LCS INC.
Environmental and Real Estate Consultants

CORPORATE OFFICES
232 DELAWARE AVENUE, SUITE 33
BUFFALO, NEW YORK 14202

PO BOX 406
BUFFALO, NEW YORK 14205

TEL: 800.474.6802
716.845.6145
FAX: 716.845.6164
www.lenderconsulting.com

ENVIRONMENTAL SITE ASSESSMENT REPORT
IN ACCORDANCE WITH ALL APPROPRIATE INQUIRIES (40 CFR 312)
ASTM E1527-05

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MARYLAND

SALISBURY
MARYLAND

CLEVELAND
OHIO

PARKING LOT
25-37 CANAL STREET
ROCHESTER, NEW YORK

LCS Project No. 07R668.29

PREPARED FOR:

Mr. Peter Mills
Bags Unlimited
7 Canal Street
Rochester, New York 14608

PREPARED BY:

LCS, INC.
P O BOX 406
BUFFALO, NEW YORK 14205

Based on a Site Investigation conducted on June 29, 2007, by Mr. Jeff Pacelli
Interviews conducted by: Mr Jeff Pacelli and overseen by Mr. Benjamin Bremer

Robert J. Szustakowski
Chief Operating Officer

Heather Ankrah
Manager, Due Diligence Services

July 17, 2007

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1.0 EXECUTIVE SUMMARY

1.1 REPORT FINDINGS

The following details the environmental professional's specific findings of LCS' all appropriate inquiries of the above-referenced site in accordance with ASTM E1527-05. It should be noted that this Phase I Environmental Assessment includes only a portion of what is required by the user to comply with all appropriate inquiries (See Appendix 10.13). This section is provided for convenience to the reader. The reader is encouraged to read the entire report.

It is LCS' understanding that this all appropriate inquiries was requested by the user for the purpose of meeting the all appropriate inquiries provisions necessary to qualify for landowner liability protections under CERCLA (See Appendix 10.13).

1.1.1 Site Description

The subject property is identified as a parking lot located at 25-37 Canal Street, City of Rochester, Monroe County, New York. The subject property municipal records show the subject property to measure 0.83 acres. Refer to the Section *10.2 SITEMAPS*. The subject property is currently a parking lot utilized by Bags Unlimited.

1.1.2 Site Reconnaissance

The subject property is located in a moderately developed industrial, commercial and residential area. Public utility companies provide the following services to the subject property: electric; natural gas; water; and, sanitary sewer.

The following conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified.

- The subject property is located within an industrial area and includes a south adjacent machine company and east adjacent lumber yard.

1.1.3 Site History

The historical use of the subject property has been researched through review of historic maps, historic aerial photographs, municipal records, city directories, and/or other reasonably obtainable documents. In general, the historical site uses were determined to be as follows.

Date Range	Apparent Use	Source
At least 1892-1950	Carriage factory including foundry operations	Sanborn maps and aerial photographs
At least 1957-1962	Floor covering and canvas/leather goods manufacturing	Sanborn maps, aerial photographs and city directories
At least 1967-1974	Circuit manufacturing and canvas/leather goods manufacturing	City directories, aerial photographs and Sanborn maps
At least 1979	Storage/warehousing	City directories and aerial photographs
1979-at least 1993	Developed with one structure, exact use unknown.	Aerial photographs

The following conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified based on LCS' historical research.

- According to historical records reviewed by LCS, the subject property has historically been utilized industrially including: a carriage factory including foundry operations (1892-1950); floor covering and canvas/leather goods manufacturing (1957-1962); circuit and canvas/leather goods manufacturing (1967-1974); and, storage/warehousing (1979).

1.1.4 Regulatory Information

A review of regulatory database information and any additional regulatory information reviewed by LCS identified the following conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property.

- According to the EDR report, the subject property, Former Interstate Circuits, Inc., addressed at 25-37 Canal Street, was identified as a RCRA Small Quantity Generator with no violations listed. As a result of this listing, the subject property is listed within the FINDS database and is listed as a NY Manifest site. [It should be noted that Interstate Circuits no longer occupies or owns the subject property.]
- An adjacent site, addressed at 33 Litchfield Street, was identified as a spill site; this spill is classified as "closed" by the NYSDEC. [A status of "closed" indicates the spill was remediated and the NYSDEC file closed with no further remediation required.]
- Another adjacent site, addressed at 7 Canal Street, was identified as a Small Quantity RCRA Generator with no violations listed.
- A possibly adjacent site, identified as RGE-Canal Street, addressed on Canal Street, was listed as a VCP site within the EDR Orphans Summary. This is listed as a former MGP site, which operated from 1888 through 1892 when an explosion occurred and the plant was shutdown and demolished. A site characterization was planned for 2006. No additional details were provided. LCS suspects that this may the adjacent RG & E site.

1.1.5 Interviews

Interviews were conducted with various municipal representatives and/or other persons knowledgeable about the subject property.

The following conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified based on these interviews.

- According to Mr. Peter Mills, a former on-site structure, was razed in 1989, was utilized by Cunningham Carriage Company.

1.1.6 Other Findings

LCS did not identify significant potential concerns relative to suspect ACMs, lead-based paint, mold, radon or wetland issues.

1.3 DATA GAPS

The following data gaps[3] were encountered in completion of this inquiry.

Type of Data Gap	Details of Data Gap	Sources Consulted	Significance
Site Reconnaissance	A few parked vehicles limited LCS' inspection.	N/A	Not expected to be significant.
Historical Information	No information between 1979 and 1989.	Aerial photographs, Sanborn maps, city directories, site contact, municipal records, topographic maps	As historical uses have been mostly defined, this is not likely significant.
Regulatory Review	No response from NYSDEC, City of Rochester or Monroe County Department of Health FOIA requests.	NYSDEC, City of Rochester and MCDOH	Unknown. Additional records may be on-file with these agencies.
Interviews	Unable to contact a previous owner.	Peter Mills	Unknown.

To the best of LCS' knowledge, the information contained in this report is true and accurate. LCS personnel have exercised due diligence in the compilation of the information contained herein appropriate to environmental professionals engaged in investigations of this sort. LCS makes no guarantees regarding the accuracy of information gained from other sources.

Refer to Section 10.12 for additional limitations.

1.4 RELIANCE AND DECLARATION

LCS authorizes Bags Unlimited to use the above-referenced LCS report in order to determine its interest in the said subject property.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10. [See Qualifications in Section 11.]

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

Robert J. Szustakowski
Environmental Professional

[3] A data gap is defined by 40 CFR 312.10 as "a lack of or inability to obtain information required by the standards and practices" of preparation of this document "despite good faith efforts by the environmental professional" or others to gather such information.

OPINION

Based on the above known or suspect recognized environmental conditions, their significance and recommendations for additional investigation, if any, are summarized below.

Known or Suspect RECs	Confirmed REC? Rationale	LCS Opinion/ Additional Investigation
Historic use of the subject property for various manufacturing operations	Yes; manufacturing operations were conducted on-site from at least the 1800s through the late 1970s	A subsurface (Phase II) investigation is warranted to assess the environment conditions on-site due to such historic operations.
RCRA Generator listing for subject property	No; the property no longer generates hazardous wastes	The USEPA should be contacted so that their records can be updated.
Industrial area of the subject property, including a possibly adjacent VCP site.	Yes; such operations may impact the subject property.	The above investigation should include the property boundaries to assess any impact from neighboring properties.
Historic RECs	**Rationale**	**LCS Opinion/ Additional Investigation**
Adjacent "closed" spill	This spill has been remediated to the satisfaction of local regulators.	No further work warranted
De Minimis Conditions	**Rationale**	**LCS Opinion/Additional Investigation**
None	N/A	N/A

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 25-37 Canal Street, Rochester, New York, the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following.

- Historic industrial use of the subject property and adjacent properties.

1.3 DATA GAPS

The following data gaps[3] were encountered in completion of this inquiry.

Type of Data Gap	Details of Data Gap	Sources Consulted	Significance
Site Reconnaissance	A few parked vehicles limited LCS' inspection.	N/A	Not expected to be significant.
Historical Information	No information between 1979 and 1989.	Aerial photographs, Sanborn maps, city directories, site contact, municipal records, topographic maps	As historical uses have been mostly defined, this is not likely significant.
Regulatory Review	No response from NYSDEC, City of Rochester or Monroe County Department of Health FOIA requests.	NYSDEC, City of Rochester and MCDOH	Unknown. Additional records may be on-file with these agencies.
Interviews	Unable to contact a previous owner.	Peter Mills	Unknown.

To the best of LCS' knowledge, the information contained in this report is true and accurate. LCS personnel have exercised due diligence in the compilation of the information contained herein appropriate to environmental professionals engaged in investigations of this sort. LCS makes no guarantees regarding the accuracy of information gained from other sources.

Refer to Section 10.12 for additional limitations.

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

Robert J. Szustakowski
Environmental Professional

[3] A data gap is defined by 40 CFR 312.10 as "a lack of or inability to obtain information required by the standards and practices" of preparation of this document "despite good faith efforts by the environmental professional" or others to gather such information.

2.0 PURPOSE

The primary purpose of this study was to document the inquiry of the environmental professional for all appropriate inquiries for the subject property. Specifically, this document is intended to provide the "all appropriate inquiries" for the purposes of CERCLA Section 101(35)(B). Such is applicable to persons seeking to qualify for (i) the innocent landowner defense pursuant to CERCLA Sections 101(35) and 107(b)(3); (ii) the bona fide prospective purchaser liability protection pursuant to CERCLA Sections 101(40) and 107(r); and, (iii) the contiguous property owner liability protection pursuant to CERCLA Section 107(q). This report was not intended as part of the site characterization and assessment with use of a grant awarded under CERCLA Section 104(k)(2)(B). More specifically, the scope is intended to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property.

3.0 SCOPE OF WORK

This Environmental Assessment report has been prepared in accordance with "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM E 1527-05. This standard was devised to address the site assessment portion for *Innocent Landowners, Standards for Conducting All Appropriate Inquiries* (40 CFR 312). The scope of work is intended to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property, via the following task.

