13.

The term, Recognized Environmental Condition (REC), is defined by ASTM as the presence or likely presence of any hazardous substances (as currently defined by the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) including pollutants and contaminants) or petroleum products (excluded from the definition of hazardous substance and controlled substances; or the presence of petroleum products as defined by the Resource Conservation and Recovery Act, the Oil Pollution Act of 1990, and the Clean Water Act) in, on, or at a property due to release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.

The term is not intended to include “de minimis” a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are neither Recognized Environmental Conditions nor Controlled Recognized Environmental Conditions.

The term “data gap” means lack or inability to obtain information required by the standards and practices as defined in ASTM Standard Practice E1527-13 despite good faith efforts by the Environmental Professional and Environmental Analyst.

The performance of ASTM Standard Practice E1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs and the potential liability for contamination to be present in connection with the Site recognizing reasonable limits of time and cost. It is also intended to add protection from CERCLA liability for innocent landowner defense, bona fide prospective purchaser, contiguous property owners and grants who meet certain statutory requirements.

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The objective of this AAI Phase I ESA was to determine, using our professional judgment, by means of the Scope of Work hereafter described.

1. A general description of the Site.
2. The current and historical usage of the Site and adjoining properties.
3. Whether RECs exist or have the potential to exist at the Site.
4. Whether site conditions suggest further evaluation based on the presence or probable presence of such RECs.
5. Provide information which may assist the client in evaluating the fair market value of the Site.

2.2 Subsurface Risks/Unanticipated Hazardous Materials

This work for this report has been performed in accordance with generally accepted environmental engineering practices for this region. The conclusion and recommendations of this report are based upon our opinion and judgment, and are dependent upon LaBella's knowledge, information supplied by the present owner and managers of the Site, and data and information solicited from governmental agencies. LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports.

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

2.3 Scope of Work

The major components of an AAI Phase I ESA report include a visual inspection of the Site and adjoining properties; interviews and review of documents from past and present owners, occupants, managers, representatives and neighbors to the extent necessary; interviews with tribal and local government agency representatives; review of tribal, local and state records relative to the Site; and a review of tribal, local, state and federal standard environmental record sources relative to the Site. The findings and conclusions presented in this report are based on information gathered and limitations set forth in this report.

The Scope of Work performed in this assessment is limited to the areas described as follows:

1. Interview with the Owner, Mr. Michael Bieger, to evaluate the Site for the potential for environmental contamination to be present at the Site. Mr. Bieger has reportedly been associated with the Site for approximately 13 years.

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2. Interviews with and/or record reviews of each of the following to obtain information directly regarding environmental concerns at or in the immediate vicinity of the Site, which is available directly by file or through general knowledge of the individual being interviewed. Information sources include:
 - a. United States Environmental Protection Agency (USEPA)
 - b. New York State Department of Environmental Conservation (NYSDEC), Region 9; Division of Solid and Hazardous Waste, Division of Water, Legal Division
 - c. City of Buffalo Fire Marshall/Chief, Code Enforcement Officer, Building Inspector, Assessor, Clerk
 - d. New York State Department of Health (NYSDOH)
3. Review of the following federal, state, and local environmental records and databases to aid in the identification of conditions at or related to the Site and property, adjacent to or in the immediate vicinity of the Site, including:
 - a. USEPA National Priority List (NPL) – 1.0 mile
 - b. USEPA Delisted NPL – 0.5 mile
 - c. USEPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and Archived (No Further Remedial Action Planned – NFRAP) CERCLIS Sites – 0.5 mile
 - d. USEPA Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS) Treatment, Storage, and Disposal Facility Listing (TSD) – 1.0 mile
 - e. USEPA RCRA non-CORRACTS TSD – 0.5 mile
 - f. USEPA RCRA Large and Small Quantity Generator Listing – Site and adjoining properties
 - g. National Response Center Emergency Response and Notification System Listing (ERNS) – Site only
 - h. Federal, state, and local Institutional Controls/Engineering Controls and Land Use Restrictions - Site only
 - i. NYSDEC Registry of Inactive Hazardous Waste Disposal Sites (IHWDS) (state equivalent of NPL Sites) – 1.0 mile
 - j. NYSDEC Registry of Brownfield Cleanup Program Sites (BCP) and Voluntary Cleanup Program Sites (VCP) – 0.5 miles
 - k. NYSDEC Hazardous Substance Waste Disposal Site Inventory (state equivalent of CERCLIS Sites) – 0.5 mile
 - l. NYSDEC Part 360 Permitted Solid Waste Disposal Facilities – 0.5 mile
 - m. Local Inventory of Waste Disposal Sites – 0.5 mile
 - n. NYSDEC Listing of Registered Petroleum Bulk Storage Facilities (PBS), Chemical Bulk Storage Facilities (CBS), and Major Oil Storage Facilities (MOSF) – Site and adjoining properties
 - o. NYSDEC Listing of Active Spills and Leaking Storage Tanks – 0.5 miles
 - p. United States Geological Survey (USGS) Topographic Quadrangle Map Buffalo NE, New York

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- q. United States Department of Agriculture (USDA) Erie County Soil Survey obtained from the Natural Resource Conservation Service (NRCS) website
- r. Previous environmental site assessments
- s. Sanborn fire insurance maps
- t. Aerial photographs of the area
- u. Local plat maps
- v. Local street directories

Due to the limited timeframe available to conduct this assessment, not all responses have been received from Freedom of Information Law (FOIL) requests that were submitted as a part of this report as of the date of this report submission. Any pertinent information obtained as part of the FOIL requests will be included in a Letter of Addendum (refer to Section 7.0).

4. Site visit on March 1, 2016 by Mr. Andrew Benkleman of LaBella to photograph the Site and to visually identify areas of concern as defined in the agreement.
5. Completion of LaBella's AAI Phase I ESA Site Reconnaissance Report.

2.4 Significant Assumptions

As a result of the unavailability or lack of receipt of information the following assumptions were made in order to complete the Scope of Work in the time frame desired by Hodgson Russ LLP.

- Groundwater flow direction in the vicinity of the Site was estimated based on review of area topographic maps. Determination of site-specific groundwater flow direction typically requires installing at least three groundwater monitoring wells, surveying the wells, and collecting groundwater elevation data (refer to Section 3.2).

As stated in the Agreement, Hodgson Russ LLP acknowledges this assumption and hereby agrees to release and hold LaBella harmless from any liability arising from or relating to any conclusions made or not made based on this assumption.

2.5 Limitations and Exceptions of Assessment

ASTM Standard Practice E1527-13 expressly recognized the fact that no ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. LaBella's work is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Site, and its Scope of Work reflects a recognition of the reasonable limits of time and cost.

The work for this report has been performed in accordance with generally accepted environmental engineering practices for this region. The conclusion and recommendations of this report are based upon LaBella's opinion and judgment, and are necessarily dependent on information supplied by the individuals, entities, and agencies described in Section 2.3. LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports.

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The actual presence of radon, lead-based paint, lead in drinking water, mold-related issues, electromagnetic frequencies, asbestos-containing building materials, wetlands, cultural and historic resources, ecological resources, and endangered species are not included in the Scope of Work of this assessment. Additionally, regulatory compliance, industrial hygiene, health and safety, and indoor air quality are not included in the Scope of Work of this assessment.

It is further noted that due to post 9/11 terrorist related concerns, the NYSDEC has limited the availability of petroleum bulk storage, chemical bulk storage, and major oil storage facility details, and detailed spill information to the public. However, LaBella does have access to the addresses of current PBS, CBS, and MOSF locations accessed from the database from the NYSDEC website. In addition, this information can usually be acquired by a FOIL to the regulating agency to attempt to obtain this relevant and reasonably ascertainable environmental information for AAI Phase I ESA reports. If this information is not obtainable then it will be discussed as a data gap in Section 8.2.1.

The site visit was limited to visual observations of accessible areas only. No attempt was made to observe conditions in spaces not generally accessible, including but not limited to:

1. Crawlspace
2. Attics and roofs
3. Pipe chases or plenums
4. Spaces concealed by walls, floors, or ceilings
5. Materials concealed by paneling, carpeting, or wallpaper

The site visit was also limited to visual observations within the perimeter of the property and other accessible areas only. Visual observations were limited at the time of the site visit due to the size of the Site and Site Buildings. Areas of the Site that were inaccessible were left to the judgment and discretion of the Environmental Analyst conducting the site visit.

2.6 Special Terms and Conditions

Hodgson Russ LLP and LaBella have agreed that the Scope of Work described in Section 2.3, and the Limitations and Exceptions described in Section 2.5 above, are acceptable to you and that to the fullest extent permitted by law, LaBella shall not be liable to you for limiting its investigation to the Scope of Work described. Based on the engagement and Scope of Work agreed upon, our evaluation of the Site is as presented herein.

2.7 User Reliance

Hodgson Russ LLP and Hebel Corporation may rely upon the findings of this report and should be aware of the agreed upon Scope of Work and the limitations associated with this Scope of Work. In addition, LaBella hereby certifies the findings of this report to M & T Bank (M & T), their affiliates and subsidiaries, and all successors and assigns thereof, as of the date of the report. M & T's reliance on the report is subject to LaBella's existing master service agreement with M & T, as opposed to any terms included within the Phase I ESA report, or contract with our original client. Find enclosed proof of LaBella insurance coverage and qualifications.

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3.0 SITE DESCRIPTION

The Site consists of approximately 14.5 acres located north of East Ferry Street and east of North Fillmore Avenue. The Site is developed with four structures including a main fabrication and machine shop structure, an office building, a testing/laboratory building, and a storage building. The Site Buildings occupy the majority of the Site with the remaining exterior portions consisting of asphalt and gravel parking areas and driveways, and lawn space. The Site is currently occupied by Buflovak LLC, a manufacturer of dryers, evaporators, and other equipment for the food, chemical, pharmaceutical, waste treatment, and bio-energy industries. The Site has been utilized for industrial purposes since 1902. Railroad tracks borders the Site to the north with industrial properties located beyond the tracks. An Erie County Youth Services facility and water tower are located to the east of the Site; residential properties are located adjoining the Site to the south; commercial and manufacturing properties are located beyond East Ferry Street south of the Site; and residential and commercial properties including an automotive repair facility are located to the west of the Site.

3.1 Site Location and Legal Description

The Site is addressed as 750 East Ferry Street, City of Buffalo, Erie County, New York 14211 and is comprised of one tax parcel. Property boundaries for the purpose of this assessment were obtained from the Landmax Data Systems, Inc. website. A map depicting the tax parcel that comprises the Site is located in the Figures and Photographs Appendix of this report. This information is outlined in the table below.

	Tax Account Number	Property Use Code	Acreage
Tax Parcel	100.36-6-2.1	710 - Manufacturing	14.53

3.2 Site and Vicinity Characteristics

The Site is located within an urban area. According to the 7.5-minute Buffalo NE New York quadrangle USGS Map, the Site consists of generally level land. A buried portion of Scajaquada Creek transects the Site from east to west. Based on interpretation of the USGS topographic map, groundwater flow at the Site appears to be to the west. According to the USDA Erie County Soil Survey obtained from the Natural Resource Conservation Service (NRCS) website, soils at the Site consist mainly of Urban land. Urban land consists of areas where the original soil has been removed, disturbed, and/or covered with fill material. Urban land is generally covered with impervious surfaces, such as asphalt, concrete, or buildings.

3.3 Present Ownership and Use

The Site is currently owned by 750 Ferry Street LLC. The Site is currently unoccupied by Buflovak LLC a manufacturer of dryer, evaporators, and other equipment for the food, chemical, pharmaceutical, waste treatment, and bio-energy industries.

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3.4 Site Improvements

3.4.1 Structures and Improvements

The Site is improved with four structures as detailed in the table below.

	Structure #1	Structure #2	Structure #3	Structure #4
Square Footage	20,276	~161,350	10,487	6,440
Foundation Type	Partial Basement	Slab-on-grade	Slab-on-grade	Slab-on-grade
Number of Stories	Two	One	Two	One
Construction Date	1902	1910	1917	1917-1920
Reported Current Use	Office space and maintenance shop	Machining and Storage	Laboratory and Testing	Storage
Hereinafter referred to as	Site Building 1	Site Building 2	Site Building 3	Site Building 4

3.4.2 Roads

The Site is bordered by the following public thoroughfares.

Direction	Public Thoroughfare
South	East Ferry Street
West	Fillmore Avenue

3.4.3 Current Site Utilities

Structure	Site Building 1	Site Building 2	Site Building 3	Site Building 4
Heating/Cooling Source	Natural Gas	Natural Gas	Natural Gas	Not Applicable
Potable Water Source	Municipal	Municipal	Municipal	Not Applicable
Sanitary Wastewater Disposal	Municipal	Municipal	Municipal	Not Applicable
Non-Sanitary Wastewater Disposal	Municipal	Municipal	Municipal	Not Applicable

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3.4.4 Current Use of the Adjoining Properties

The Site is bordered by the following properties.