A) Review of information provided by the person seeking liability protection relative to: environmental cleanup liens; specialized knowledge or experience regarding the subject property; relationship of the purchase price to the fair market value of the property, if the property were not contaminated; and, commonly known or reasonably available information about the subject property.

B) Interviews with past and present owners, operators and occupants.

C) Review of historical sources of information documenting the subject property's first use.

D) Review of Federal, State, tribal and local government records, as defined in 40 CFR 312.26.

E) A visual inspection of the subject property and adjoining properties (to the extent possible).

F) Preparation of this written report on all appropriate inquiries.

4.0 SUBJECT PROPERTY/VICINITY DESCRIPTION

4.1 SITE RECONNAISSANCE

A visual site review of the subject property, parking lot, 25-37 Canal Street, Rochester, New York, was completed to document site conditions and to identify recognized environmental conditions. The site reconnaissance included a walkthrough of the subject property. LCS' inspection was limited due to some parked vehicles.

The following summarizes LCS' observations.

Current Owner/Operator Interviews

The owner of the subject property had been identified as the City of Rochester. The Key Site Manager of the subject property had been identified as Mr. Peter Mills.

Mr. Peter Mills of Bags Unlimited, the current operator of the subject property since approximately 2000, provided access and background information about the subject property. Such information has been incorporated herein and is included in the LCS Owner/Operator Questionnaire.

Overview

General Site Information	
Name of Site	Parking Lot
Site Address	25-37 Canal Street
Municipality, County, State	City of Rochester, Monroe, New York
Fronting Streets	Canal Street and Litchfield Street
Site Size (acres)	0.83
Site Elevation (feet above mean sea level)	Approximately 525
Site Topography	Level-at-grade
Nearest Water Body (Name/Distance)	Genesee River/0.7 miles east
Exterior Conditions/Improvements	Green areas and concrete sidewalks
Utilities Provided	All available (i.e., natural gas, electric, municipal water and municipal sewer)
Wastes Generated	None currently

Refer to Sections *10.2 SITE SURVEY/TAX MAP*, *10.3 SITE CONDITION REPORT* and *10.5 OWNER/ OPERATOR QUESTIONNAIRE*.

Storage Tanks

During the LCS site inspection, there was no indication of any on-site USTs or ASTs for the containment of petroleum products (e.g., fill ports, vent pipes, accessways, etc.).

Hazardous or Regulated Materials

No hazardous and/or regulated materials were noted stored or utilized on the subject property at the time of LCS' inspection.

There were no visible signs of unidentified substance containers (unlabeled drums, etc.) noted at the time of the site inspection.

Solid, Hazardous or Regulated Waste

Currently, there is no solid, hazardous or regulated waste generated on-site.

There were no visible signs of unidentified substance containers (unlabeled drums, etc.) noted at the time of the site inspection.

Staining, Corrosion, Stressed Vegetation and/or Dead Vegetation

During the LCS site reconnaissance, there were no stained soils, stained pavement, stressed vegetation or corroded surfaces noted on-site. **Due to a few parked vehicles, LCS' observations were limited.**

Fill Dirt or Land Disposal

During the LCS site reconnaissance, there was no evidence of placement of fill dirt or land disposal activities currently or previously conducted on-site. **Due to a few parked vehicles, LCS' observations were limited.**

Wastewaters

Municipal sanitary and storm sewers service the subject property; however, the exact date of connection is unknown. LCS' experience suggests that due to the urban location of the subject property, the property was likely connected at the time of first development. Current operations on the subject property are not believed to produce wastewaters that require treatment or monitoring.

There was no evidence of a current or historic private septic system or cesspool on the subject property.

Storm drains are located along the sidewalk; these reportedly discharge to the municipal sewer system. There was no evidence of any pits, ponds or lagoons used in connection with waste treatment or waste disposal. At the time of the site inspection, no floor drains were noted.

Potable Water Supply/Wells

Although not currently connected, a municipal water supply system is available to the subject property. There was no evidence of an active or abandoned supply well, drywell, monitoring well or irrigation well on-site.

Air Emissions

There were no process exhaust systems noted on-site at the time of the LCS site investigation.

PCBs

No suspect PCB-containing materials were noted on-site.

Suspect ACMs

As the subject property is currently vacant, no suspected ACMs were noted.

Lead Based Paint

As the subject property is currently vacant, no suspected lead-based paint was noted.

Lead in Drinking Water

According to public water analysis conducted by the Monroe County Water Authority, the average lead levels within the water supply for the year 2006 was 0.000 mg/L. According to the USEPA, the action level applicable to municipal potable water supplies and distribution systems is 0.015 mg/L.

Mold

Mold can germinate and colonize when a food source (i.e., drywall, wood, insulation, paper), a certain temperature and moisture are present. The speed of the growth all depends on the combination of these conditions; roof leaks often lead to accelerated mold growth. The musty odor commonly present with mold is associated with the mVOCs produced by molds. Some, but not all, molds produce a Mycotoxin that is considered a poison and may have negative health effects on humans.

At the time of the site inspection, there were no suspect mold covered areas or mold-related odors noted. This does not preclude the potential for future mold growth.

Other Issues

At the time of the site inspection, there was no evidence of any other issues of concern, i.e. indoor air quality, odors, etc., associated with the subject property.

4.2 ADJACENT SITE USE

The adjacent properties were visually inspected from the subject property and public access roads at the time of the site reconnaissance. There were no signs of significant environmental concern noted on the adjacent properties that would represent a recognized environmental concern on the subject property.

The surrounding property uses include the following:

Direction	Current Use	Apparent Past Use	Concerns
North:	RG & E Building and Bags Unlimited	Potentially former manufactured gas plant	LCS noted an apparent vent pipe and fill port protruding from the north adjacent structure. Such appears to be associated with an AST. The former gas plant would pose a concern.
South:	Ferrari Machine Company and Bags Unlimited	Same	Industrial operations may pose a concern to the subject property.
East:	Lumber yard	Same	Lumber yards are known to have USTs.
West:	Residential and vacant lot	Same	None

4.3 SUBJECT SITE PHOTOGRAPHS

Photographs of the subject property were taken by LCS on June 29, 2007. Photographs were taken with the objective of documenting the physical condition of the subject property and any improvements thereon. Photographs are included on the following pages.

4.4 SUMMARY OF OBSERVATIONS OF POTENTIAL CONCERNS

Based solely on observations made during LCS' site reconnaissance, the following conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified:

- The subject property is located within an industrial area and includes a south adjacent machine company and east adjacent lumber yard.

5.0 SUBJECT PROPERTY HISTORY AND USE

The historical use of the subject property has been researched through review of historic maps, historic aerial photographs, municipal records, city directories, historic topographic maps, and/or other reasonably obtainable documents. The following summarizes LCS' historical research.

5.1 HISTORIC AERIAL PHOTOGRAPHS

Historical aerial photographs serve to reveal former topography, buildings, structures and man-made works such as canals, lagoons and railroads that may have been altered or may no longer be in existence.

Historical aerial photographs were reviewed at the Monroe County Soil and Water Conservation Service in Rochester, New York on July 12, 2007. Changes in land use and general subject property characteristics were noted and are described below. Copies of the aerial photographs, if available, are included in Section *10.8 AERIAL PHOTOGRAPHS*. LCS' observations of the subject property and surrounding properties are detailed below.

YEAR/SITE	OBSERVATIONS/PROPERTY USES
1930 and 1951	
Subject Property	Appears to be developed with one large structure, presumably a former on-site structure.
North	Suspected commercial/industrial development
South	Suspected commercial/industrial development
East	Suspected commercial/industrial development
West	Apparent parking lot
1961, 1970 and 1993	
Subject Property	Appears to be developed with one large structure, presumably a former on-site structure.
North	Suspected commercial/industrial development
South	Suspected commercial/industrial development
East	Suspected commercial/industrial development
West	Vacant/fallow lot

None of the aerial photographs suggest environmental concerns, such as exterior storage areas, fill, disturbed areas, etc.

5.2 HISTORICAL MAPS/DIRECTORIES

Sanborn Maps

EDR provided, and LCS reviewed, historical maps dating 1892, 1912, 1950 and 1971. Based on those maps, included within the appendix of this report, the subject property the historical uses and those of adjacent properties are described as below.

YEAR /SITE	OCCUPANTS/PROPERTY USE
1892	
Subject Property	Developed with one large structure utilized as a factory by James Cunningham and Son Company (carriage factory). The structure included a blacksmith, portion of a foundry (separate building), storage of oils, woodworking, upholstering, painting and glazing.
North	Vacant lot
South	Additional structures associated with James Cunningham and Son Company
East	Stone yard including a stone cutting shed
West	No coverage
1912	
Subject Property	Developed with one large structure utilized as a factory by James Cunningham and Son Company (carriage factory). The structure included a foundry in the basement, woodworking, painting and glueing. The structure appears to have been heated with coal. A 15,000-gallon tank is listed on the roof; such is likely a water tank.
North	Rochester Railway and Light Company Power House and a vacant structure
South	Additional structures associated with James Cunningham and Son Company; a 15,000-gallon tank is listed on this adjacent property.
East	Vacant lot
West	No coverage
1950	
Subject Property	Developed with one large structure utilized as a factory by James Cunningham and Son Company (carriage factory); no additional details were provided.
North	Rochester Gas and Electric Corporation and a gum vending machine manufacturing structure
South	Additional factory and metal shop structures associated with James Cunningham and Son Company.
East	Lumber piles for William B. Morse Lumber Company
West	No coverage
1971	
Subject Property	Developed with one large structure with a parking lot on the northern portion of the subject property. This structure is utilized for manufacturing and storage; no additional details were provided. A portion of a large loft structure was also located on-site. This loft structure appears to be associated with the south adjacent Puzzle Printing and Cutting.
North	Rochester Gas and Electric Corporation and building utilized for electrical appliances with minor furniture repair
South	Manufacturing building and Puzzle Printing and Cutting
East	William B. Morse Lumber Company
West	No coverage

City Directories/Atlases

Historic Polk Directories, available through the Rundel Public Library, were reviewed for additional information regarding the subject property. Past occupants of the subject property and those of adjacent/nearby properties have been identified through the Polk Directories as listed below.

YEAR	OCCUPANTS/PROPERTY USES
1933	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Automotive manufacturing (9-13 Canal Street) and gum manufacturing (53 Canal Street)
1937	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Automotive manufacturing and foundry (9-13 Canal Street) and gum manufacturing (53 Canal Street)
1942, 1947 and 1952	
Subject Property	Shoe manufacturing
Adjacent/Nearby Properties (address)	Automotive manufacturing and foundry (9-13 Canal Street) and gum manufacturing (53 Canal Street)
1957	
Subject Property	Floor covering and canvas/leather goods manufacturing
Adjacent/Nearby Properties (address)	Roscoe Manufacturing, Jaymar Specialty Group and Great Lake Press Company (7 Canal Street); Ferrari Machine (9 Canal Street); electronics sales (13 Canal Street); and, furniture distribution (53 Canal Street)
1962	
Subject Property	Floor covering and canvas/leather goods manufacturing
Adjacent/Nearby Properties (address)	Roscoe Manufacturing, Jaymar Specialty Group and Great Lake Press Company (7 Canal Street); Ferrari Machine (9 Canal Street); electronics company, plating company and tool and dye (13 Canal Street); and, furniture distribution (53 Canal Street)
1967	
Subject Property	Circuit manufacturing and canvas/leather goods manufacturing
Adjacent/Nearby Properties (address)	Roscoe Manufacturing, Jaymar Specialty Group and Great Lake Press Company (7 Canal Street), Ferrari Machine (9 Canal Street) and furniture distribution (53 Canal Street)
1974	
Subject Property	Circuit manufacturing and canvas/leather goods manufacturing
Adjacent/Nearby Properties (address)	Roscoe Manufacturing, Jaymar Specialty Group and Great Lake Press Company (7 Canal Street); Ferrari Machine (9 Canal Street); Socket Set Screw Company (11 Canal Street); machine shop (13 Canal Street); and, furniture distribution (53 Canal Street)
1979	
Subject Property	Storage, warehousing and real estate
Adjacent/Nearby Properties (address)	Roscoe Manufacturing, Jaymar Specialty Group and Great Lake Press Company (7 Canal Street), Ferrari Machine (9 Canal Street) and Westor Plastic Fabrication (53 Canal Street)
1984 and 1989	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Roscoe Manufacturing, Jaymar Specialty Group and Great Lake Press Company (7 Canal Street), Ferrari Machine (9 Canal Street) and Bags Unlimited (53 Canal Street)
1994, 2000 and 2005	
Subject Property	Not listed
Adjacent/Nearby Properties (address)	Bags Unlimited (7 Canal Street) and Ferrari Machine (9 Canal Street)

Historic atlases were not readily available for the area of the subject property.

Historic Topographic Maps

The subject property is included on the Rochester West Quadrangle Topographic Map dated 1971, photograph revised/inspected 1978. Due to the extensive development in the area of the subject property, individual structures are not indicated on this map.

Additional historic topographic map were not readily available for the area of the subject property.

Other Sources

Other historical sources were not readily ascertainable from local sources.

5.3 MUNICIPAL RECORDS

Municipal research available through local municipalities was completed by LCS and is summarized below.

Subject Property Information	
Sources	City of Rochester Assessment Office and real-info.com
SBL No.	120.360-0002-005.000
Size (acres)	0.83
Current Owner	City of Rochester
Past Owners	None listed
Square Footage of Buildings	No structures listed; property is listed as vacant land located in commercial areas
Date of Construction	N/A
Utilities Provided	Natural gas, electric, municipal sewer and municipal water

There was no indication of historic heating systems or previous site development.

The Abstract of Title Search for the subject property was not available for review.

5.4 PREVIOUS STUDY

No previous studies were supplied to LCS for review relative to the subject property.

5.5 SUMMARY OF HISTORIC USES

The historical use of the subject property has been researched through review of historic maps, historic aerial photographs, municipal records, city directories and/or other reasonably obtainable documents, as detailed below.

Date Range	Apparent Use	Source
At least 1892-1950	Carriage factory including foundry operations	Sanborn maps and aerial photographs
At least 1957-1962	Floor covering and canvas/leather goods manufacturing	Sanborn maps, aerial photographs and city directories
At least 1967-1974	Circuit manufacturing and canvas/leather goods manufacturing	City directories, aerial photographs and Sanborn maps
At least 1979	Storage/warehousing	City directories and aerial photographs
1979-at least 1993	Developed with one structure, exact use unknown.	Aerial photographs

The following conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified based on LCS' historical research.

- According to historical records reviewed by LCS, the subject property has historically been utilized industrially including: a carriage factory including foundry operations (1892-1950); floor covering and canvas/leather goods manufacturing (1957-1962); circuit and canvas/leather goods manufacturing (1967-1974); and, storage/warehousing (1979).

6.0 PHYSICAL AND HYDROGEOLOGIC SETTING

The subject property is included on the Rochester West Quadrangle Topographic Map dated 1917, photograph revised/inspected 1978. Regional groundwater would appear to flow in an easterly direction based on a review of geological/soils and USGS quadrangle maps.

6.1 GEOLOGY

Geologic mapping of the area reveals the underlying bedrock as belonging to the Lockport Group, primarily the Oak Orchard and Penfield Dolostones.

Mapping indicates the surficial geology of the area to consist primarily of lacustrine silt and clay. Lacustrine silt and clay was deposited in pro-glacial lakes and is generally laminated and calcareous. It has the potential for land instability. The thickness varies up to 100 meters. Lacustrine silt and clay typically is not conducive to contamination migration.

6.2 HYDROLOGY

The subject property is situated regionally in the Genesee River Major Drainage Basin and locally within the Genesee River-Rochester Area Sub-Basin.

The subject property does not appear to have any open water bodies or surficial water bodies located on-site. Surface drainage appears to flow in a direction toward the lowest elevated points on-site and/or toward the closest storm drains on-site. Regional groundwater would appear to flow in an easterly direction based on a review of geological/soils and USGS quadrangle maps. Localized groundwater flow would be influenced by utilities, subsurface structures, etc. A site-specific hydrogeologic study is warranted to confirm specific on-site groundwater flow direction.

7.0 REGULATORY INFORMATION

Regulatory information involving the subject property was obtained through a commercial database search company, interviews with local municipalities and/or other knowledgeable persons, FOIA requests, and user-supplied information. The following summarizes LCS' regulatory research.

The following environmental records sources were reviewed.

Source	Date Contacted	Comment
EDR	Dates for the databases are provided within the EDR report.	See 7.1 below
NYSDEC FOIA	July 17, 2007	See 7.3 below
Monroe County Department of Health FOIA	July 17, 2007	See 7.3 below
City of Rochester FOIA	June 29, 2007	See 7.3 below

7.1 DATABASE

Federal and state environmental regulatory information was provided by EDR. The following databases were reviewed at the following radii as defined in 40 CFR 312.26.

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL RECORDS								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	1	0	NR	NR	1
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	1	0	NR	1
RCRA TSD		0.500	0	0	1	NR	NR	1
RCRA Lg. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
RCRA Sm. Quan. Gen.	X	0.125	2	NR	NR	NR	NR	2
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		TP	NR	NR	NR	NR	NR	0
US INST CONTROL		TP	NR	NR	NR	NR	NR	0
DOD		TP	NR	NR	NR	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0

7.1 DATABASE (continued)

CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
LIENS 2		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
STATE AND LOCAL RECORDS								
HSWDS		0.500	0	0	0	NR	NR	0
State Haz. Waste		1.000	0	0	0	4	NR	4
DEL SHWS		1.000	0	0	0	1	NR	1
State Landfill		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
LTANKS		0.500	0	7	7	NR	NR	14
HIST LTANKS		0.500	0	7	6	NR	NR	13
UST		0.125	0	NR	NR	NR	NR	0
CBS UST		0.125	0	NR	NR	NR	NR	0
MOSF UST		0.125	0	NR	NR	NR	NR	0
HIST UST		0.125	0	NR	NR	NR	NR	0
AST		0.125	0	NR	NR	NR	NR	0
CBS AST		0.125	0	NR	NR	NR	NR	0
HIST AST		0.125	0	NR	NR	NR	NR	0
MOSF AST		0.125	0	NR	NR	NR	NR	0

7.1 DATABASE (continued)

MANIFEST	X	0.250	2	8	NR	NR	NR	10
NY Spills		0.500	7	40	54	NR	NR	101
NY Hist Spills		0.500	5	34	47	NR	NR	86
ENG CONTROLS		TP	NR	NR	NR	NR	NR	0
INST CONTROL		TP	NR	NR	NR	NR	NR	0
VCP		0.500	0	1	0	NR	NR	1
DRYCLEANERS		0.125	0	NR	NR	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0
SPDES		TP	NR	NR	NR	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
CBS		0.250	0	0	NR	NR	NR	0
RES DECL		0.180	0	0	NR	NR	NR	0
MOSF		0.500	0	0	0	NR	NR	0
TRIBAL RECORDS								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.125	0	NR	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
Manufactured Gas Plants		1.000	1	0	0	1	NR	2
NOTES:								
TP = Target Property								
NR = Not Requested at this Search Distance								
Sites may be listed in more than one database								

Any sites unplottable by EDR were also reviewed, to the extent practical based on site name and address, to assess whether they are also present within their appropriate radii. Any listings for the subject property or any adjacent sites are included in the details below.

No sites were identified within the appropriate radii, except for the following:

According to the EDR report, the subject property, Former Interstate Circuits, Inc., addressed at 25-37 Canal Street, was identified as a RCRA Small Quantity Generator with no violations listed. As a result of this listing, the subject property is listed within the FINDS database and is listed as a NY Manifest site. [It should be noted that Interstate Circuits no longer occupies or owns the subject property.]

There is one RCRA CORRACTS listed facility located within a one-mile radius of the subject property. This site is located over one-quarter mile south-southeast of the subject property and was listed as a medium corrective action priority in 1993. This site is also listed as a RCRA-TSD facility. This information is not considered a recognized environmental condition at the subject property based on the listed site due to the suspected general easterly groundwater flow in the area and/or the distance to the subject property.