Direction	Occupant
North beyond Railroad tracks	Industrial properties
East	Erie County Youth Services Center
South	Residential and vacant residential properties
South beyond East Ferry Street	Dollar General and Secondary Service & Supply
West	Commercial structure with adjoining dump area, automotive repair facility, and construction materials company
West beyond Fillmore Avenue	Residential, commercial, and vacant commercial properties

4.0 USER PROVIDED INFORMATION

In accordance with the ASTM E1527-13, a “User” is defined as the party seeking to complete an environmental site assessment of the property. If the user is aware of any specialized knowledge or experience that is material to RECs in connection with the Site, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional. A completed User Questionnaire has not been received as of the date of this report.

5.0 STANDARD ENVIRONMENTAL RECORD SOURCES – FEDERAL AND STATE

The government records search included a review of federal, state, tribal, and local government databases of known or suspected inactive hazardous waste sites; petroleum and chemical bulk storage tank sites; reported spills, including leaking underground storage tanks (USTs); and hazardous waste generation sites. Environmental Data Resources Inc. (EDR), an independent research firm, was contracted to perform an American Society for Testing and Materials (ASTM) compliant government records search. The EDR report is included in Appendix 1.

5.1 Site Listings

Regulatory listings were identified associated with the Site. Copies of the listings are included in Appendix 1. The listings are summarized in the table below.

Listing	Identification #
Federal RCRA CESQG	USEPA Handler ID: NYD096299292 (Buflovak LLC [formerly Buffalo Technologies Corp])
State Listed Registered PBS Facility	NYSDEC PBS Registration #9-446513 (Blaw-Knox F & C Equip. Co.)
State Listed Spill Site	Spill #8604194 (closed) (Blaw-Knox)

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RCRA Generator

The Site is a listed RCRA Conditionally Exempt Small Quantity Generator (CESQG). The presence of the Site on this listing implies that the Site generates 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste. The records also indicated that the Site was listed as a Small Quantity Generator (SQG) in 1999 and 2005. The presence of the Site on the listing implies that the Site generates between 100 to 1,000 kilograms of hazardous waste per month. Violations were noted in 1985, 1989, and 1999, with all violation having achieved compliance. The listing does not imply the release of hazardous waste has occurred to the subsurface of the Site.

NYSDEC PBS Facility #9-446513

The following table summarizes the NYSDEC PBS Facility Information listing associated with the Site.

Tank No.	Location	Capacity (gallons)	Product Stored	Tank Type	Secondary Containment	Date Installed	Status
1	Aboveground	20,000	#2 Fuel Oil	Steel/Carbon Steel/Iron	None	1/1/1967	Closed-In Place (4/1/1992)
2	Aboveground	6,743	#2 Fuel Oil	Steel/Carbon Steel/Iron	None	--	Closed Prior to 3/1991

NYSDEC Spill #8604194 (closed)

According to the closed NYSDEC spill file records for Spill #8604194, dated September 29, 1986, a 10,000-gallon fuel oil underground storage tank (UST) failed a tank test and was found to be leaking. The majority of the tank is located under the east portion of Site Building 2 in a currently unused restroom/locker room. The tank was emptied, cleaned and filled with concrete, and contaminated soil was removed from proximate the north end of the tank. A recovery system was installed at the north end of the tank. The NYSDEC indicated that no product accumulation or noticeable oil was observed in the recovery well and the well was filled with concrete. Additional, while on-site the NYSDEC observed an oil and solvent spill in a drum storage area near the UST location. The spill was cleaned up and affect soils were disposed of off-site. The NYSDEC determined that no further action was required and assigned the spill a closed status on August 4, 1988.

No samples were collected proximate the 10,000-gallon closed in place UST to determine if contamination is present proximate the tank. Therefore, there is the potential for residual contamination to be present proximate the closed-in place 10,000-gallon UST.

5.2 Adjoining Property Listings

Adjacent North – 577 Northland Avenue

One regulatory listing was identified associated with the north adjacent property, addressed as 577 Northland Avenue. A copy of the listing is included in Appendix 1. The property is currently unoccupied. The apparent flow of groundwater at the property appears to be to the west and away from the Site. According to the active NYSDEC Spill Report Form #1503449, dated June 29, 2015, last updated November 12, 2015, during a Phase II investigation an UST and contaminated soils were discovered at the property. The UST is approximately 230 feet north of the Site.

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Based on the nature of the Spill listings, the distance of the UST from the Site, and the apparent flow of groundwater to the west and away from the Site, there are no apparent RECs associated with the active spill listing for the north adjacent property at this time.

Adjacent North – 601 Northland Avenue

One regulatory listing was identified associated with the north adjacent property, addressed as 601 Northland Avenue. A copy of the listing is included in Appendix 1. The apparent flow of groundwater at the property appears to be to the west and away from the Site. According to the inactive NYSDEC Spill Report Form #1402816, dated June 16, 2014, last updated December 29, 2014, drums were discovered during a response to a fire at the property. Inspection of the drums indicated no leaks or vapors escaping. Drums were found to be filled with water or empty. Water was discharged as uncontaminated to the sewer and the contractor demolishing the building scraped the drums. The NYSDEC determined that no further action was required and assigned the spill an inactive status on December 29, 2014.

Based on the nature of the Spill listings, the inactivation by the NYSDEC, and the apparent flow of groundwater to the west and away from the Site, there are no apparent RECs associated with the spill listing for this north adjacent property at this time.

Adjacent Northeast – 637-697 Northland Avenue

Regulatory listings were identified associated with the northeast adjacent property, addressed as 637-697 Northland Avenue. Copies of the listings are included in Appendix 1. The property is a developed industrial property. The apparent flow of groundwater at the property appears to be to the west and towards the Site. The listings are summarized in the table below.

Listing	Identification # (Facility Name: Address)
State Listed Registered PBS Facility	NYSDEC PBS Registration #9-002607 Northland East LLC
State Listed Spill Site	Spill #0650390 (closed) Niagara ME & TL Works

NYSDEC PBS #9-002607

The following table summarizes the NYSDEC PBS Facility Information listing associated with the property.

Tank No.	Location	Capacity (gallons)	Product Stored	Tank Type	Secondary Containment	Date Installed	Status
1	Underground	22,380	#6 Fuel Oil	Steel/Carbon Steel/Iron	None	8/1/1954	Temporarily Out of Service
2	Underground	22,380	#6 Fuel Oil	Steel/Carbon Steel/Iron	None	8/1/1954	Temporarily Out of Service
3	Underground	22,380	#6 Fuel Oil	Steel/Carbon Steel/Iron	None	8/1/1954	In Service
4	Underground	1,000	Gasoline	Steel/Carbon Steel/Iron	None	7/1/1947	Closed-Removed (1/1/1990)
5	Underground	1,000	Gasoline	Steel/Carbon Steel/Iron	None	5/1/1969	Closed-Removed (1/1/1990)

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6	Underground	1,000	Diesel	Steel/Carbon Steel/Iron	None	6/1/1979	Closed-Removed (1/1/1990)
7	Underground	1,800	Other	Steel/Carbon Steel/Iron	None	7/1/1981	Converted to Non- regulated Use
8	Underground	1,800	Other	Steel/Carbon Steel/Iron	None	7/1/1981	Converted to Non- regulated Use
10	Underground	10,000	Other	Steel/Carbon Steel/Iron	None	6/1/1940	Closed Prior to 03/91
11	Aboveground	6,000	Other	Steel/Carbon Steel/Iron	Double- Walled	5/1/1990	In-Service

NYSDEC Spill #0650390 (closed)

According to the closed NYSDEC Spill Report Form #0650390, dated June 14, 2006, last updated June 20, 2006, a spill was observed coming from a shipping container of equipment stored on the parking lot of the property. The spill was less than 5 gallons of oil and was cleaned up by the property owner. The NYSDEC determined that no further work was required and assigned the spill a closed status on June 20, 2006.

Based on the nature of the listings and the closure of the spill by the NYSDEC, there are no apparent RECs associated with the regulatory listing identified for the northeast adjacent property at this time.

Adjoining East – Erie County Youth Detention

One regulatory listing was identified associated with the east adjoining property, addressed as 810 East Ferry. A copy of the listing is included in Appendix 1. The property is occupied by an Erie County youth detention center. The apparent flow of groundwater at the property appears to be to the west and towards the Site. The east adjoining property is listed as a NYSDEC PBS facility (PBS #9-601200). The following table summarizes the NYSDEC PBS Facility Information listing associated with the property.

Tank No.	Location	Capacity (gallons)	Product Stored	Tank Type	Secondary Containment	Date Installed	Status
1	Underground	5,000	#2 Fuel Oil	Urethane Clad Steel	Double-Walled	9/30/2003	In Service

Based on the nature of the listing and the lack of other regulatory records associated with the PBS, there are no apparent RECs associated with the PBS listing associated with the east adjoining property at this time.

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Adjacent Southeast – Secondary Serviced

Regulatory listings were identified associated with the southeast adjacent property, addressed as 757 East Ferry Street. Copies of the listings are included in Appendix 1. The property is occupied by a manufacturing facility. The apparent flow of groundwater at the property appears to be to the west and away from the Site. The listings are summarized in the table below.

Listing	Identification # (Facility Name: Address)
Federal RCRA SQG	USEPA Handler ID: NYR000021519
State Listed Spill Site	Spill #9102304 (closed), Spill #9613865 (closed), Spill #9704744 (closed)

RCRA Generator

The property is a listed RCRA Small Quantity Generator (SQG) USEPA ID #NYR000021519. The presence of the property on this listing implies the property generates between 100 to 1,000 kilograms of hazardous waste per month. The listing does not imply the release of hazardous waste has occurred to the subsurface of the property.

NYSDEC Spill #9102304 (closed)

According to the closed NYSDEC Spill Report Form #9102304, dated May 25, 1991, last updated September 14, 1992, report indicated that tanks may have been removed from the property without notification. The NYSDEC inspected the property and found no evidence of a tank removal. The NYSDEC determined that no further action was required and assigned the spill a closed status on September 3, 1992.

NYSDEC Spill #9613865 (closed)

According to the closed NYSDEC Spill Report Form #9613865, dated February 11, 1997, last updated October 8, 1999, contamination and two 20,000-gallon USTs were discovered during a Phase II investigation. The USTs were closed in place and contaminated soils from around the tanks were excavated. Excavation confirmatory samples were below standards. The NYSDEC determined that no further work was required and assigned the spill a closed status on August 21, 1997.

NYSDEC Spill #9704744(closed)

According to the closed NYSDEC Spill Report Form #9704744, dated July 21, 1997, last updated October 8, 1999, complaint received for white material being discharged to lawn from building. The NYSDEC inspected the property and observed no white material being discharged at that time. The NYSDEC determined that no further work was required and assigned the spill a closed status on July 21, 1997.

Based on the nature of the listings, the closure of the spill listings by the NYSDEC, and the apparent flow of groundwater to the west and away from the Site, there are no apparent RECs associated with the southeast adjacent property at this time.

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Adjacent Southwest – 1489 Fillmore Avenue

Regulatory listings were identified associated with the southwest adjacent property, addressed as 1489 Fillmore Avenue. Copies of the listings are included in Appendix 1. The property is currently occupied by a Police Station and was formerly occupied by General Electric. The apparent flow of groundwater at the property appears to be to the west and away from the Site. The listings are summarized in the table below.

Listing	Identification # (Facility Name: Address)
State Listed Registered PBS Facility	NYSDEC PBS Registration #9-600837 Former General Electric Plant
State Listed Spill Site	Spill #9305025 (closed), Spill #9311168 (closed), Spill #9511364 (closed)

NYSDEC PBS #9-600837

The following table summarizes the NYSDEC PBS Facility Information listing associated with the property.

Tank No.	Location	Capacity (gallons)	Product Stored	Tank Type	Secondary Containment	Date Installed	Status
1	Underground	10,000	#6 Fuel Oil	Steel/Carbon Steel/Iron	None	--	Closed-Removed (10/10/1995)
2	Underground	10,000	#6 Fuel Oil	Steel/Carbon Steel/Iron	None	--	Closed-Removed (10/10/1995)

NYSDEC Spill #9305025 (closed)

According to the closed NYSDEC Spill Report Form #9305025, dated May 20, 1993, last updated September 29, 1999, an investigation was conducted to determine if leaking USTs were present at the property. No spill was reported and the NYSDEC assigned a closed status to the spill on November 1, 1993.

NYSDEC Spill #9311168 (closed)

According to the closed NYSDEC Spill Report Form #9311168, dated December 12, 1994, last updated October 8, 1999, water being pumped from building cellar to sewer was observed to have a sheen. The NYSDEC inspected and observed no petroleum or odors and assigned the spill a closed status on January 12, 1994.

NYSDEC Spill #9511364 (closed)

According to the closed NYSDEC Spill Report Form #9511364, dated December 8, 1995, last updated June 20, 2001, contamination was discovered during the removal of USTs at the property. Two 10,000-gallon #6 fuel oil USTs and two solvent USTs were removed as well as associated contaminated soil. Soil and groundwater confirmatory sample results meet NYSDEC standards. The NYSDEC determined that no further action was required and assigned the spill a closed status on June 9, 1997.

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Based on the nature of the listings, the closure of the spills by the NYSDEC, and the apparent flow of groundwater to the west and away from the Site, there are no apparent RECs associated with the regulatory records identified for the southwest adjacent property at this time.