7.1 DATABASE (continued)

There are four NYSDEC listed hazardous waste sites (equivalent to NPL sites) located within a one-mile radius of the subject property. These sites are located over one-half mile from the subject property. This information is not considered a recognized environmental condition at the subject property based on the listed sites due to the distance to the subject property.

There is one CERCLIS listed hazardous waste site located within a one-half mile radius of the subject property. This site is located over one-eighth mile east of the subject property. No additional site details were provided. This information is not considered a recognized environmental condition at the subject property based on the listed site due to the distance to the subject property.

There are 14 NYSDEC listed spill sites attributed to LTANKs and 101 additional spill sites located within a one-half mile radius of the subject property. [It should be noted that EDR also includes some of these spills in historic LTANK and historic NY Spills databases.] An adjacent site, listed as Litchfield Street (Drum), addressed at 33 Litchfield Street, was identified. Spill No. 9009716 involved a 55-gallon drum of an unknown material that leaked. This spill is classified as "closed" by the NYSDEC. [A status of "closed" indicates the spill was remediated and the NYSDEC file closed with no further remediation required.] Of the remaining 114 spill sites, eight spills are still considered "active" by the NYSDEC, while the remaining are classified as either "inactive" or "closed." [A status of "inactive" indicates the contamination may remain at the subject property but no further remediation is required. A status of "active" indicates further remediation or investigation is necessary.] The closest "active" site is located approximately 354 feet east-southeast of the subject property and involved contaminated groundwater detected as part of an investigation prior to a purchase. Based on this limited information, this spill is not likely to pose a significant concern to the subject property. In addition, LCS' experience suggests the property owner would not be liable for on-site contamination that resulted from such an off-site release. This information is not a recognized environmental condition at the subject property based on the listed spill sites due to the geology in the area of the subject property, the suspected general easterly groundwater flow in the area, the "closed" or "inactive" status of many of the listed spills and/or the distance to the subject property.

There are two additional RCRA Generators located within a one-eighth mile radius of the subject property. An adjacent site, listed as Rosco Manufacturing, Inc., addressed at 7 Canal Street, was identified as a Small Quantity RCRA Generator with no violations listed. This information is not a potential environmental condition at the subject property based on the listed sites due to the lack of reasonably ascertainable or practically reviewable records indicating a significant release at the listed facilities and/or the distance to the subject property.

There is one NYSDEC listed Voluntary Cleanup Act/Brownfield Cleanup Act (VCA/BCA) site located within a one-half mile radius of the subject property (New York State no longer has a VCA program; such sites are now addressed through the BCA program. However, some VCA sites still exist.) This site is located over one-eighth mile east of the subject property. One additional VCP site was identified within the Orphans Summary, identified as RGE-Canal Street, addressed on Canal Street. This is listed as a former MGP site, which operated from 1888 through 1892 when an explosion occurred and the plant was shutdown and demolished. A site characterization was planned for 2006. No additional details were provided. LCS suspects that his may the adjacent RG & E site.

The discussion included above regarding adjacent and/or nearby properties is based on information supplied to LCS as well as LCS' observations of nearby properties at the time of the site reconnaissance. It should be noted that any property can be affected by various sources of point and non-point source pollution. The number of reported spills and complaints in the vicinity of the subject property may be an indicator of point source pollution in the area of the subject property. Non-point sources are common in rural areas (e.g., runoff from agricultural fields). Further study would be required to positively confirm whether the subject property has been impacted by nearby properties. Refer to Section *10.6 REGULATORY INFORMATION*.

7.2 ENFORCEMENT ACTIONS/PERMITTED ACTIVITIES/INSTITUTIONAL CONTROLS

According to obtainable information to date, there have been no enforcement actions, orders or institutional controls imposed against the referenced subject property.

According to obtainable information to date, the subject property is identified as a RCRA Generator and within the FINDS database.

7.3 INTERVIEWS/USER PROVIDED INFORMATION

Local Regulators:

As required by that municipality, a FOIA request was forwarded to the City of Rochester Building/Fire Inspector's Office on June 29, 2007. As of the date on this report, LCS has not received a response. Any response information that would alter or affect the findings and conclusions of this report will be forwarded as an addendum to this report when it is received by LCS. Based on information provided to-date, additional concerns may be identified.

As required by that agency, a FOIA request was forwarded to the Monroe County Health Department on July 17, 2007. As of the date on this report, LCS has not received a response. Any response information that would alter or affect the findings and conclusions of this report will be forwarded as an addendum to this report when it is received by LCS. Based on information provided to-date, additional concerns may be identified.

State Regulators:

To augment the information provided by EDR, a FOIA request was forwarded to the appropriate regulatory agency for information concerning the subject property. To date, a complete response has not been received by this agency. Based on information provided to-date, additional concerns may be identified.

Person Seeking Liability Protection:

As required under 40 CFR 312, those seeking liability protection under CERCLA, for which this report is prepared, must provide the environmental professional certain information and documentation (See Appendix 10.13). LCS has requested that information from the appropriate party and the response to that inquiry is as follows (See Appendix 10.11).

Environmental Liens

According to Mr. Peter Mills of Bags Unlimited, there are no environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state or local law.

Specialized knowledge or experience

Mr. Mills has no specialized knowledge or experience regarding the subject property, the area surrounding the subject property, the conditions of adjoining properties or other experience relative to this inquiry indicative of releases or threatened releases at the subject property.

Purchase Price

Mr. Mills concluded that the purchase price of the subject property reflects the fair market value of that property, if the property were not contaminated.

Commonly Known or Reasonably Ascertainable Information

According to Mr. Peter Mills, a former on-site structure, which was razed in 1989 was utilized by Cunningham Carriage Company.

Current Owner/Operators:

LCS also requested information from the current property operator and site contact relative to pending, threatened or past litigation, administrative proceedings or any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. No concerns were identified. However, Mr. Peter Mills indicated that a former on-site structure, which was razed in 1989 was utilized by Cunningham Carriage Company. The current owner is the City of Rochester and was not available for interview.

Former Owner/Operators:

As required by 40 CFR 312.23, LCS has attempted to contact and interview the former owners and/or operators of the subject property to discuss historic use and storage of hazardous substances. No previous owners were identified in the course of this assessed and, as such, LCS has been unable to interview any relevant previous owners or operators.

7.4 SUMMARY OF REGULATORY AND USER PROVIDED INFORMATION

The following conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified based on LCS' review of regulatory information.

- According to the EDR report, the subject property Former Interstate Circuits, Inc., addressed at 25-37 Canal Street, was identified as a RCRA Small Quantity Generator with no violations listed. As a result of this listing, the subject property is listed within the FINDS database and is listed as a NY Manifest site. [It should be noted that Interstate Circuits no longer occupies or owns the subject property.]
- An adjacent site, addressed at 33 Litchfield Street, was identified as a spill site; this spill is classified as "closed" by the NYSDEC.
- An adjacent site, addressed at 7 Canal Street, was identified as a Small Quantity RCRA Generator with no violations listed.
- A possibly adjacent site, identified as RGE-Canal Street, addressed on Canal Street, was listed as a VCP site within the EDR Orphans Summary. This is listed as a former MGP site, which operated from 1888 through 1892 when an explosion occurred and the plant was shutdown and demolished. A site characterization was planned for 2006. No additional details were provided. LCS suspects that his may the adjacent RG & E site.
- According to Mr. Peter Mills, a former on-site structure, which was razed in 1989 was utilized by Cunningham Carriage Company.

8.0 RADON

Radon is a radioactive gas that occurs naturally from the breakdown of uranium in rock. Radon can be found in high concentrations in soils and rock containing uranium, shale, granite, phosphate and pitchblende. Radon may also be found in soils contaminated with certain types of industrial wastes such as the byproducts from uranium or phosphate mining. Radon gas can move through small fractures in soil and rock and can seep into a structure through dirt floors, cracks in the floors and walls, drains, sumps pipes and pores. Radon has been associated with increased risks of developing lung cancer.

The USEPA reports that the average indoor radon concentration is estimated to be about 1.3 pCi/L and about 0.4 pCi/L of radon is normally found in the outside air. The NYSDOH Radon Detector Distribution Program report for February 2007 suggests an average basement radon reading of 1.97 pCi/L for the City of Rochester. The NYSDOH recommends taking measures to reduce basement radon concentration to below 4.0 pCi/L. Based on the low average radon concentrations for the City of Rochester, radon does not appear to pose a concern to the subject property.