Adjacent West – 1602 Fillmore Avenue

One regulatory listing was identified associated with the west adjacent roadway proximate 1602 Fillmore Avenue. A copy of the listing is included in Appendix 1. The apparent flow of groundwater at the property appears to be to the west and away from the Site. According to the inactive NYSDEC Spill Report Form #1503660, dated July 6, 2015, last updated July 6, 2015, a truck hydraulic line failed causing approximately 10 gallons of oil to spill to the roadway. The fire department responded and cleaned up the spill. The NYSDEC determined that no further action was required and assigned the spill an inactive status on July 6, 2015.

Based on the nature of the Spill listings, the inactivation by the NYSDEC, and the apparent flow of groundwater to the west and away from the Site, there are no apparent RECs associated with the spill listing for the west adjacent roadway at this time.

Adjoining Northwest – 1625 Fillmore Avenue

One regulatory listing was identified associated with the northwest adjoining property, addressed as 1625 Fillmore Avenue. The property was historically a gasoline filling station and is currently an automotive repair facility. A copy of the listing is included in Appendix 1. The apparent flow of groundwater at the property appears to be to the west and away from the Site. According to the closed NYSDEC spill file records for Spill #8001471, dated January 12, 1981, last updated September 12, 1988, gasoline from leaking gasoline pipes and a leaking UST was found to be infiltrating the sewer along Fillmore Avenue. Four USTs including a 12,000-gallon gasoline tank, 10,000-gallon gasoline tank, 5,000-gallon gasoline tank, and a 3,000-gallon waste oil tank; the pump islands; and associated contaminated soil were removed from the property. Additionally, two waste oil tanks and a #2 fuel oil tank were pumped out. No excavation confirmatory samples were collected; however, reportedly all apparent contaminated soil was removed from the property. The NYSDEC assigned the spill a closed status on May 1, 1981.

5.3 ASTM Standard Regulatory Database Listings

5.3.1 USEPA National Priority List (last updated January 4, 2016)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	1.0 mile	No listings	No listings

5.3.2 USEPA Delisted National Priority List (last updated January 4, 2016)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

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5.3.3 USEPA CERCLIS (last updated February 13, 2014)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
1	0.50 mile	1	VIBRATECH – EPA ID: NYN000206025 (537 East Delavan Avenue)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/Rationale
1	500 – North	Southwest – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the southwest and away from the Site and the distance of this facility from the Site.

A copy of the listing is included in Appendix 1.

5.3.4 USEPA CERCLIS NFRAP (last updated February 13, 2014)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
1	0.50 mile	1	OTIS Elevator – EPA ID: NYD980641567 (230 Grider Street)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/Rationale
1	1,580 – Northeast	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.

A copy of the listing is included in Appendix 1.

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5.3.5 USEPA RCRA CORRACTS (last updated September 16, 2015)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
1	1.0 mile	1	National Grid Dewey Ave Service Center – EPA ID: NYD000730390 (144 Kensington Avenue)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/Rationale
1	3,600 – Northwest	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.

A copy of the listing is included in Appendix 1.

5.3.6 RCRA Treatment, Storage, and Disposal Facilities – non-CORRACTS (last updated September 16, 2015)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.7 USEPA RCRA Generators (last updated September 16, 2015)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # - SQG/LQG (Address)
2	Site and Adjoining Properties	1	BUFLOVAK LLC – EPA ID: NYD96299292 - CESQG (757 East Ferry Street)
		2	Secondary Services Inc. – EPA ID: NYR000021519 - SQG (757 East Ferry Street)

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Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/Rationale
1	Site	West – Away from the Site	No	Refer to Section 5.1.
2	Adjacent – Southeast	West – Away from the Site	No	Refer to Section 5.2.

Copies of the listings are included in Appendix 1.

5.3.8 National Response Center ERNS (last updated September 16, 2015)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	Site only	No listings	No listings

5.3.9 Federal Listed Sites with Institutional and/or Engineering Controls (last updated January 25, 2007)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	Site only	No listings	No listings

5.3.10 State Listed Facilities with Institutional and/or Engineering Controls (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
0	Site only	No listings	No listings

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5.3.11 State Listed Inactive Hazardous Waste Disposal Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
6	1.0 mile	1	VIRBATECH Inc. – Site Code: 915165 (537 East Delavan Avenue)
		2	858 East Ferry Street – Site Code: 915175
		3	East Ferry Street – Site Code: B00007 (858 East Ferry Street)
		4	General Electric – Former Shop – Site Code: 915151 (318 Urban Street)
		5	National Grid Barns – Site Code: 915144 (144 Kensington Avenue)
		6	American Axle & Manufacturing, Inc. – Site Code: 915152 (1001 East Delavan Avenue)
		7	Diarsenol Company – Site Code: 915124 (84 Kingsley Street)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	500 – North	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
2 & 3	1,100 - East	West – Towards the Site	No	The listing does not appear to represent a REC to the Site based on the distance of this facility from the Site.
4	2,600 - Southeast	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
5	3,600 - Northwest	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
6	3,850 - Northeast	West – Towards the Site	No	The listing does not appear to represent a REC to the Site based on the distance of this facility from the Site.

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7	4,150 - Southwest	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
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Copies of the listings are included in Appendix 1.

5.3.12 State Listed Voluntary Cleanup Program Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.13 State Listed Brownfield Cleanup Program Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.14 State Listed Hazardous Substance Disposal Facilities (last updated 1998)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.15 State Listed Part 360 Solid Waste Disposal Facilities (last updated February 2006)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
3	0.50 mile	1	Delavan Auto Parts – ID #S108468136 (505 East Delavan Avenue)
		2	K&B Salvage – ID #S109015953 (509 East Delavan Avenue)
		3	Ben’s Tire Center Inc. – ID #S105056659 (540 East Delavan Avenue)

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Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	900 – North	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
2	1,100 - North	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
3	1,350 - North	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.

Copies of the listings are included in Appendix 1.

5.3.16 Local Inventory of Solid Waste Disposal Locations

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – NYSDOH Identification # (Address)
0	0.50 mile	Not available	Not available

A FOIL request was submitted to the NYSDOH on February 26, 2016. As of the date of this report submission, a response has not been received from the NYSDOH. Any pertinent information received as a result of this FOIL request will be included as a Letter of Addendum (refer to Section 7.6).

5.3.17 NYSDEC Major Oil Storage Facilities (updated nightly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name: Address – MOS Identification #
0	Site and adjoining properties only	No listings	No listings

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5.3.18 NYSDEC Chemical Bulk Storage Facilities (updated nightly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name: Address – CBS Identification #
0	Site and adjoining properties only	No listings	No listings

5.3.19 NYSDEC Petroleum Bulk Storage Facilities (updated nightly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name: Address – PBS Identification #
3	Site and adjoining properties only	1	Erie County Youth Detention: 810 East Ferry Street – PBS #9-601200
		2	Former General Electric Plant: 1489 Fillmore Avenue – PBS #9-600837
		3	Northland East LLC: 683 Northland Avenue – PBS #9-002607

Detailed Listings

Reference Number	Distance from Site (feet) – Direction	Overburden Groundwater Flow Direction	REC (Yes/No)	Additional Information and/or Rationale
1	Adjoining – East	West – Towards the Site	No	Refer to Section 5.2.
2	Adjacent - Southwest	West – Away from the Site	No	Refer to Section 5.2.
3	Adjacent - Northeast	West – Away from the Site	No	Refer to Section 5.2.

Copies of the NYSDEC PBS Facility Information Reports are included in Appendix 1.

5.3.20 NYSDEC Active and Closed/Inactive Spill Listings (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Listing Number	Facility Name: Address – Spill # (status)
3 active 11 closed/inactive	Active listings: 0.25 mile Closed/inactive listings: Site and adjoining properties only	1	Blaw-Knox: 750 East Ferry Street - Spill #8604194 (closed)
		2	577 Northland Avenue – Spill #1503449 (active)
		3	Drums Found at Fire: 601 Northland Avenue – Spill #1402816 (inactive)
		4	Niagara ME & TL Works: 637-97 Northland Avenue - Spill #0650390 (closed)

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		5 - 7	Secondary Services Inc.: 757 East Ferry Street - Spill #9102304 (closed), Spill #9613865 (closed), Spill #9704744 (closed)
		8 - 10	City of Buffalo: 1489 Fillmore Avenue - Spill #9305025 (closed), Spill #9311168 (closed), Spill #9511364 (closed)
		11	Roadside: 1602 Fillmore Avenue – Spill #1503660 (inactive)
		12	Geiger Enterprises: 1625 Fillmore Avenue – Spill #8001471 (closed)
		13	VIBRATECH Inc.: 537 East Delavan Avenue – Spill #9710497 (active)
		14	Abandoned Building: 777 Northland Avenue – Spill #1503832 (active)

*Due to the urban nature of the area in which the Site is located, the search radius has been reduced from 0.50 mile to 0.25 mile, per ASTM 1527-13.

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Overburden Groundwater Flow Direction	REC (Yes/No)	Additional Information and/or Rationale
1	Site	West	No	Refer to Section 5.1 for additional information.
2	Adjacent - North	West – Away from the Site	No	Refer to Section 5.2 for additional information.
3	Adjacent - North	West – Away from the Site	No	Refer to Section 5.2 for additional information.
4	Adjacent - North	West – Away from the Site	No	Refer to Section 5.2 for additional information.
5 - 7	Adjacent - Southeast	West – Away from the Site	No	Refer to Section 5.2 for additional information.
8 - 10	Adjacent - Southwest	West – Away from the Site	No	Refer to Section 5.2 for additional information.
11	Adjacent - West	West – Away from the Site	No	Refer to Section 5.2 for additional information.
12	Adjoining - Northwest	West – Away from the Site	No	Refer to Section 5.2 for additional information.
13	500 - North	West – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
14	1,150 - Northeast	West – Towards the Site	No	This listing does not appear to represent a REC to the Site based on the distance of this facility from the Site.

Copies of the listings are included in Appendix 1.

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5.3.21 Assessment of the Potential for Soil Vapor Intrusion

Vapor intrusion is the entry of volatile organic compounds (VOCs) to indoor air from underlying contamination in soil and groundwater. Based on the results of this assessment, no information was obtained suggesting the presence of a soil vapor intrusion concern at the Site at this time. However, should subsurface impact be encountered in the future, the potential for soil vapor intrusion should be evaluated at that time.

5.4 Additional Environmental Record Sources

5.4.1 Review of Previous Environmental Reports

LaBella reviewed the following environmental reports. It should be noted that the reports reviewed were generally incomplete, limited to the report texts only, and included limited appendices. Copies of the reports are included in Appendix 8.

- Phase I Environmental Site Assessment report prepared by Astorino Branch Environmental, Inc. dated July 20, 1993
- Limited Phase II Environmental Site Assessment report prepared by Richard A. Bui & Associates, Inc. dated August 2, 2001
- Phase I Environmental Site Assessment prepared by Richard A. Bui & Associates, Inc. dated August 28, 2005
- Phase II Environmental Site Assessment report prepared by Richard A. Bui & Associates, Inc. dated June 2005

Based on the contents of the reports reviewed, it appears that the Site was first developed in 1902 as the Buffalo Foundry and Machine Company. Other historical owners were reported to include Blaw Knox Food and Chemical Equipment from 1964 to 1992, Buffalo Technologies from 1992 to 2003, and Buflovak. Reportedly, the north portion of the Site was historically utilized as a city dump. In addition, Scajaquada Creek runs beneath the Site through a tunnel constructed in 1922. The following items of environmental significance were identified within the previous studies reviewed.

- Suspected asbestos containing materials (ACM) were reportedly present within several of the Site Building and included materials such as pipe insulation, floor tile, tar and felt material, and transite. Astorino Branch Environmental, Inc. estimated a removal cost for the suspected ACM of approximately \$700,000 in 1993. LaBella observed suspect ACM at the time of the site visit consistent with that reported in the previous studies. Refer to Section 10.2 for additional information.
- Reportedly, past practices of facilities owned by Blaw Knox included the disposal of used oils on parking areas and roadways for dust control. It should be noted that no information was obtained within the previous studies confirming such practices at the Site.
- Several transformers were historically present at the Site and were confirmed to contain polychlorinated biphenyl (PCB) oil. Stained soil consistent with the release of PCB oil was reported proximate the transformers. Soil samples collected for laboratory analysis in 1993 and 2001 from the Site identified PCBs at concentrations exceeding NYSDEC Part 375 Industrial Soil Cleanup Objectives in one soil sample collected. Although no other significant PCB concentrations were reported in the other soil samples collected for laboratory analysis, the laboratory analysis results cannot be relied upon as all laboratory results are not included within

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the documentation reviewed, and the reported method detection limits exceed NYSDEC Part 375 Commercial Soil Cleanup Objectives. It should also be noted the all locations from which the soils were collected for PCB laboratory analysis cannot be confirmed.

- One closed 20,000-gallon fuel oil aboveground storage tank (AST) was located west of Site Building 2 from between at least 1993 and 2001. The 20,000-gallon fuel oil AST was no longer present on the Site in 2005. Refer to Sections 5.1 and 6.2 for additional information.
- One 10,000-gallon fuel oil UST was closed in-place in 1986 beneath the east portion of Site Building 2 in a currently unused restroom/locker room associated with NYSDEC Spill #8604194. Refer to Section 5.1 for additional information.
- A gasoline tank was historically located proximate the west exterior of the old boiler room. One 500 and one 250-gallon fuel oil tanks were reportedly located on the east exterior of Site Building 2. No additional information regarding the tanks was obtained.
- One 7,000-gallon fuel oil tank was historically located east of Site Building 2. This 7,000-gallon fuel oil tank is likely the closed 6,743-gallon AST indicated on the NYSDEC PBS #9-446513 listing for the Site. Refer to Section 5.1 and 6.2 for additional information.
- Several exterior areas of significant staining devoid of vegetation were noted on the Site. Soil sampling conducted in 2001 was limited to laboratory analysis for Total Petroleum Hydrocarbons (TPH) and elevated TPH concentrations were detected in several locations. Additional soil sampling was conducted in 2005 and included laboratory analysis for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). Reportedly, no analytes were detected at concentrations exceeding NYSDEC Technical and Administrative Guidance Memorandum (TAGM) soil guidance values. It should be noted that the location of the soil samples collected cannot be confirmed. Furthermore, it is unclear whether the VOC analysis was limited to petroleum related constituents, or alternatively, included analysis for other constituents of concern such as chlorinated solvents.
- At least one soil sample collected associated with the previous investigations identified concentrations of arsenic exceeding NYSDEC Part 375 Industrial Soil Cleanup Objectives. In addition, beryllium, cadmium, copper, and nickel were also detected in at least one soil sample collected from the Site at concentrations exceeding NYSDEC Part 375 Commercial Soil Cleanup Objectives. The location of all the soil samples collected cannot be confirmed. Furthermore, the extent of the metal impact is unknown.
- Fill material observed on the ground surface and within subsurface soil borings included ash, cinders, foundry sand, slag, coal, brick, and iron filings.
- Properties located west adjacent to the Site addressed on North Fillmore Avenue included an automotive body repair facility, a collision shop, a salvage yard, and a gasoline filling station.
- Floor drains located within the Site Buildings reported discharge to the municipal sewer.
- Several drum storage areas were historically located at the Site. Wastes stored within the drums appear to have included oil and waste oil. Other hazardous materials including solvents were stored on-site in five-gallon containers. Such appears consistent with LaBella's Site observations. Refer to Section 6.0 for additional information.

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5.5 Historical Use Information on the Property and Adjoining Properties

LaBella attempted to review reasonably ascertainable and readily available standard sources of historical information as defined by the ASTM Standard Practice E1527-13 in order to identify all obvious usages of the Site back to the first developed use or 1940, whichever is earlier (i.e., the historical research objective according to ASTM). Uses of the properties adjoining the Site are identified in this report only to the extent that this information is revealed in the course of researching the Site itself and were determined at the discretion of the Environmental Analyst. As such, LaBella reviewed only as many of these sources as necessary to achieve the historical research objective. It should be noted that the lack of availability of reasonably ascertainable and readily available standard ASTM required sources have the potential to affect the findings of this assessment and can impact the ability of the Environmental Professional or Analyst to identify recognized environmental conditions and may result in a data failure (defined in Section 8.2.1 of this report). A data failure may represent a significant data gap. Data failures and data gaps are identified, defined, and evaluated for their significance in Section 8.2 of this report.

Standard historical sources LaBella attempted to review are outlined in the table below.

Section	Historical Source	Date(s)	Source/Comments
5.5.1	Sanborn Fire Insurance Maps	1900, 1917, 1939, 1950, 1986	Environmental Data Resources Inc.
5.5.2	Aerial Photographs	1938 - 2011	Environmental Data Resources Inc.
5.5.3	Property Tax Files	Not applicable	City of Buffalo
5.5.4	Recorded Land Title Records	Not applicable	Not available for review
5.5.5	Historical Plat Maps	1872, 1884, 1891	Buffalo and Erie County Public Library
5.5.6	Local Street Directories	1930 - 2015	Buffalo and Erie County Public Library
5.5.7	Building Department Records	Not applicable	City of Buffalo

5.5.1 Sanborn Fire Insurance Maps

The table below outlines observations obtained from the review of Sanborn fire insurance maps.

Date	Apparent Usage(s)/Occupant(s)/Notes
1900	Site and adjacent: No Coverage
1917	Site: Developed as the Buffalo Foundry & Machine Co. with a large foundry facility, machine shop, black smith, multiple storage structures and sheds, three structures indicated as asbestos covered, and railroad spurs. Scajaquada Creek transects the Site from east to west. North: NYCRR tracks East: Detention, Psychic, and Urlogic Wards South: Residential dwellings West: Private garage, stores, and vacant land

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1939	<p>Site: Developed as the Buffalo Foundry & Machine Co. with large foundry facility, machine shop and storage areas, black smith, multiple storage structures and sheds, a research lab on the east portion of the Site, an oil house on the northwest portion of the Site, and railroad spurs. Scajaquada Creek appears to transect under the Site from east to west.</p> <p>North: NYCRR tracks beyond which a structure identified as a rat poison factory East: Tuberculosis Ward, class room structure, and commercial or residential structure South: Residential dwellings West: The David Bell Co. Inc. with machine shop, stores, and a filling station with 4 gasoline USTs</p>
1950	<p>Site: Identified as the Buflovak Equipment Division of Blaw-Know Co. with large foundry facility, machine shop, and storage areas, black smith, multiple storage structures, a research lab on the east portion of the Site, an oil house on the northwest portion of the Site, auto parking on the south portion of the Site, and railroad spurs. Scajaquada Creek appears to transect under the Site from east to west.</p> <p>North: NYCRR tracks East: Apparent medical facility South: Residential dwellings West: The David Bell Co. Inc. with machine shop, stores, dwellings, and a filling station with 4 gasoline USTs</p>
1986	<p>Site: Identified as the Buflovak Equipment Division of Blaw-Know Co. with large foundry facility, machine shop, and storage areas, black smith, multiple storage structures, a research lab on the east portion of the Site, auto parking on the south portion of the Site, and railroad spurs. Scajaquada Creek appears to transect under the Site from east to west.</p> <p>North: NYCRR tracks East: Apparent girls detention center South: Residential dwellings West: A commercial structure and auto junk yard, stores, dwellings, and a commercial structure</p>

Copies of the Sanborn maps are included in Appendix 3.

5.5.2 Aerial Photography

The table below outlines observations obtained from the review of aerial photographs.

Date	Observations
1938	<p>Site: Developed with large industrial facility, railroad spurs enter the Site from the north</p> <p>North: Railroad tracks beyond which manufacturing/industrial properties East: Apparent medical complex and water tower South: Dwellings and manufacturing facilities beyond East Ferry Street West: Commercial and residential properties and an apparent filling station northeast of the Site.</p>

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1951	<p>Site: Developed with large industrial facility with some additions, parking area on south portion of Site, and railroad spurs enter the Site from the north</p> <p>North: Railroad tracks beyond which manufacturing/industrial properties East: Apparent medical complex and water tower South: Dwellings and manufacturing facilities beyond East Ferry Street West: Commercial and residential properties and an apparent filling station northeast of the Site.</p>
1958, 1966	<p>Site: Developed with large industrial facility with some structures removed, parking area on south portion of Site, and railroad spurs enter the Site from the north</p> <p>North: Railroad tracks beyond which manufacturing/industrial properties East: Apparent medical/Detention complex and water tower South: Dwellings and manufacturing facilities beyond East Ferry Street West: Commercial and residential properties and an apparent filling station northeast of the Site.</p>
1978, 1983, 1985	<p>Site: Developed with large industrial facility, parking area on south portion of Site, and railroad spurs enter the Site from the north. The 20,000-gallon and 6,745-gallon ASTs are apparently visible.</p> <p>North: Railroad tracks beyond which manufacturing/industrial properties East: Apparent Detention complex and water tower South: Dwellings and manufacturing facilities beyond East Ferry Street West: Commercial and residential properties, an apparent junk yard and an apparent filling station or automotive repair facility northeast of the Site.</p>
1995	<p>Site: Developed with large industrial facility, parking area on south portion of Site, and railroad spurs enter the Site from the north. The 20,000-gallon and 6,745-gallon ASTs are apparently visible.</p> <p>North: Railroad tracks beyond which manufacturing/industrial properties East: Apparent Detention complex and water tower South: Dwellings and a manufacturing facility and vacant land beyond East Ferry Street West: Commercial and residential properties, an apparent junk yard and an apparent automotive repair facility northeast of the Site.</p>
2006, 2008, 2009, 2011	<p>Site: Developed with large industrial facility with parking area on south portion of Site.</p> <p>North: Railroad tracks beyond which manufacturing/industrial properties East: Apparent Detention complex and water tower South: Dwellings and an apparent manufacturing facility, vacant land, and commercial structure beyond East Ferry Street West: Commercial and residential properties and an apparent automotive repair facility northeast of the Site.</p>

Copies of the aerial photographs are included in Appendix 3.

5.5.3 Property Tax files

A FOIL request was submitted to the City of Buffalo Assessor on February 26, 2016. LaBella attempted to review the assessment records for the Site on March 15, 2016 at the City of Buffalo office. Records for the Site were currently unavailable. A copy of the FOIL request is included in Appendix 6. In addition, limited assessment information was obtained from the Landmax Data Systems, Inc. website. This information is outlined in Sections 3.1 and 3.4.1. Copies of these records are included in Appendix 6.

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5.5.4 Recorded Land Title Records

Land title records were not reasonably ascertainable as part of the Scope of Work of this assessment. As such, land title records were not reviewed as part of this Phase I ESA report. Refer to Section 4.1 for additional details.

5.5.5 Historical Atlases

1872 Plat Map

Review of the map indicates the Site was comprised of undeveloped portions of several individual parcels owned by private individuals. Scajaquada Creek is depicted transecting the Site from east to west and a railroad track borders the Site to the north. Apparent residential dwellings are depicted to the south of the Site and a Pestilence House is depicted to the Southeast.

1884 Plat Map

Review of the map indicates the Site was comprised of undeveloped portions of several individual parcels owned by private individuals. Scajaquada Creek is depicted transecting the Site from east to west and a railroad track borders the Site to the north. Apparent residential dwellings are depicted to the southeast and southwest of the Site and a Quarantine facility is depicted to the east.

1891 Plat Map

Review of the map indicates the Site was comprised of undeveloped land with Winchester and Harlem Streets transecting the Site from south to north. Scajaquada Creek is depicted transecting the Site from east to west and a railroad track borders the Site to the north. Apparent residential dwellings are depicted to the south and west of the Site and a Quarantine Hospital is depicted to the east.

Copies of the plat maps are included in Appendix 2.

5.5.6 Local Street Directories

Listings identified associated with the Site in the Polk City of Buffalo street directories are detailed in the table below.

Year	Historic Use
1930	Site: Buffalo Foundry & Machine Co. (1543 Fillmore Ave.) Adjacent: Police garage (757 E. Ferry St.), Children's Court and Detention Home (770 E. Ferry St.), Buffalo Lamp Works of General Electric Co. (1495 Fillmore Ave.), Bell David Co. Inc. machine products (1555 Fillmore Ave.), Red Diamond Laundry (1598 Fillmore Ave.), Elk Filling Station Inc. (1625 Fillmore Ave.), stores, and private residents
1936	Site: Buffalo Foundry & Machine Co. (1543 Fillmore Ave.) Adjacent: Police garage (757 E. Ferry St.), Buffalo City Hospital Annex (770 E. Ferry St.), Buffalo Lamp Works of General Electric Co. (1495 Fillmore Ave.), Sumet Corp bearing metals (1543-1639 Fillmore Ave.), Bell David Co. Inc. screw machine products (1555 Fillmore Ave.), Colasante Jos filling station (1612 Fillmore Ave.), Elk Filling Station Inc. (1625 Fillmore Ave.), stores, and private residents