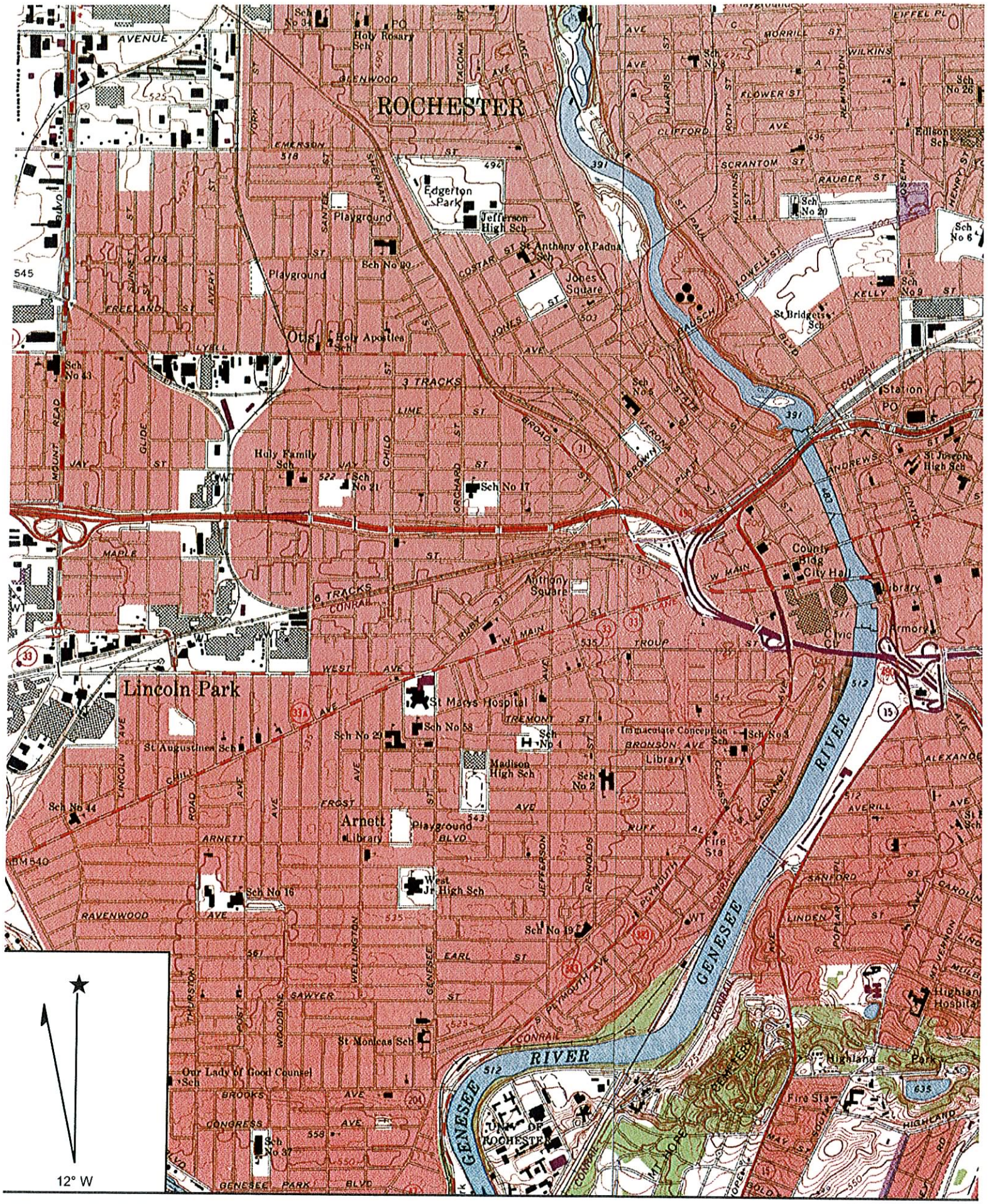
9.0 WETLANDS

Neither the subject property, nor any portion of it, is delineated as a wetland on the NEW YORK STATE *FWM* or on the USFWS, *NW*. There are no wetlands delineated within a two-mile radius on the *FWM*. The approximate distance to the nearest wetland as delineated on the *NWI* is 0.8 miles east (R2UBHx).

Not all wetlands are mapped; rather, they are identified using soil types, vegetation and hydrology. Mapped soil unit, Urban land, reportedly present at the subject property, is not included on the list "*NEW YORK HYDRIC SOILS AND SOILS WITH POTENTIAL HYDRIC INCLUSIONS*" as a hydric soil or as a soil with the potential for having hydric inclusions. Therefore, there is little to no potential for the presence of wetlands on the subject property. Refer to the Monroe County Soil Survey for the soil description.

10.0 APPENDIX

10.1 SITE LOCATION MAP/USGS QUADRANGLE MAP



Name: ROCHESTER WEST
Date: 7/17/2007
Scale: 1 inch equals 2000 feet

Location: 043° 09' 13.7" N 077° 37' 56.5" W
Caption: 07R668.29; Canal Street
1971
Revised/Inspected 1978

10.2 SITE MAPS

25-37 Canal Street

LCS, INC.

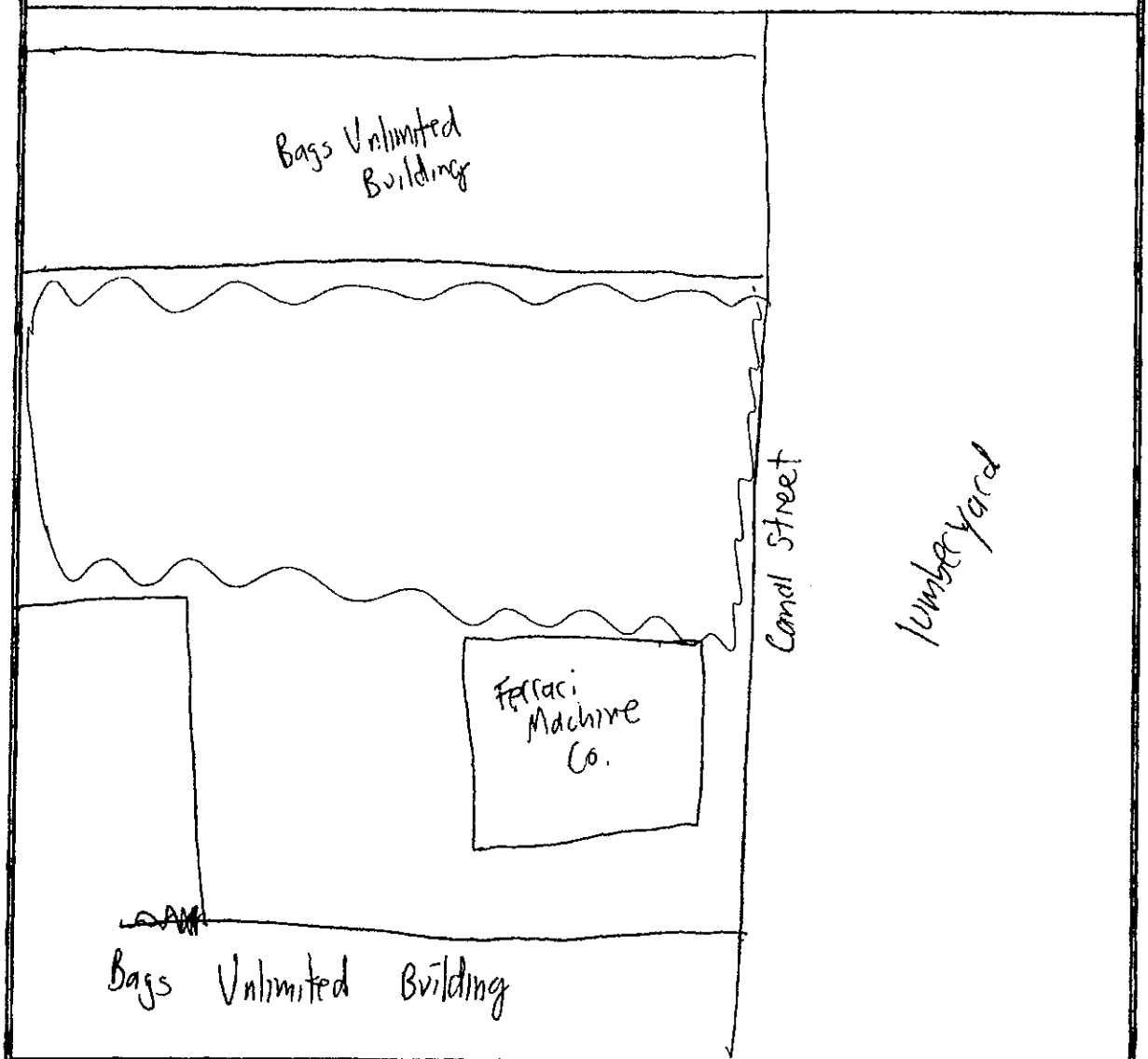
Environmental and Real Estate Consultants

Project Number: 07R668.29

Project Location: 25-37 Canal St.

Date: 6/28

Site Sketch



Notes:

~ - approx area of subject property

N

10.3 SITE CONDITION REPORT

LCS, INC.
SITE CONDITION REPORT

PROJ. # 07R668.29 DATE 6/29 EMPLOYEE NAME(s) J. Pacelli

PERSONS PRESENT/TITLES Peter Mills - operations manager Yrs. associated w/site ~7

Yrs. associated w/site ____

QUESTIONNAIRE (CIRCLE ONE): completed on-site or given to: ____

LIMITATIONS: none

Roof Inspected? (circle) Yes/No N/A

SITE INSPECTION INCLUDED: ext walkthrough, interview

General Site Information			
Name of Site	Vacant land		
Site Address	25-37 Canal St.		
Municipality, County, State	City Rochester, Monroe, NY		
Fronting Streets	Canal st., Litchfield st.		
Site Size (acres)	0.83 acres		
Site Topography (circle)	~~level at grade~~	____% Slope (N/S/E/W)	
Nearest Water Body	Genesee River		
Exterior Conditions/ Improvements (circle all that apply)	Outbuildings (#/type) 0 Asphalt Parking areas ~~Green areas~~ Trees Landscaping ~~Concrete sidewalks~~		
Locality (circle)	~~Urban~~	Suburban	Rural
Area Development (circle)	Highly	~~Moderately~~	Lightly
Area Character (circle all that apply)	~~Industrial~~	~~Commercial~~	~~Residential~~
	Agricultural	Wooded	Fallow
Grounds (circle all that apply)	Fill material (type/location) ____ Dead/stressed vegetation (amt/location) ____ Debris/dumping (type/location) ____ Storm drains (location/discharge to) along sidewalk - storm		

DESCRIPTION OF CURRENT ON-SITE OPERATIONS: Vacant land used for parking for Bags Unlimited

CURRENT TENANTS: (if multi-tenant, attach list or rent roll) N/A

ACCORDING TO THE SITE CONTACT, PAST ON-SITE OPERATIONS INCLUDED (including current buildings and previously developments and DATES): Machine shop, warehousing, cellarage factory, offices, circuit mfrs, shoe factory

ACCORDING TO THE SITE CONTACT, HISTORIC TENANTS INCLUDED: see above

RG&E

UTILITIES PROVIDED BY: NAT. GAS _____ ELECTRIC _____

SEWER (circle): MUNICIPAL/ Connection date: none (circa) PROVIDED BY: City

PRIVATE SEPTIC/ Date of last passed percolation test: _____

WATER (circle): MUNICIPAL PROVIDED BY: City

WELL (location) _____

EVIDENCE OF FORMER HEATING SYSTEM? (circle) NO YES, TYPE _____

EVIDENCE OF FORMER SEPTIC SYSTEM? (circle) NO YES, LOCATION _____

DRYWELLS/INJECTION WELLS:

LOCATIONS: _____ DEPTH: _____

USE OF WELL: _____ SAMPLE RESULTS: _____

PCBs:

Suspect PCB Container	#/Location	Owner	Evidence of Leaks (Y/N)	Labeled (Y/N)
Transformer (pole-mounted)				
Transformer (pad-mounted)				
Lifts				
Elevators				
Fluorescent lights				

BULK STORAGE TANKS: Total # USTS on-site: _____ **Total # ASTs on-site:** _____

Total # vents: _____ **Total # fills** _____ **Total # monitoring wells** _____

Characteristics	Tank #1	Tank #2	Tank #3
AST/UST			
Location			
Registered/Permitted (Dates)			
Date of Last Test			
Capacity			
Product			
Single/Double Walled			
Age			
Type of Monitoring System			
Any releases/spills?			
Status (circle)	Active Inactive Closed	Active Inactive Closed	Active Inactive Closed

EVIDENCE OF ADDITIONAL USTs (VENT PIPES/FILL PORTS, ETC.; LOCATION):

_____

WERE ANY USTs **EXCAVATED** FROM or **FILLED** IN-PLACE ON PROPERTY? DATE: _____

CONTRACTOR NAME: _____ DOCUMENTATION AVAILABLE? _____

CONDITIONS IN AREA OF FORMER USTS (stained, stressed, dead vegetation/surfaces) _____

_____

LEAD:

Material/surface	Location	Approx. Quantity of Damaged Materials
Walls		
Ceilings		
Pipes, soldering		

ANY PREVIOUS LBP TESTING CONDUCTED ON-SITE? _____ NO _____ YES (obtain copy)

ASBESTOS: Year Built _____

Materials	Sizes/ Location	Condition (good, fair, poor)	Approx. Quantity of Damaged Materials
Ceiling Tiles			
Drywall and plaster			
Floor tiles			
Roofing felts and/or materials			
Spray on fireproofing			
HVAC system insulating materials			

IF UNDERGOING RENOVATION: IS O & M PLAN IN-PLACE? ____ WAS ACM SURVEY DONE? _____

ODORS: (circle)
SOLVENTS NATURAL GAS PETROLEUM OTHER
LOCATION: _____

SUSPECT MOLD:

Location	Approximate Quantity

IS THERE EVIDENCE OF MOISTURE AND/OR MUSTY ODORS? _____ NO _____ YES
IF SO, WHERE? _____

Did LCS observe evidence of significant amounts of suspected mold growth within the subject building? If so, what type of material was impacted and the square footage of that impact?
No ____ Yes ____ Explain: _____

Did LCS note any moldy odors within the subject building?
No ____ Yes ____ Explain: _____

Did LCS observe evidence of ponding on the roof of the subject building?
Roof not inspected _____ No ____ Yes ____ Explain: _____

Did LCS observe evidence of excessive patching on the roof of the subject building?
Roof not inspected _____ No ____ Yes ____ Explain: _____

Did LCS observe any water staining, standing water or discoloration on any walls, floors, ceilings or other building materials? If so, what type of material was impacted and the square footage of that impact?
No ____ Yes ____ Explain: _____

SUSPECT MOLD (continued):

Did LCS observe any evidence of flooding, plumbing/sewer leaks, roof/window leaks, groundwater intrusion or discharge of a sprinkler system within the subject building?

No ____ Yes ____ Explain: _____

Did LCS observe any areas of high humidity (e.g., indoor pools, spas, whirlpools, saunas, decorative fountains) located within the subject building? If so, was there any evidence of water staining or standing water within such areas?

No ____ Yes ____ Explain: _____

Did LCS observe any heat exchangers/cooling towers within any mechanical areas of the subject building? If so, was there any evidence of water staining or standing water within such areas?

No ____ Yes ____ Explain: _____

PERMITS (IF YES, OBTAIN COPIES): **(circle)**

NPDES/SPDES RCRA HAZ. WASTE SEWER DISCHARGE AIR EMISSIONS OTHER

HAZARDOUS MATERIALS:

Material	Source/ Process	Storage Container/Location	Approx. Quantity On-Site	Condition
Cleaning supplies				

ADEQUATE STORAGE PRACTICES? (circle) NO YES (Add comments if no.)

_____

MSDS'S (circle) NO YES (COPIES OR REVIEWED ON-SITE)

HAZARD COMMUNICATION PROGRAM? NO YES

55-GALLON DRUMS/BARRELS OTHER CONTAINERS:

LIST AMOUNT, CONTENTS, LOCATION, LABELED, CONDITION:

_____

_____

WASTES:

Material	Source/ Process	Storage Container/ Location	Approx Quantity On-Site	Condition	Transporter
Solid					
Recycling					
Waste oil					

Obtain copies of disposal receipts, if available.

DRY CLEANERS:

CURRENT MACHINE TYPE? _____ AGE OF CURRENT MACHINE? _____

LOCATION OF MACHINE (basement, 1st floor, etc): _____

FORMER MACHINE TYPE? _____

HOW LONG HAS DRY CLEANING BEEN CONDUCTED ON-SITE? _____

FILM DEVELOPING/X-RAYS:

SILVER RECOVERY SYSTEM IN PLACE? _____ NO _____ YES

LEAD LINED WALLS FOR X-RAY ROOMS? _____ NO _____ YES

ADJACENT PROPERTIES:

List names and type of operations adjacent and next adjacent to subject property.

Direction	Current Use	Apparent Past Use	Comments/Concerns
North (address)	RG&E building, Bags Unlimited	comm/indust	
South (address)	Ferrari Machine Co., Bags Unlimited		
East (address)	lumber yard		
West (address)	resi/vacant lot		

GENERATORS: (firing source?) _____ **COMPRESSORS:**:(releases?) _____

ADDITIONAL NOTES:

Vacant lot used to have ~~[illegible]~~ building ~~[illegible]~~ onsite that was part of 7 Canal st. (presently Bags Unlimited) was demolished ~~[illegible]~~ 5 yrs ago, 2 sewer drains on sidewalk, area now used for parking lot, fill/vent. pipe emanating from gl. adj. building

~~[illegible]~~ 5 yrs. ago

10.4 SITE PHOTOGRAPHS

PHOTOGRAPH VIEWS

Photo 1:

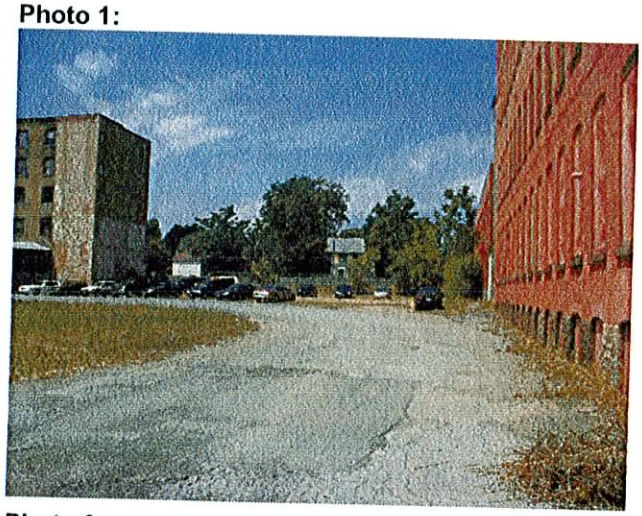


Photo 2:

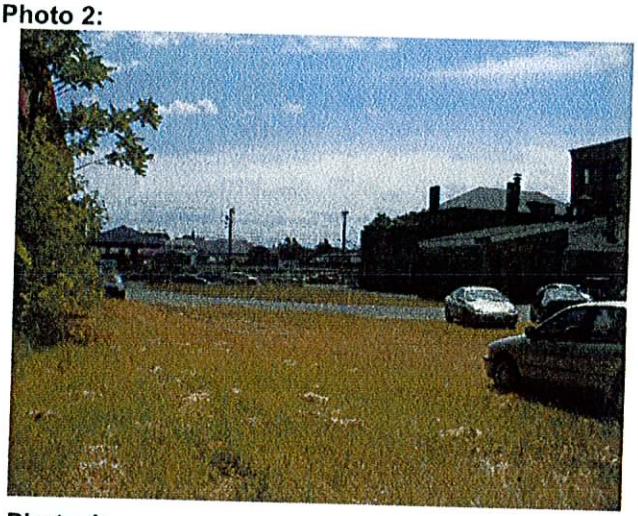


Photo 3:

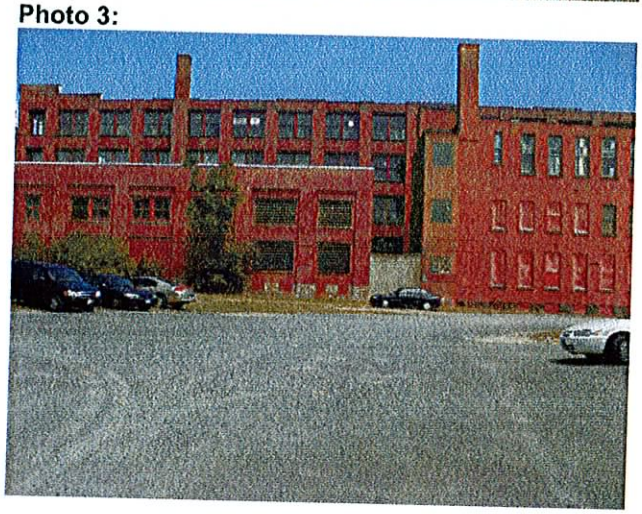


Photo 4:

Photo 1:	View of subject property looking west.
Photo 2:	View of subject property looking east.
Photo 3:	View of subject property looking north.
Photo 4:	View of Canal Street looking south.