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1941	<p>Site: Buffalo Foundry & Machine Co. (1543 Fillmore Ave.) Adjacent: Police garage (757 E. Ferry St.), Meyer Edw J Memorial Hospital Annex (770 E. Ferry St.), Buffalo Lamp Works of General Electric Co. (1495 Fillmore Ave.), Sumet Corp bearing metals (1543-1639 Fillmore Ave.), Bell David Co. Inc. screw machine products (1555 Fillmore Ave.), Colasante Jos filling station (1612 Fillmore Ave.), Elk Filling Station Inc. (1625 Fillmore Ave.), stores, and private residents</p>
1946	<p>Site: Buflovak Equipment Div. Blaw-Knox Co. (1543 Fillmore Ave.) Adjacent: Police garage (757 E. Ferry St.), Vacant (770 E. Ferry St.), Buffalo Tube Works (1495 Fillmore Ave.), Bell David Co. Inc. screw machine products (1555 Fillmore Ave.), Danite Service Station (1625 Fillmore Ave.), stores, and private residents</p>
1952	<p>Site: Buflovak Equipment Div. Blaw-Knox Co. (1543 Fillmore Ave.) Adjacent: Dept. of Public Works, Police garage (757 E. Ferry St.), Meyer Memorial Hospital (770 E. Ferry St.), Buffalo Tube Works Div. of General Electric (1495 Fillmore Ave.), Link Chas F auto repair (1542 Fillmore Ave.), Bell David Co. Inc. screw machine products (1555 Fillmore Ave.), Mike's Auto Service (1625 Fillmore Ave.), stores, and private residents</p>
1957	<p>Site: Buflovak Equipment Div. Blaw-Knox Co. (1543 Fillmore Ave.) Adjacent: Dept. of Public Works, Police garage (757 E. Ferry St.), Meyer Memorial Hospital, Erie County Boys Detention Home (770 E. Ferry St.), Buffalo Tube Works Div. of General Electric (1492 Fillmore Ave.), Link Chas F auto repair (1542 Fillmore Ave.), Bell David Co. Inc. screw machine products (1555 Fillmore Ave.), Mike's Auto Service gas station (1625 Fillmore Ave.), stores, and private residents</p>
1962	<p>Site: Buflovak Equipment Div. Blaw-Knox Co. (1543 Fillmore Ave.) Adjacent: Dept. of Public Works, Police garage, City gasoline station (757 E. Ferry St.), Girl's Detention Home (768 E. Ferry St.), Meyer Memorial Hospital, Erie County Boys Detention Home (770 E. Ferry St.), General Electric Co. Semi-Conductors product Dept. (1495 Fillmore Ave.), Link Chas F auto repair (1542 Fillmore Ave.), Knox John H Co. Inc. plumbing & heating (1555 Fillmore Ave.), Mike's Auto Service gas station (1625 Fillmore Ave.), stores, and private residents</p>
1967	<p>Site: Blaw-Knox parking lot (740 E. Ferry St.), Blaw-Knox Co. research Div. (1543 Fillmore Ave.) Adjacent: Vacant (757 E. Ferry St.), Girl's Detention Home (768 E. Ferry St.), Meyer Memorial Hospital, Erie County Boys Detention Home (770-772 E. Ferry St.), General Electric Co. Semi-Conductors product Dept. (1495 Fillmore Ave.), Knox John H Co. Inc. plumbing & heating (1555 Fillmore Ave.), Mike's Auto Service gas station (1625 Fillmore Ave.), stores, and private residents</p>
1972	<p>Site: Blaw-Knox parking lot (740 E. Ferry St.), Blaw-Knox Co. Food & Chemical Equipment Inc. (1543 Fillmore Ave.) Adjacent: Vacant (757 E. Ferry St.), Girl's Detention Home (768 E. Ferry St.), Meyer Memorial Hospital, Erie County Boys Detention Home (770-772 E. Ferry St.), General Electric Co. Semi-Conductors product Dept. (1495 Fillmore Ave.), Vacant (1555 Fillmore Ave.), Denis' Gas Mart gas station (1625 Fillmore Ave.), stores, and private residents</p>
1977	<p>Site: Blaw-Knox parking lot (740 E. Ferry St.), Blaw-Knox Co. Food & Chemical Equipment Inc. (750 E. Ferry St.), Blaw-Knox Co. Food & Chemical Equipment Inc. ship & rec gate (1543 Fillmore Ave.) Adjacent: Compressed Air Components (757 E. Ferry St.), Erie County Detention Services (766 - 772 E. Ferry St.), wholesale distributors, sales warehouse, printing supplies, trucking, Williams Gold Refining Co warehouse (1495 Fillmore Ave.), Carr W L Construction Co. (1555 Fillmore Ave.), Major Brand Gas (1625 Fillmore Ave.), stores, and private residents</p>

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1982	Site: Blaw-Knox parking lot (740 E. Ferry St.), Blaw-Knox Co. Food & Chemical Equipment Inc. (750 E. Ferry St.), Blaw-Knox Co. Food & Chemical Equipment Inc. ship & rec gate (1543 Fillmore Ave.) Adjacent: Compressed Air Components (757 E. Ferry St.), Erie County Juvenile Detention Services (768E. Ferry St.), wholesale distributors, sales warehouse, trucking, Williams Gold Refining Co warehouse (1495 Fillmore Ave.), Carr W L Construction Co. (1555 Fillmore Ave.), W S R Inc. service station (1625 Fillmore Ave.), stores, and private residents
1987, 1992	Site: Blaw-Knox parking lot (740 E. Ferry St.), Blaw-Knox Co. Food & Chemical Equipment Inc. (750 E. Ferry St.), Blaw-Knox Co. Food & Chemical Equipment Inc. ship & rec gate (1543 Fillmore Ave.) Adjacent: Compressed Air Components (757 E. Ferry St.), Erie County Juvenile Detention Services (768E. Ferry St.), Vacant (1495 Fillmore Ave.), Carr W L Construction Co. (1555 Fillmore Ave.), Carr's Car Wash (1565 Fillmore Ave.), Vacant (1625 Fillmore Ave.), stores, and private residents
1997	Site: Not Listed Adjacent: Compressed Air Components (757 E. Ferry St.), East Ferry Street School (768E. Ferry St.), Not Listed (1495 Fillmore Ave.), Not Listed (1555 Fillmore Ave.), Not Listed (1565 Fillmore Ave.), Not Listed (1625 Fillmore Ave.)
2003	Site: Buffalo Technologies Corp. (750 E. Ferry St.) Adjacent: Buffalo Police Dept. (693 E. Ferry St.), Secondary Service & Supply Co. (757 E. Ferry St.), Erie County Detention Facility (768E. Ferry St.), I Beat Them All Auto Service auto repair (1625 Fillmore Ave.)
2008	Site: Buflovak LLC (750 E. Ferry St.) Adjacent: Buffalo Police Dept. (693 E. Ferry St.), Secondary Service & Supply Co. (757 E. Ferry St.), Erie County Detention Facility (768E. Ferry St.), Not Listed (1625 Fillmore Ave.)
2015	Site: Buflovak LLC (750 E. Ferry St.) Adjacent: Buffalo Police Dept. (693 E. Ferry St.), Dollar General (663 E. Ferry St.), Secondary Service & Supply Co. (757 E. Ferry St.), Erie County Youth Service Center (810 E. Ferry St.), Newkirk Timothy (1625 Fillmore Ave.)

Copies of the street directories are included in Appendix 2.

5.5.7 Building Department Records

A FOIL request was submitted to the City of Buffalo Building Department and Office of Fire Prevention on February 26, 2016. LaBella reviewed the building department and fire prevention records for the Site on March 16, 2016 at the City of Buffalo offices. Review of the records identified the following information.

- 20,000-gallon oil storage tank was placed at the Site in September 1973
- The laboratory building (Site Building 3) was constructed in May 1917
- Various structures were constructed at the Site from 1917 to 1970
- Additions and alterations were constructed to Site Buildings from 1919 to 1978
- Structure demolitions occurred in 1986 and 1987
- The northwest adjoining property addressed as 1625-1629 Fillmore Avenue was developed as a filling station in 1929, a 5,000-gallon gasoline tank was installed in 1954 with the owner listed as Blaw Knox Co., a 10,000-gallon gasoline tank was installed in 1971, and a 1,000-gallon fuel oil tank was installed on the east side of the structure in 1956 with the owner listed as Blaw-Knox Corp.

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- The northwest adjoining property addressed as 1649 Fillmore Avenue was identified with a 1,000-gallon gasoline UST installed in 1946 that replaced a 550-gallon leaking tank at the same location. Additionally, a 550-gallon gasoline tank was replaced in 1940 with the same size tank due to a leak.
- A fire prevention records associated with 1645 Fillmore Avenue indicated that three 8,000-gallon USTs were located at the property in 1929.

A copy of the FOIL request is included in Appendix 6.

5.5.8 Summary of Historical Information

It appears that the Site was undeveloped from at least 1872 to at least 1900 and was first developed in at least 1917 as the Buffalo Foundry and Machine Company. Records indicate that multiple structures have been constructed and demolished at the Site from at least 1917 to at least 1987. The Site has been reportedly utilized for foundry and machining purposes since 1902 with foundry operations ceasing in at least 1948. The Site was reportedly owned and operated by the Buffalo Foundry and Machine Company from 1902 to 1964, Blaw Knox Food and Chemical Equipment and Buflovak Equipment Division of Blaw-Knox from 1964 to 1992; Buffalo Technologies from 1992 to 2003; and Buflovak LLC since 2003. Scajaquada Creek transects the Site from east to west and flows through a tunnel that was reportedly constructed in the 1920s. A 20,000-gallon oil storage tank was placed at the Site in 1973. This tank appears to be the 20,000-gallon closed fuel oil AST identified on NYSDEC PBS #9-446513 listed for the Site. Concrete cradles and secondary containment were observed at the time of the Site visit associated with this tank. Refer to Section 5.1 and 6.2 for additional information.

The Site has been bound to the north by railroad tracks since at least 1872. The north adjacent properties beyond the railroad tracks were developed in at least 1938 and have been utilized for manufacturing or industrial purposes until the time of this report. The east adjoining property was developed in at least 1872 with a Pestilence House and has been utilized as a hospital/medical facility or youth detention center until the time of this report. The south adjoining properties appear to have been undeveloped from at least 1872 to at least 1981 and were developed in at least 1917 with residential dwellings. The south adjoining properties have been utilized for residential purposes from at least 1917 to the time of this report. The south adjacent properties beyond East Ferry Street were developed as a General Electric manufacturing facility and a Buffalo police garage in at least 1930. The southwest adjacent property, addressed as 1495 Fillmore Avenue, was occupied by a General Electric manufacturing facility from at least 1930 to at least 1972. From at least 1977 to at least 1982, 1495 Fillmore Avenue was occupied by wholesale, distribution, trucking, and warehouse companies. In at least 1995 the property appears undeveloped and since at least 2003 has been occupied by the Buffalo Police Department. The southeast adjacent property, addressed as 757 East Ferry Street, was occupied by a police garage from at least 1930 to at least 1962. In 1962 757 East Ferry Street was also listed as the City gasoline station. Since 1977, 757 East Ferry Street has been occupied by Air Compressor Components and Secondary Service & Supply Company. The west adjoining properties were undeveloped from at least 1872 to at least 1891. The west adjoining properties have been utilized for residential and commercial purposes since at least 1917. Commercial operations of an environmental concern included the following

- 1542 Fillmore Avenue: Automotive repair facility from at least 1952 to at least 1962
- 1555-1557 Fillmore Avenue: Machine shop from at least 1930 to at least 1957, an auto junk yard in at least 1986

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- 1598 Fillmore Avenue: Laundry facility in at least 1930
- 1612 Fillmore Avenue: Filling Station from at least 1936 to at least 1941
- 1625 Fillmore Avenue: Gasoline service station and automotive repair facility from 1929 to at least 2003, four gasoline UST at the property from at least 1939 to at least 1950, a 5,000-gallon gasoline tank was installed in 1954, a 10,000-gallon gasoline tank was installed in 1971, and a 1,000-gallon fuel oil tank was installed on the east side of the structure in 1956. The 5,000-gallon gasoline tank and 1,000-gallon fuel oil tank records indicate the owner as Blaw-Knox Co.
- 1645 Fillmore Avenue: three 8,000-gallon USTs were located at the property in 1929.
- 1649 Fillmore Avenue: a 1,000-gallon gasoline UST was installed in 1946 that replaced a 550-gallon leaking tank at the same location. Additionally, a 550-gallon gasoline tank was replaced in 1940 with the same size tank due to a leak.

6.0 SITE RECONNAISSANCE

Conducted by: Mr. Andrew Benkleman

Date of site visit: March 1, 2016

Representative photographs from the site visit are included in the Figures and Photographs section of this report. Site visit limitations are outlined in Section 2.5 above.

6.1 Interior Observations

6.1.1 Historical Usage

The Site Buildings have reportedly been used for industrial purposes including machining since the early 1900s. Machining equipment was observed in the Site Buildings at the time of the site visit.

6.1.2 Hazardous Substances and Petroleum Products in Connection with Identified Usages

Hazardous Substances

Apparent hazardous substances were observed within the Site Buildings at the time of the site visit. The type, approximate quantity, and storage conditions as observed at the time of the site visit are outlined in the table below.

Reported Product	Approximate Quantity and Container Type	Storage Condition	Leaking – Yes/No
Paints, cleaning chemicals	5-gallon to 1-quart containers	On shelving or on concrete flooring in the maintenance area of Site Building 1	No
Paint	Fifty 1-gallon to 1-quart containers	On metal shelving over concrete flooring in Site Building 2	No
Solvents	Twenty 5-gallon to 1 quart containers	In flammable cabinets and on concrete flooring in Site Building 3	No

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Petroleum Products

Apparent petroleum products were observed at the time of the site visit. The type, approximate quantity, and storage conditions as observed at the time of the site visit are outlined in the table below.