LCS, INC. PO BOX 406 BUFFALO, NEW YORK 14205 Project No. 07R668.29 Photo Date: 06/29/07	SITE PHOTOGRAPHS Parking Lot 25-37 Canal Street Rochester, New York

PHOTOGRAPH VIEWS

Photo 1:

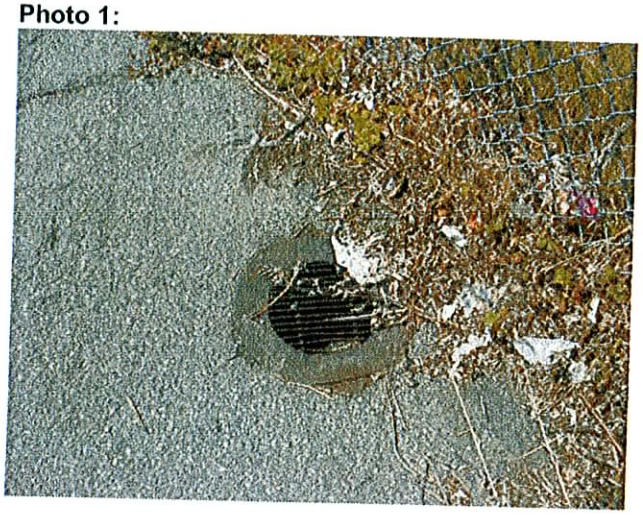


Photo 2:

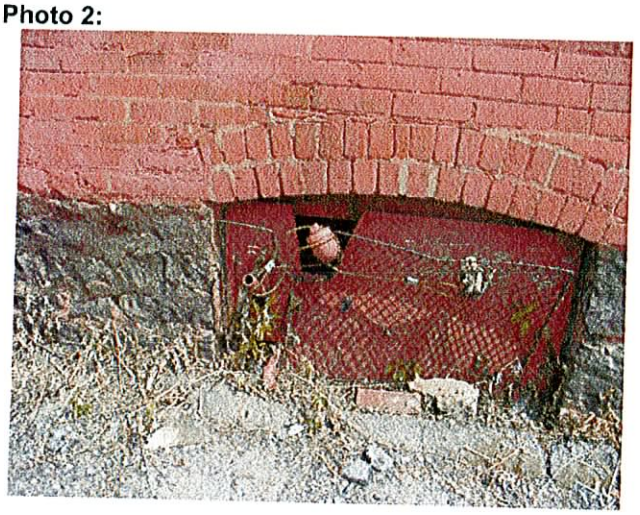


Photo 1: View of storm drain.

Photo 2: View of vent and fill pipes emanating from adjacent building.

LCS, INC. PO BOX 406 BUFFALO, NEW YORK 14205 Project No. 07R668.29 Photo Date: 06/29/07	SITE PHOTOGRAPHS Parking Lot 25-37 Canal Street Rochester, New York

10.5 OWNER/OPERATOR QUESTIONNAIRE

As required by 40 CFR 312.23, LCS has attempted to contact and interview the former owners and/or operators of the subject property to discuss historic use and storage of hazardous substances. No previous owners were identified in the course of this assessed and, as such, LCS has been unable to interview any relevant previous owners or operators.

LCS, INC.
OWNER/OPERATOR QUESTIONNAIRE

1. PROJECT # 07R668.29 DATE: _____
   SITE NAME: _____
   ADDRESS: 23-25 CANAL ST
   ABUTING STREET(S): _____
   BUSINESS OWNER/OPERATOR: CITY OF ROCHESTER
   TITLE: _____ YRS. IN POSITION _____

2. SIZE AND NATURE OF OPERATION: _____
   TOTAL SQ. FTG. OF BLDG. _____ PROPERTY SIZE (FT./ACRES): _____
   DESCRIP OF OPER: _____
   CURRENT TENANTS: _____

3. WHAT ARE THE PAST USES/OCCUPANTS OF THIS FACILITY/PROPERTY AND DATES OF OCCUPANCY? GOODWIN CARRIAGE COMPANY
   BUILDING VACATED IN APPROX 1989 LOT HAS BEEN VACANT SINCE. USED FOR PARKING FOR OUR COMPANY, BUILDING WAS VACANT FOR MANY YEARS PRIOR TO THAT
   WHAT IS THE INTENDED USE OF THE SUBJECT PROPERTY AND/OR STRUCTURES LOCATED ON THE SUBJECT PROPERTY? PARKING LOT

4. MISCELLANEOUS UTILITIES: N/A
   FLOOR DRAINS: _____ DISCHARGE POINT _____
   SUMP PUMPS: _____ DISCHARGE POINT _____
   STORM DRAINS: _____ DISCHARGE POINT _____
   OTHER: _____
   ON-SITE UTILITIES: _____
   WHEN WAS SUBJECT PROPERTY CONNECTED TO MUNICIPAL SEWER, IF CURRENTLY CONNECTED? _____

5. LIST AND DESCRIBE THE STORMWATER AND WASTEWATER DISCHARGES FROM THE FACILITY, INCLUDING THE SOURCES, DISCHARGE POINTS, AND RECEIVING WATERS OR FACILITY:
   NONE

6. WHAT IS THE NATURE OF THE WASTES GENERATED ON-SITE (INCLUDING HAZ./REG. WASTES, THE DISPOSAL METHODS AND WASTE DISPOSAL VENDORS)? NONE
   HOW IS IT STORED ON-SITE? N/A
   WHO COLLECTS THE WASTES? N/A OF _____
7. HAS THE REFUSE SERVICE EVER REFUSED TO COLLECT THE WASTE? X NO ___ YES, EXPLAIN _____
   DO YOU RECYCLE? ___ YES ___ NO N/A

8. HAVE THERE BEEN ANY COMPLAINTS OR NOTICES OF VIOLATIONS ABOUT YOUR FACILITY?
   X NO ___ YES, NATURE _____
   ARE ANY COMPLAINTS PENDING? X NO ___ YES

9. WHAT TYPE OF HVAC (HEATING, VENTILATION & AIR CONDITIONING) SYSTEM DOES THIS FACILITY HAVE? (NAT. GAS, ELECTRIC, HEATING OIL, PROPANE, ETC./FORCED AIR, RADIANT, HVAC, ETC.) N/A EMPTY LOT

10. WAS THIS FACILITY EVER HEATED WITH OIL? ___ NO ___ YES NOT KNOWN
    WHEN? ___
    STORAGE CONTAINER OF OIL: ___
    WAS THE FACILITY EVER HEATED WITH STEAM? ___ NO ___ YES NOT KNOWN
    WHEN? ___
    WAS THE HEATING SYSTEM EVER CONVERTED? ___ NO ___ YES
    PREVIOUS SYSTEM? ___

11. WAS THIS SITE EVER A CAR REPAIR SHOP, PAINT SHOP, OR GAS STATION?
    X NO ___ YES, WHEN? ___ OWNER? ___

12. ARE THERE ANY ABOVEGROUND OR UNDERGROUND STORAGE TANKS? X NO ___ YES
    ___ UST ___ AST, CAPACITY ___ PRODUCT ___
    ___ UST ___ AST, CAPACITY ___ PRODUCT ___
    ___ UST ___ AST, CAPACITY ___ PRODUCT ___
    DO THE TANKS COMPLY WITH DECEMBER 1998 REQUIREMENTS? (including overfill protection, monitoring systems, cathodic protection/double walled tank and piping, etc.) ___
    WHEN WERE THE TANKS LAST TESTED? ___
    ARE THEY REGISTERED? ___
    LEAK DETECTION DEVICES IN PLACE? ___ IF YES, TYPE OF SYSTEM? ___
    MONITORING REPORTS AVAILABLE? ___ IF YES, PLEASE SUPPLY COPIES

13. WERE THERE EVER TO YOUR KNOWLEDGE ANY UNDERGROUND OR ABOVEGROUND TANKS LOCATED ON-SITE PREVIOUSLY?
    X NO ___ YES, WHEN? ___
    ARE CLOSURE REPORTS AVAILABLE? ___ IF SO, PLEASE SUPPLY COPIES

14. WHAT TYPE OF CHEMICALS ARE USED IN THE OPERATIONS?
    (ATTACH LIST) NONE
    DO YOU HAVE MSDS'S FOR THESE CHEMICALS? ___ NO ___ YES
    LIST HAZ. WASTE/MATERIAL STORAGE FACILITY ___

15. ARE YOU MANDATED TO PROVIDE A HAZARD COMMUNICATION COURSE TO YOUR EMPLOYEES? ___ NO ___ YES N/A
    WHO PROVIDES THE TRAINING? ___
    HOW OFTEN DO YOU PROVIDE REFRESHERS? ___
    ARE HAZ. WASTE MANIFESTS ON FILE? ___
    HAS AN EMERGENCY PLAN BEEN PREPARED AND SUBMITTED TO THE LOCAL FIRE DEPARTMENT? ___

16. LIST THE ENVIRONMENTAL OR SAFETY REPORTS TO BE SUBMITTED TO REGULATORY AGENCIES, THE FREQUENCY OF SUCH REPORTS, AND THE AGENCIES TO WHICH THEY ARE SUBMITTED. NONE

17. DO YOU HAVE ANY FEDERAL, STATE OR LOCAL PERMITS FOR THE FOLLOWING? ("TO EMIT TO AIR OR WATER?") SPDES _____ RCRA(WASTES) _____ HAZ USE _____ EPA ID# _____ AIR EMISSIONS _____ N/A

18. HAVE YOU EVER TRANSPORTED HAZARDOUS WASTE FROM THIS SITE?
X NO ___ YES, MANIFESTS? _____

19. ARE PCBS OR PCB-CONTAINING EQUIPMENT PRESENT ON THE SUBJECT PROPERTY, INCLUDING BALLASTS OR OTHER EQUIPMENT? ___ YES X NO
LOCATION: _____ TYPE OF EQUIP.? _____
LOCATION: _____ TYPE OF EQUIP.? _____

20. ARE THERE TRANSFORMERS LOCATED ON-SITE? ___ YES X NO
IF SO AND THEY ARE UTILITY OWNED, WHAT IS THE NAME OF THE UTILITY COMPANY?
_____

21. DO YOU TREAT OR DISPOSE OF ANY WASTE MATERIALS ON-SITE INCLUDING INCINERATION, NEUTRALIZATION, OR LANDFILLING?
X NO ___ YES, TYPE _____

22. DO YOU STORE ANY HAZ./REG. WASTES ON-SITE FOR TRANSFER TO A DISPOSAL FACILITY?
X NO ___ YES, RECIPIENT OF WASTES _____ PERMIT # _____

23. HAS THIS FACILITY EVER BEEN TESTED FOR THE FOLLOWING?
DRINKING WATER ___ INDOOR AIR ___ ASBESTOS ___ RADON ___ NO TO All
LEAD PAINT ___ EMISSIONS ___ WASTES ___
IF YES, PLEASE PROVIDE COPIES OF THE REPORTS OR SURVEYS.