Reported Product	Approximate Quantity and Container Type	Storage Condition	Leaking – Yes/No
Gasoline	5-gallon or less containers	On concrete flooring in various locations within the Site Buildings	No
Oils and Lubricants	Sixteen 55-gallon drums Five 5-gallon containers	On concrete flooring throughout Site Building 2	No
Oils and Lubricants	Seven 55-gallon drums One 5-gallon container	On concrete flooring in the Machine Shop portion of Site Building 2	No
Grease and Sludge	One 55-gallon drum	On concrete floor in Fabricating Department portion of Site Building 2	No
Oils and Lubricants	Two 55-gallon drums One 20-gallon drum	On concrete flooring at the west end of the Fabricating Department portion of Site Building 2	No
Oils and Lubricants	Thirty 55-gallon drums Three 20-30-gallon drums Fifteen 5-gallon containers	On pallets or concrete flooring in the drum storage room at the west end of the Fabricating Department portion of Site Building 2	No

6.1.3 Storage Tanks

One 150-gallon diesel fuel AST was observed in Site Building 3. The AST was observed on stands within secondary containment. The tank is reportedly used to store fuel for the fire suppression system for the site.

6.1.4 Odors

Noted	Additional Information
No	No apparent strong, pungent, or noxious odors were noted in the interior of the Site Buildings at the time of the site visit.

6.1.5 Pools of Liquid(s)

Observed	Additional Information
No	No apparent pools, sumps, or standing water containing liquids likely to be hazardous substances or petroleum products were observed in the interior of the Site Buildings at the time of the site visit.

6.1.6 Unidentified Substance Containers

No apparent unidentified substance containers were observed within the Site Buildings at the time of the site visit.

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6.1.7 Heating and Cooling

Fuel Source	Additional Information
Natural Gas Historically coal, fuel oil, and waste oil	The fuel source for heating the Site Buildings is natural gas. Reportedly coal, fuel oil, and waste oil were formerly utilized as a fuel source for heating the Site Buildings

6.1.8 Stains and Corrosion

Observed	Additional Information
Yes	Minor staining was observed in the vicinity of machinery within the Machine Shop portion of Site Building 2
	Proximate a compressor in the boiler room of Site Building 2
	Proximate 5-gallon containers in the boiler room of Site Building 2
	Proximate the 55-gallon drum storage/dispensing area along the east wall of the Machine Shop portion of Site Building 2.
	Proximate drum at the west end of the Fabricating Department portion of Site Building 2.
	In the drum storage room at the west end of the Fabricating Department portion of Site Building 2.

6.1.9 Drains and Sumps

Observed - Type	Additional Information
Yes – Drains/Sump/Pits	<p>Floor drains are located within Site Building 3 and in the restrooms of Site Buildings 1 and 2. The trench floor drains reportedly discharge to the public sewer system. No leaks, stains, spills, or unusual odors were noted in the vicinity of the floor drains at the time of the site visit.</p> <p>A sump is located in the basement of Site Building 1. The sump reportedly collects stormwater and discharges to the public sewer system. The sump was dry at the time of the site visit</p> <p>Four pits are reportedly located in the Fabricating Department portion of Site Building 2. The pits were reportedly used to house large equipment and are reportedly constructed of concrete. Metals plates were observed covering three of the pits precluding observation of the pits at the time of the site visit. The remaining pit was open and was reportedly previously used as a power washing area. Discolored sediment was observed at the bottom of the pit at the time of the site visit.</p>

6.1.10 Polychlorinated Bi-phenyls (PCBs) Containing Equipment

Transformers were observed in the basement of Site Building 1 and in the boiler room of Site Building 2. The transformers are reportedly dry and were inspected in 2015. No apparent leaks or staining was observed in the vicinity of the transformers at the time of the site visit.

6.1.11 Elevators and Lifts

No apparent lifts or elevators were observed at the time of the site visit.

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6.2 Exterior Observations

6.2.1 Historical Usage

No apparent indicators (i.e., signs, equipment, etc.) were observed on the exterior of the Site at the time of the site visit which would indicate historical usages of the Site.

6.2.2 Hazardous Substances and Petroleum Products in Connection with Identified Usages

Hazardous Substances

Apparent hazardous substances were observed on the exterior of the Site at the time of the site visit. The type, approximate quantity, and storage conditions as observed at the time of the site visit are outlined in the table below.

Reported Product	Approximate Quantity and Container Type	Storage Condition	Leaking – Yes/No
Waste Ketone Toluene Acetone	Three 55-gallon drums	In metal rack or on a pallet over asphalt north of Site Building 3	No

Petroleum Products

Apparent petroleum products were observed on the exterior of the Site at the time of the site visit. The type, approximate quantity, and storage conditions as observed at the time of the site visit are outlined in the table below.

Reported Product	Approximate Quantity and Container Type	Storage Condition	Leaking – Yes/No
Waste oil	One 55-gallon drum	On a pallet over asphalt north of Site Building 3	No

6.2.3 Storage Tanks

A 500-gallon fuel AST was observed along the south wall of the Storage Building & Receiving portion of Site Building 2. The AST was observed to have secondary containment and was in a fenced area on a concrete pad. No evidence of a release was observed proximate the AST.

Concrete cradles and containment were observed to the west and east of Site Building 2. The cradles and containment appear to be associated with the removed 20,000-gallon and 6,745-gallon ASTs identified on NYSDEC PBS #9-446513 listing for the Site (refer to Section 5.1).

6.2.4 Odors

Noted	Additional Information
No	No apparent strong, pungent, or noxious odors were noted on the exterior of the Site at the time of the site visit.

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6.2.5 Pools of Liquid(s)

Observed	Additional Information
No	No apparent pools, sumps, or standing water containing liquids likely to be hazardous substances or petroleum products were noted on the exterior of the Site at the time of the site visit.

6.2.6 Unidentified Substance Containers

Approximately twenty-five 55-gallon drums and five 5-gallon containers were observed along the north wall of Site Building 3. The drums and containers were observed on an asphalt surface and are reportedly empty. No staining or evidence of a release was observed proximate the drums and containers at the time of the site visit.

6.2.7 Pits, Ponds, or Lagoons

Observed on the Site – Type	Additional Information
No	No apparent pits, ponds, or lagoons were observed at the Site at the time of the site visit.

6.2.8 Stained Soil or Pavement

Observed on the Site - Type	Additional Information
No	No apparent stained soils or pavement were observed at the Site at the time of the site visit.

6.2.9 Stressed Vegetation

Observed on the Site	Additional Information
No	No apparent stressed vegetation was observed at the time of the site visit.

6.2.10 Solid Waste

Observed on the Site	Additional Information
Yes	Apparent industrial fill material was observed protruding through the surface of the Site at the time of the site visit.

6.2.11 Wastewater

Observed on the Site	Additional Information
No	Wastewater does not appear to be discharged to the exterior of the Site.

6.2.12 Wells

Observed on the Site - Type	Additional Information
No	No apparent wells were observed on the Site at the time of the site visit or reported to be located on the Site.

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6.2.13 Septic Systems

Observed on the Site	Additional Information
No	No apparent indications of on-Site septic systems or cesspools were observed on the Site at the time of the site visit.

6.2.14 Polychlorinated Bi-phenyls (PCBs) Containing Equipment

Three pad mounted transformers were observed along the south wall of the Fabricating Department portion of Site Building 2. The pad mounted transformer did not appear to be leaking at the time of the site visit. Metal support structures were observed between Site Buildings 2 and 3 and were reportedly the location of former transformers. No apparent staining was observed in the area of the former transformers at the time of the site visit.

7.0 INTERVIEWS

7.1 Owner

Mr. Michael Bieger was interviewed as part of this assessment. Mr. Bieger has been affiliated with the Site for approximately 13 years. Mr. Bieger indicated that the Site has been used for manufacturing since 1917. Mr. Bieger indicated that x-ray equipment was previously used at the Site and indicated that no wastes were disposed of at the Site. Mr. Bieger indicated that two AST were removed from the Site in 1987 and 1994 and an UST was cleaned and filled in place in 1987. Machine oil and paints are stored on-site and area disposed of by Crystal Kleen. Mr. Bieger indicated that the Site is listed as a hazardous substance site due to the use of stainless steel. Mr. Bieger is aware that a previous environmental assessment was completed for the Site in August 2005. The notes from the interview are included in Appendix 5.

7.2 Local Government Officials

A FOIL request was submitted to the City of Buffalo on February 26, 2016. LaBella reviewed the building department and fire prevention records for the Site on March 16, 2016 at the City of Buffalo offices. LaBella attempted to review assessment records at that time; however, records for the Site were unavailable. Refer to Section 5.5 for information obtained from the City of Buffalo.

7.3 Tribal Records

The closest territory to the Site is the Tuscarora Indian Reservation, which is located approximately 16 miles to the north of the Site. In accordance with ASTM Standard Practice E1527-13, tribal records will only be reviewed if the subject Site falls on or within one mile of Native American Sovereign Territories. Therefore, tribal government representatives were not contacted as part of this AAI Phase I ESA report.

7.4 New York State Department of Environmental Conservation

A FOIL request was submitted to the NYSDEC on February 26, 2016. As of the date of this report submission, a complete response has not been received from the NYSDEC. However, the NYSDEC has provided spill records associated with the Site and adjoining properties. Any pertinent information received as a result of this FOIL request will be included as a Letter of Addendum. A copy of the FOIL request is included in Appendix 6.

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7.5 New York State Department of Health

A FOIL request was submitted to the NYSDOH on February 26, 2016. As of the date of this report submission, a response has not been received from the NYSDOH. Any pertinent information received as a result of this FOIL request will be included as a Letter of Addendum. A copy of the FOIL request is included in Appendix 6.

8.0 FINDINGS, OPINIONS AND CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for 750 East Ferry Street, City of Buffalo, Erie County, New York 14211, the Site.

8.1 Findings

Any exceptions to, or deletions from, this practice are described in Section 2.5 of this report. Based on the results of this assessment, the following RECs have been identified associated with the Site at this time.

- The historical use of the Site as a foundry and machining since 1902.
- The presence of industrial fill material across the Site.
- Potential residual contamination proximate the closed in place 10,000-gallon fuel oil UST.
- The historical uses of the west adjacent properties as filling stations, automotive repair facilities, a machine shop, and an automotive junk yard.
- Staining observed at the time of the site visit proximate the 55-gallon drum storage/dispensing area in the Machine Shop portion of Site Buildings 2.
- The four reported pits located in the Fabricating Department portion of Site Building 2.
- The material observed at the bottom of the open pit in the Fabricating Department portion of Site Building 2 may contain hazardous material and petroleum products.
- Soil samples previously collected at the Site identified elevated concentrations of TPH, metals, and PCBs. The location and extent of the impact is unknown.
- The historical presence of the 6,745-gallon fuel oil AST east of Site Building 2 and the indication of elevated PID readings proximate this area during the 2005 Phase II investigation.
- The reported historical use of portions of the Site as a city dump.
- A gasoline tank was historically located proximate the west exterior of the old boiler room. One 500 and one 250-gallon fuel oil tanks were reportedly located on the east exterior of Site Building 2. No additional information regarding the tanks was obtained.

8.1.1 Additional Findings

Based on the results of this assessment, no apparent Historic Recognized Environmental Conditions or Controlled Recognized Environmental Conditions have been identified associated with the Site at this time. De minimis conditions identified associated with the Site at this time include the following.

- Minor staining was observed proximate equipment in Site Building 2.
- Staining was observed in the boiler room and in the drum storage room.
- Various unused drums are located within the drum storage room and north of Site Building 3.

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8.2 Data Failures and Data Gaps

8.2.1 Data Failures

ASTM 1527-13 defines a data failure as a failure to achieve the historical research objectives of AAI even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Specifically, the historical research objectives include identifying all obvious uses of the Site from the present, back to the Site's first developed use, or back to 1940, whichever is earlier. A data failure was not encountered within Scope of Work of this assessment.

8.2.2 Data Gaps

ASTM 1527-13 defines a data gap as a lack of or an inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, interviews, data failure, or lack of a User Questionnaire.

Data gaps were encountered within the Scope of Work of this assessment. The first data gap includes the lack of complete responses from the NYSDEC and NYSDOH. The second data gap included the unavailable City of Buffalo assessment records. These data gaps do not appear to be significant based on the available local, state, and federal records reviewed. It should be noted that the receipt of relevant environmental information as a result of FOIL requests has the ability to change the Findings and Conclusions of this report.

8.3 Opinion of Findings

Based on the findings of this assessment, further investigation appears warranted at this time.

9.0 DEVIATIONS

No deviations were made to the report, other than the Limitations and Exceptions as stated in Section 2.5.

10.0 ADDITIONAL SERVICES

10.1 Wetlands

According to review of the National Wetland Inventory Map and the NYSDEC Freshwater Wetland Map, the Site is not located at or adjacent to a wetland area. The nearest wetland is located approximately 1.7 miles to the northeast of the Site. Review of the Federal Emergency Management Agency (FEMA) Flood Zone Map, indicates that there is no coverage for the Site. As such, there are no apparent business environmental risks relating to wetlands at the Site at this time. Copies of the National Wetland Inventory Map and the NYSDEC Freshwater Wetland Map are included in Appendix 9.

10.2 Asbestos

Asbestos is a known carcinogen, which has been used in a wide variety of building materials, including: floor and ceiling tile, thermal systems insulation (i.e., pipe wrap, boiler insulation, etc.), sprayed on insulation, roofing felts, wallboard, and other materials. Health concerns relating to asbestos are associated with fiber release from friable (ACMs), or materials that become friable upon disturbance.

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Suspected ACM observed at the time of the Site visit include pipe insulation and floor tile throughout the Site Buildings. Observations made at the time of the Site visit appear generally consistent with those identified in the 1993 Phase I ESA (refer to Section 5.4).

The actual presence of friable and non-friable ACM can only be determined through an asbestos survey of the building structure, including sampling and analysis by certified personnel. There are currently no regulations that require that ACM be removed from the Site Buildings. There are, however, regulations pertaining to the maintenance, renovation, and demolition of ACM. Therefore, prior to performing construction activities that would disturb potential ACM at the Site, it is recommended that all potential friable and non-friable ACM be sampled and analyzed to determine: amount, type, and condition of friable and non-friable ACM at the Site and costs associated with asbestos abatement or maintenance.

10.3 Radon

Radon, a naturally occurring odorless, colorless, radioactive gas, is found throughout the United States. Prolonged exposure to elevated, indoor radon levels have been associated with increased risks of lung cancer. Radon is associated with the occurrence of certain geologic conditions and rock types. Rock types with the potential of emitting radon are present in Erie County. The USEPA has established an action level of 4.0 picocuries per liter (pCi/L) of air as a recommended action level, where radon abatement measures should be taken.

According to the NYSDOH Basement Radon Survey, radon screenings in the City of Buffalo yielded an average radon reading of 1.13 pCi/L. This average radon reading is below the 4.0-pCi/L-action level suggested by the EPA for residential structures.

10.4 Lead-Based Paint

Lead-based paint was widely used throughout the country for many years. It has been associated with lead poisoning resulting from ingestion of paint chips and inhalation of sanding dust. The sale of lead-based paint in interstate commerce of residential paints was banned in 1977.

Based on the age of construction of the Site Building there is the potential for lead-based paint to be present within the Site Buildings. However, it is not possible to conclusively identify the presence of lead-based paint at the Site under the scope of this assessment. The actual presence of lead-based paint can only be determined through sampling and analysis by qualified personnel.

10.5 Mold

Based on the visual Site observation, the history of the Site, and interviews with Site representatives, it is not suspected that mold issues exist or have existed at the Site.

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11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to our knowledge and belief, we meet the definition of Environmental Professional as defined in ASTM Standard Practice E1527-13 and §312.20 of 40 CFR §312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting at the subject property.

We have developed and performed the Scope of Work for this assessment in conformance with the standards, practices, and limitations set forth in ASTM Standard Practice E1527-13.

Adam Zebrowski
Project Manager
Environmental Professional

The following representatives of LaBella assisted in the completion of this report:

Andrew Benkleman
Environmental Engineer

AZ/AB

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12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Gregory Senecal, CHMM | Director, Environmental Services (Environmental Professional)

As Director of Environmental Services, Greg is responsible for the direction of all environmental investigation related projects undertaken by the firm. Greg has more than 20 years of experience scoping, scheduling, and reviewing Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, and remedial efforts undertaken by the firm.

Greg is a Certified Hazardous Materials Manager and has extensive experience in the field of Environmental Management relating to Phase I and Phase II Environmental Site Assessments, remediation, and environmental compliance evaluations. Mr. Senecal has conducted or supervised over 1,500 Phase I Environmental Site Assessments and over 600 Phase II Environmental Site Assessments during his time with LaBella.

PHASE I ESA TEAM

Benjamin Stracuzzi | Phase I ESA Program Manager

Ben is the Phase I ESA Program Manager for LaBella Associates responsible for the coordination and successful completion of Phase I Environmental Site Assessments. Working with financial institutions, attorneys and private developers, Ben provides efficient analysis and completion of environmental reports required for property transactions. The site assessments include evaluation of environmental liability associated with properties such as warehouses, gas stations, auto repair facilities, manufacturing facilities, farms, commercial properties, and residential homes.

Emily Gillen | Environmental Analyst (Environmental Professional)

Emily is an Environmental Analyst with seven years of experience conducting Phase I and Phase II Environmental Site Assessments and remedial projects. Current work includes soil and groundwater sampling, soil vapor analysis, petroleum storage tank removals, and review and evaluation of analytical groundwater monitoring data. From these experiences, she commands a solid understanding of both state and federal regulations.

Chris Kibler | Environmental Analyst (Environmental Professional)

Chris is an Environmental Analyst responsible for the coordination and successful completion of Phase I and II Environmental Site Assessments (ESAs). Working with financial institutions, attorneys, private developers and municipalities, he conducts ESAs in support of real estate transactions and brownfield redevelopment initiatives. Mr. Kibler's experience includes historical and regulatory records review; field sampling and data collection using a variety of techniques and equipment; the review and evaluation of field and laboratory analytical data; and the preparation of technical reports defining potential environmental liabilities and, if warranted, remedial options.

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Michael Winderl, Jr. | Environmental Analyst

Michael is an Environmental Analyst responsible for preparing Phase I Environmental Site Assessments. His duties include regulatory records searches, site visits, interviews with property owners and municipal entities, and historical research for assessments completed in New York State.

Danielle Kaveney, EIT | Environmental Engineer

Danielle is an Environmental Engineer responsible for preparing Phase I Environmental Site Assessments. Working with financial institutions, attorneys and private developers, Danielle provides efficient analysis and completion of environmental reports required for property transactions.

Gabrielle Rinaldi | Environmental Analyst

Gabrielle is an Environmental Analyst and is responsible for the preparation of Phase I Environmental Site Assessments. The site assessments include evaluation of environmental liability associated with properties, and Gabrielle provides efficient analysis and completion of environmental reports for financial institutions, attorneys and private developers.

Andrew T. Benkelman | Environmental Engineer

Andy is an Environmental Engineer with over five years of experience performing Phase I and II Environmental Site Assessments, Remedial Investigations, Remedial Alternatives Analyses, remedial design and remedial construction oversight. His experience includes the planning and execution of field data collection programs, data management and evaluation, and technical report preparation.

Megan Denner | Environmental Analyst

Megan is an Environmental Analyst responsible for preparing Phase I Environmental Site Assessments. Her duties include regulatory records searches, site visits, interviews with property owners and municipal entities, and historical research for Phase I ESAs.

Shelby Persons | Environmental Analyst

Shelby is an Environmental Analyst responsible for the coordination and successful completion of Phase I Environmental Site Assessments. Working with financial institutions, attorneys and private developers, Shelby conducts regulatory records searches, site visits, interviews with property owners and municipal entities, and historical research for Phase I ESAs.

PHASE II ESA TEAM

Dennis Porter, CHMM | Manager, Special Projects (Environmental Professional)

Dennis is the Phase II Environmental Site Assessment and Remediation Program Manager and is a Certified Hazardous Materials Manager. He has managed numerous Phase I and II Environmental Site Assessments, Remedial Investigations, Feasibility Studies, industrial hygiene studies, project monitoring and asbestos sampling surveys. Mr. Porter also has significant experience in Brownfield Redevelopment and completed numerous Site Redevelopment Projects under the NYSDEC's Brownfield Cleanup Program.

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Robert Napieralski, CPG | Western NY Regional Manager (Environmental Professional)

Rob has more than 23 years of professional consulting experience for public and private sector clients involving a wide range of environmental, infrastructure and transportation projects. His background includes extensive experience with: environmental due diligence assessments, brownfield investigation, remediation and redevelopment, regulatory compliance and permitting, solid waste management facility permitting and monitoring, municipal infrastructure planning, design and construction, SEQRA/NEPA compliance and documentation, and Locally Administered, federally funded transportation projects. Responsibilities include project management, business development and client management.

Adam Zebrowski | Project Manager (Environmental Professional)

Adam is an Environmental Project Manager with seven years of experience managing numerous Phase I Environmental Site Assessments (ESA), Phase II Environmental Site Assessments, underground storage tank removal, soil and groundwater remediation projects, and vapor intrusion investigations. In addition, Adam has experience with construction services such as Plan Specification Reviews, Draw Inspections, and Property Condition Assessments.

Daniel Noll, PE | Remedial Design Engineer (Environmental Professional)

With more than 15 years of environmental engineering experience, Dan has served a variety of clients including developers, financial institutions, industrial clients, and municipalities. Dan has managed numerous Phase II Environmental Site Assessments and remediation projects such as groundwater monitoring programs, soil vapor investigations, test pit investigations, geo-probe investigations, underground storage tank removals, soil removals, bio-cell remediations, and in-situ groundwater remediation. Additionally, Dan has experience with the design and installation oversight of mitigation systems.

Jennifer Gillen, MS | Environmental Geologist

Jennifer primarily serves as Environmental Geologist responsible for performing Phase I Environmental Site Assessments and Transaction Screens. She has experience conducting Phase I ESA's throughout New York State, Massachusetts and Pennsylvania. These site assessments include assessment of environmental liability associated with properties such as warehouses, gas stations, auto repair facilities, colleges, universities, hospitals, manufacturing facilities, farms, commercial properties, and residential homes. Additionally, Jennifer has been involved in the planning and completion of numerous Phase II investigations and two Brownfield Opportunity Area Studies. From these experiences, she commands a solid understanding of both state and federal regulations and is proficient in GIS mapping.

David Engert, CHMM | Remediation and Construction Project Manager (Environmental Professional)

Dave has more than 15 years of experience as a Geologist and Project Manager. Dave has managed numerous Phase I and Phase II Environmental Site Assessments, soil and groundwater remediation projects, groundwater monitoring programs and vapor intrusion investigations for both public and private sector clients. Additionally, Dave has managed Brownfield projects through the New York State Brownfield Cleanup Program.

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Steven Rife | Project Geologist

Steven is a Project Geologist with LaBella's Environmental Division and is primarily involved with field operations for Phase II Environmental Site Assessments. He has more than two years of geology experience in related field work including shallow overburden soil sampling, bedrock mapping, basic surveying, and well logging on deep natural gas wells. When in-house, he also assists with GIS mapping, laboratory sample logistics, and report preparation.

Kyle Miller | Sr. Environmental Geologist (Environmental Professional)

Kyle is a Senior Environmental Geologist with over 17 years of experience conducting Phase I and Phase II Environmental Site Assessments, environmental investigations, and remedial projects. He has performed numerous site assessments for potential subsurface contamination including test pits, supervision of well installation and sampling, soil vapor analysis, petroleum storage tank removals, and review and evaluation of analytical groundwater monitoring wells.

Michael Pelychaty | Environmental Geologist (Environmental Professional)

Mike is an environmental geologist with over 16 years of experience in the field of Environmental Management relating to Phase I and Phase II Environmental Site Assessments, Remedial Investigations, Brownfield Remedial Investigations and Corrective Actions.

Ann Aquilina | Environmental Engineer, EIT

Ann is an Engineer in Training with over a year of environmental engineering experience. Project experience includes GIS data collection and data modeling, soil and groundwater sampling, Phase II Investigations and remediation projects.

Christie Sobol | Environmental Engineer

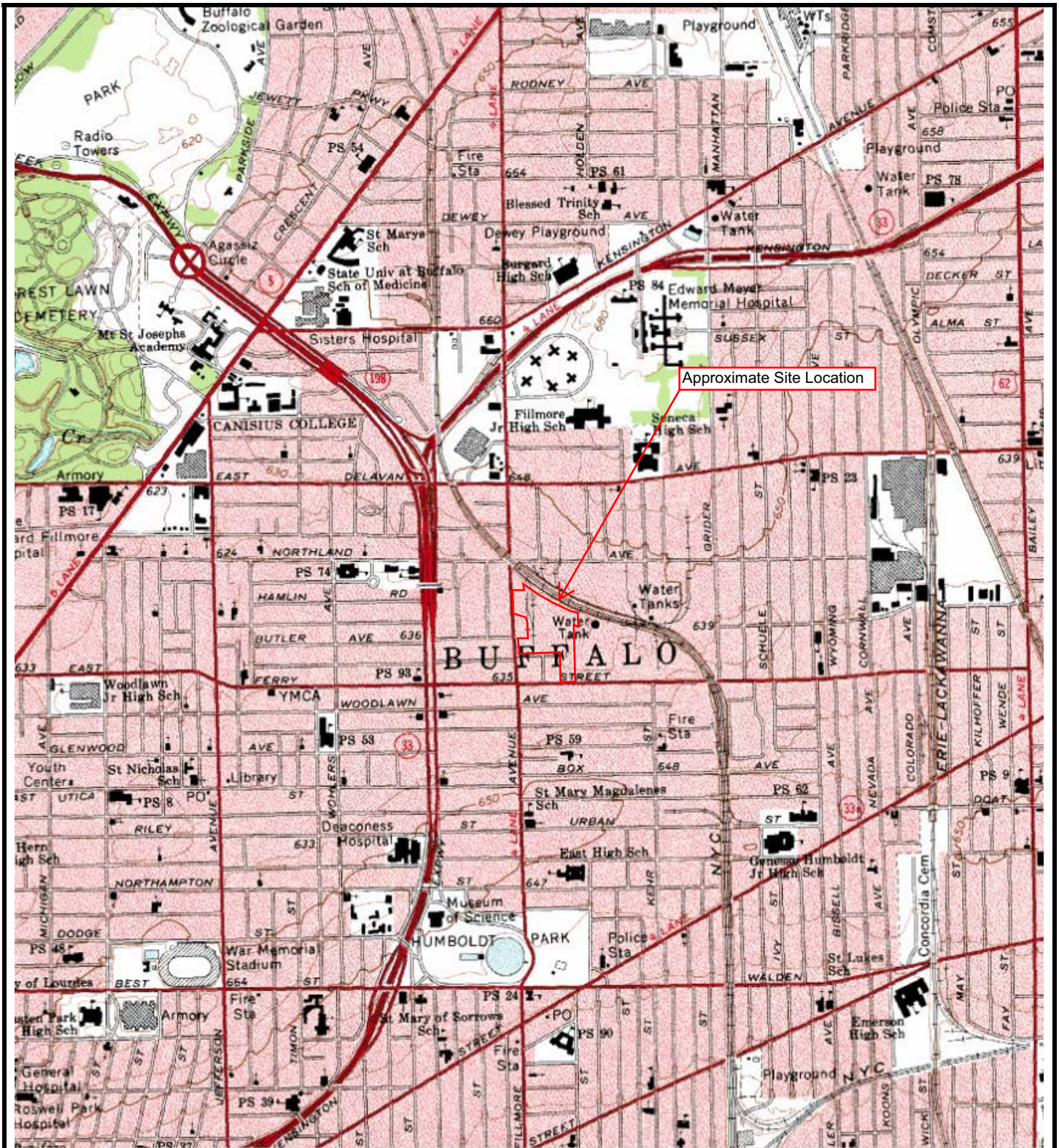
Christie is an Environmental Engineer responsible for the coordination and successful completion of Phase II Environmental Site Assessments (ESAs) and Sites in the NYSDEC Brownfield/Voluntary Cleanup Programs. Christie has also worked on several superfund sites, has completed numerous Phase II ESAs, and has experience with many Sites with chlorinated solvent impacts.

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FIGURES AND PHOTOGRAPHS



7.5-minute, Buffalo NE, New York quadrangle USGS Map

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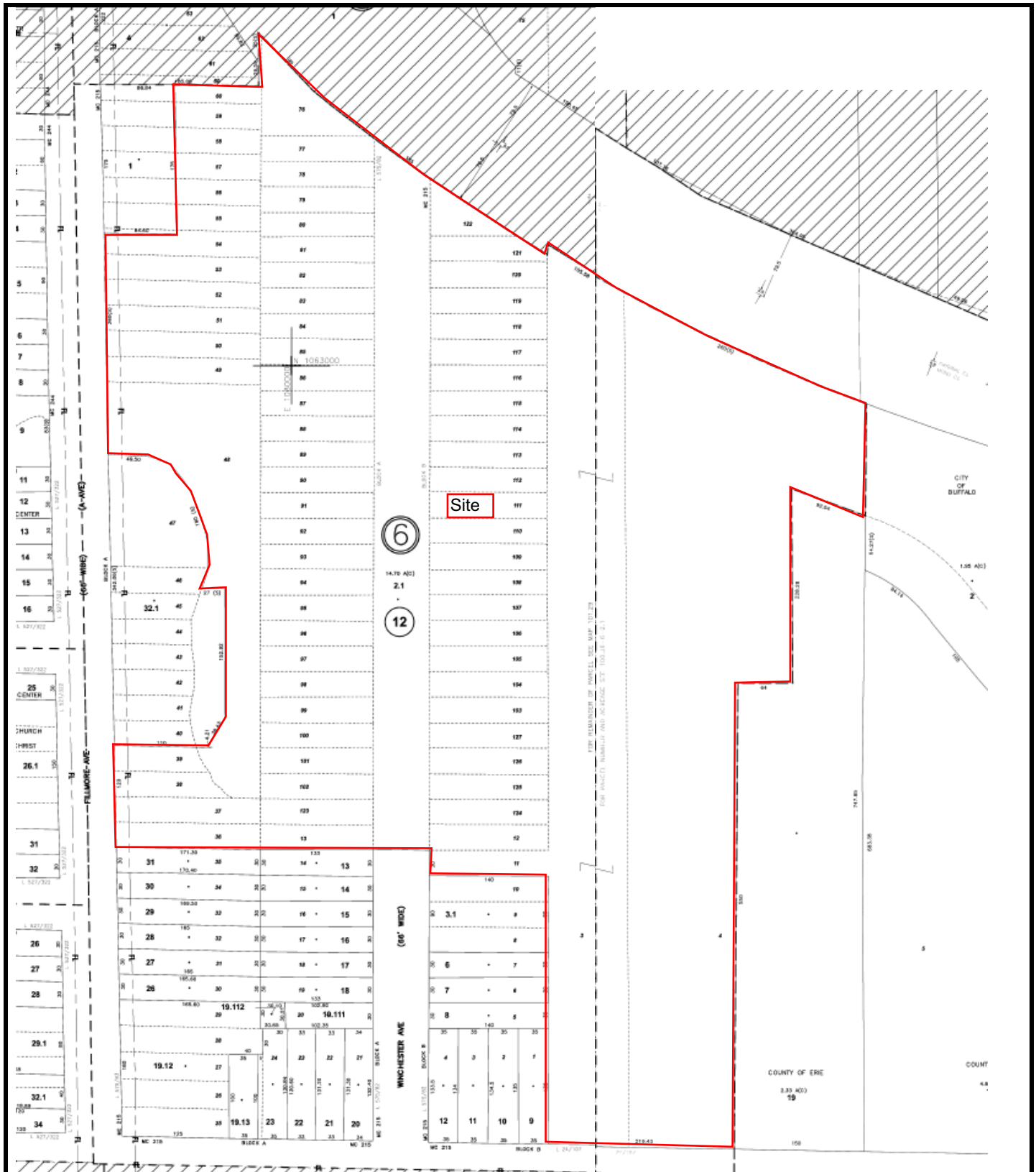
 Not To Scale

FIGURE 1 SITE LOCATION MAP

750 East Ferry Street
 Buffalo, New York 14221

LABELLA

PROJECT NO.
 2160590



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 Not To Scale

FIGURE 2 PROPERTY TAX MAP

750 East Ferry Street
 Buffalo, New York 14221

LABELLA

PROJECT NO.
 2160590

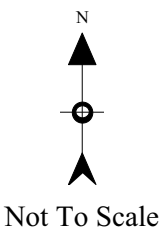
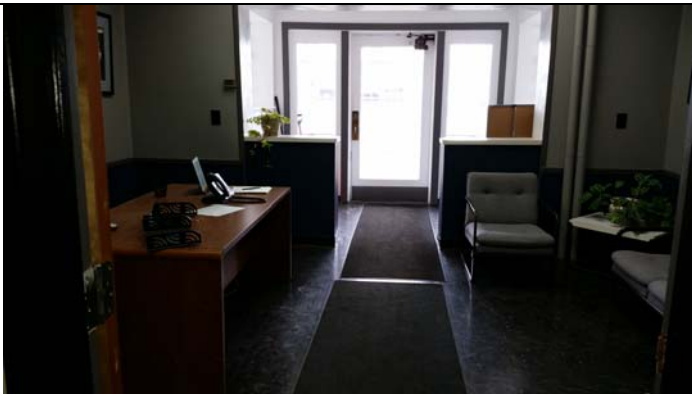


FIGURE 3 SITE SKETCH

750 East Ferry Street
Buffalo, New York 14221

LABELLA

PROJECT NO.
2160590



Site Building 1 entrance



Office space in Site Building 1



Cafeteria in Site Building 1



Basement of Site Building 1



Basement of Site Building 1



Suspected ACM in basement of Site Building 1



Transformers in basement of Site Building 1



Sump in basement of Site Building 1



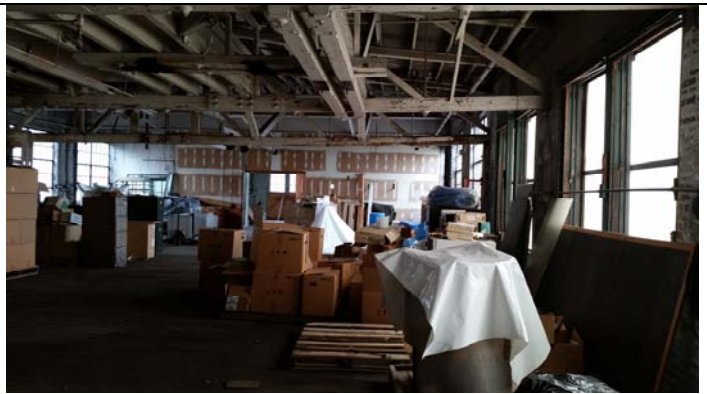
Second floor of Site Building 1



Second floor of Site Building 1



Second floor of Site Building 1



Second floor of Site Building 1



Maintenance area in Site Building 1



Concrete patch in locker room in Site Building 2 from closure of 10,000-gallon UST



Locker room area in Site Building 2



Main Floor Fabrication portion of Site Building 2



Spray booth in Site Building 2



Storage area at south end of Main Floor Fabrication portion of Site Building 2



Leak near compressor in boiler room of Site Building 2



Main Floor Fabrication portion of Site Building 2



Machine Shop Main Floor portion of Site Building 2



Water table in Site Building 2



Machine Shop Main Floor portion of Site Building 2



Floor drain in restroom in Site Building 2



Shipping Department portion in Site Building 2



Machine Shop Main Floor portion of Site Building 2



Drum storage/dispensing area in Machine Shop Main Floor portion of Site Building 2



Drum storage/dispensing area in Machine Shop Main Floor portion of Site Building 2



Paint storage room between Machine Shop portion and Fabrication Department portion of Site Building 2



Storage Building & Receiving portion of Site Building 2



Plasma cutting table in Storage Building & Receiving area of Site Building 2



Fabricating Department portion of Site Building 2 used as storage



Fabricating Department portion of Site Building 2 used as storage



Fabricating Department portion of Site Building 2 used as storage



Open pit in Fabricating Department portion of Site Building 2 used as storage



Covered pit in Fabricating Department portion of Site Building 2 used as storage

Phase I Environmental Site Assessment

750 East Ferry Street
Buffalo, New York 14211



Drum area with staining at west end of Fabricating Department portion of Site Building 2



Drum storage room at west end of Fabricating Department portion of Site Building 2



Site Building 3



Site Building 3



Flammable Cabinet chemical storage in Site Building 3



Flammable Cabinet chemical storage in Site Building 3

Phase I Environmental Site Assessment

750 East Ferry Street
Buffalo, New York 14211



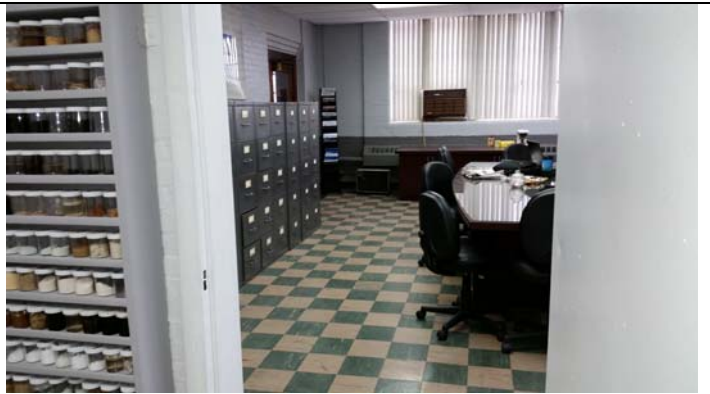
Site Building 3 testing area



Site Building 3 testing area



Lab room in Site Building 3



Conference room in Site Building 3



Storage on second floor of Site Building 3



Office space on second floor of Site Building 3



Fuel tank for fire protection system in Site Building 3



Site Building 4 interior



Site Building 4 interior



Site from south boundary



Northeast portion of Site used by Praxair for storage of equipment



Gravel area on northeast portion of Site



Transformers east of Storage Building & Receiving portion of Site Building 2



Concrete cradles and containment for AST east of Storage Building & Receiving portion of Site Building 2



Access to Scajaquada Creek east of Storage Building & Receiving portion of Site Building 2



AST south of Storage Building & Receiving portion of Site Building 2



Area at north end of 10,000-gallon UST closed in place



North portion of Site

Phase I Environmental Site Assessment

750 East Ferry Street
Buffalo, New York 14211



North portion of Site



Former transformer location west of Site Building 2



Pad for former chimney



Drum storage north of Site Building 3



Drum storage north of Site Building 3



West portion of Site



West portion of Site



Concrete cradles and containment for removed 20,000-gallon AST west of Site Building 2



South side of Site Building 1



East side of Site Building 1



North side of Site Building 1



Facing south between Site Buildings 1 and 2



South side of Site Building 2



East side of Site Building 2



East side of Site Building 2



West side of Site Building 2



West side of Site Building 2



North side of Site Building 2



South side of Site Building 4



West side of Site Building 4



North side of Site Building 4



East side of Site Building 4



North adjacent property



East adjoining property



East adjoining property



East adjoining property



Northwest adjoining property



Northwest adjoining property



West adjoining property



West adjacent property



West adjoining property



South adjacent properties



South adjoining properties