24. HAVE YOU EVER BEEN THE SUBJECT OF AN ENFORCEMENT ACTION BY ANY FEDERAL, STATE, OR LOCAL AGENCY REGARDING ENVIRONMENTAL ISSUES?
X NO ___ YES, NATURE _____

25. HAVE THERE BEEN ANY SPILLS, UNPERMITTED DISCHARGES, OR RELEASES OF HAZARDOUS OR CONTAMINATED MATERIALS AT OR NEAR THIS FACILITY?
X NO ___ YES, NATURE _____

26. ARE THERE ANY STAINED, STRESSED OR DEAD VEGETATION/SURFACES ON-SITE?
X NO ___ YES, SUSPECTED CAUSE _____

27. ARE YOU PRESENTLY UNDER ANY FEDERAL, STATE, OR LOCAL CONSENT ORDERS, DECREES OR CAUSES OF ACTION? X NO ___ YES, ARE ANY PENDING? ___ NO ___ YES

28. HAVE YOU EVER ALLOWED OR PERMITTED ANY OTHER ENTITY TO DUMP, STORE, DISPOSE, TRANSPORT, BURY, INCINERATE, OR LANDFILL ANY MATERIALS AT THIS SITE?
X NO ___ YES, WHO? _____ WHEN? _____

29. DOES ANYONE OTHER THAN YOUR OPERATIONS UTILIZE THIS SITE PRESENTLY?
X NO ___ YES, WHO? We use for parking
NATURE OF THEIR OPERATIONS: _____

30. HAVE YOU EVER EXPERIENCED ANY PROBLEMS FROM ODORS, DRAINAGE, STORAGE PRACTICES, OR OPERATIONS FROM YOUR NEIGHBORS?
X NO ___ YES, NATURE ___
WHAT WERE THE ACTIONS TAKEN TO CORRECT THESE PROBLEMS?
___

31. ARE YOU AWARE OF ANY ENVIRONMENTAL LIENS ON THE PROPERTY?
X NO ___ YES, NATURE ___

32. WAS THERE EVER A SEPTIC TANK, LEACH FIELD, INJECTION WELL, OR DRY WELL LOCATED ON THE PROPERTY?
___ NO ___ YES, WHEN NOT KNOWN
IF A SEPTIC IS CURRENTLY LOCATED ON-SITE, WHEN DID IT PASS THE LAST PERCOLATION TEST? ___
ARE THERE, OR WERE THERE EVER, ANY WATER WELLS LOCATED ON-SITE?
___ NO ___ YES, WHEN ___

33. ARE THERE ANY LEAD PIPES/SOLDERING WITHIN THE SUBJECT STRUCTURE(S)?
X NO ___ YES, LOCATION? ___

34. ARE YOU AWARE OF ANY MOLD HAZARDS WITHIN THE SUBJECT STRUCTURE(S)?
NO X YES, IF YES, WHERE? ___
WHAT ACTION HAS BEEN TAKEN? ___

- Is, or has there been, any visual mold growth or moldy odors identified within the subject building?
  No ___ Yes ___ Explain. ___
- Is, or has there been, any, moisture, condensation or high humidity problems within the subject building?
  No ___ Yes ___ Explain: ___
- Have any areas of the subject building been impacted by a flood, plumbing/sewer leak, roof/window leak, groundwater intrusion or discharge of a sprinkler system? If "yes," what repairs and/or corrective measures were undertaken to address such issues.
  No ___ Yes ___ Explain: ___
- Is a sump pump located within the basement of the subject building? If "yes," has the basement been characterized by dampness or periodic wetness?
  No ___ Yes ___ Explain: ___
- Have any occupants of the subject building complained as to water intrusion or moldy odors within their tenant spaces or reported any adverse health problems that have been alleged to be related to the subject building?
  No ___ Yes ___ Explain: ___
- Does the HVAC system have any drip pans or other open discharge of condensate water, steam or other moisture? If "yes," does the HVAC system have a written maintenance program?
  No ___ Yes ___ Explain: ___
- Has a state or local health agency issued any notices of violation to the subject building as to indoor air quality, odors, moisture or mold growth? **If "yes," please supply copies.**
  No ___ Yes ___ Explain. ___
- Have any moisture surveys, indoor air quality reports or surveys been conducted for the subject building? **If "yes," please supply copies.**
  No ___ Yes ___ Explain. ___
- Has an insurance claim ever been filed for water or mold-related damage to the subject building?
  No ___ Yes ___ Explain: ___

35 ARE THERE ANY DRY CLEANING OPERATIONS CONDUCTED ON-SITE? X NO ___ YES
IF SO, WHAT IS THE CURRENT MACHINE GENERATION USED ON-SITE? ___
HOW OLD IS THE CURRENT MACHINE? ___
WAS THERE A PREVIOUS MACHINE UTILIZED ON-SITE? X NO ___ YES
HOW LONG HAS DRY CLEANING BEEN CONDUCTED ON-SITE? ___

36. IS THERE CURRENTLY ANY X-RAY DEVELOPING OR FILM DEVELOPING CONDUCTED ON-SITE?
X NO ___ YES. IF YES, IS THERE A SILVER RECOVERY SYSTEM IN USE? ___ NO ___ YES

37. ARE THERE CURRENTLY ANY UNOCCUPIED SPACES WITHIN THE BUILDING(S)? ___
(PLEASE LIST BY IDENTIFYING UNIT NUMBER, FLOOR, BUILDING, ETC.)

38 DO YOU HAVE SPECIALIZED KNOWLEDGE THAT WOULD PROVIDE INFORMATION REGARDING PREVIOUS OWNERSHIP OR USES OF THE PROPERTY THAT MAY BE MATERIAL TO IDENTIFYING RECOGNIZED ENVIRONMENTAL CONDITIONS ABOUT THE SITE?
X NO ___ YES, NATURE ___

39. WHAT ARE THE PAST AND PRESENT USES OF THE PROPERTIES ADJACENT TO YOU?PLEASE INCLUDE DATES OF OCCUPANCY.

DIRECTION	CURRENT USE/OCCUPANT	PAST USES/OCCUPANTS
NORTH:	Boys Unlimited	Plastic Film Converter
SOUTH:	Boys Unlimited	" " "
EAST:	Street	
WEST:	Street	

40. ARE THERE ANY PENDING, THREATENED OR PAST LITIGATION RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON OR FROM THE SUBJECT PROPERTY? NO

41. ARE THERE ANY PENDING, THREATENED OR PAST ADMINISTRATIVE PROCEEDINGS RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON OR FROM THE SUBJECT PROPERTY? NO

42. ARE THERE ANY NOTICES FROM ANY GOVERNMENTAL ENTITY REGARDING ANY POSSIBLE VIOLATION OF ENVIRONMENTAL LAWS OR POSSIBLE LIABILITY RELATING TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS? NO

CERTIFICATION OF RESPONSES:

I, Peter G Mills, the owner/operator and/or responsible person for this facility, do hereby attest and certify that to the **best of my knowledge**, the answers and information provided in this questionnaire, are true and accurate. I have not willfully withheld information that may be pertinent to the questions contained herein and have not distorted or misrepresented the facts regarding the content of this questionnaire.

Signature: P. Mills Date: 7/6/07

10.6 REGULATORY INFORMATION

LCS INC.
Environmental and Real Estate Consultants

CORPORATE OFFICES
232 DELAWARE AVENUE, SUITE 33
BUFFALO, NEW YORK 14202

PO BOX 406
BUFFALO, NEW YORK 14205

TEL: 800.474.6802
716.845.6145
FAX: 716.845.6164
www.lenderconsulting.com

OFFICES
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ALLENTOWN *PENNSYLVANIA*
BALTIMORE *MARYLAND*
SALISBURY *MARYLAND*
CLEVELAND *OHIO*

July 17, 2007

Mr. Richard Elliot
Monroe County Department of Health
111 Westfall Road
Rochester, New York 1469

RE: Records Review Request 07R668.29
PLEASE REFERENCE THIS # WHEN RESPONDING

Dear Mr. Elliot;

Our firm is performing an Environmental Assessment of real property located within the jurisdiction of Monroe County. Under the Freedom of Information Law (FOIL), I am writing to request that a review be made of Monroe County Department of Health records that are relevant to the purpose of this Environmental Assessment. Please include information on the following topics:

1) Septic Inspection Reports
2) Violations or complaints
3) Permits
4) Spills or uncontrolled releases
5) Records of underground or aboveground storage tanks

STREET ADDRESS:	**25-37 Canal Street**
MUNICIPALITY:	**City of Rochester**
COUNTY:	**Monroe**
CURRENT OWNER:	**City of Rochester**
PAST OWNER:	**Unknown**
PRESENT USE:	**Vacant lot**
PAST USE:	**Manufacturing**
SIZE:	**0.83 acres**
SBL:	**120.360-0002-005.000**

If you have any questions regarding this request for information, please contact our office. The information that you provide is greatly appreciated.

Sincerely,

Stephanie LaPlaca

Stephanie LaPlaca
Environmental Analyst
LCS Inc.

LCS INC.
Environmental and Real Estate Consultants

CORPORATE OFFICES
232 DELAWARE AVENUE, SUITE 33
BUFFALO, NEW YORK 14202

PO BOX 406
BUFFALO, NEW YORK 14205

TEL: 800.474.6802
716.845.6145
FAX: 716.845.6164
www.lenderconsulting.com

July 17, 2007

Ms Jill Andolina
NYS Department of Environmental Conservation
6274 E. Avon-Lima Road
Avon, New York 14414

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BALTIMORE
MARYLAND

SALISBURY
MARYLAND

CLEVELAND
OHIO

RE: Records Review Request 07R668.29
PLEASE REFERENCE THIS # WHEN RESPONDING

Dear Ms. Andolina,

Our firm is performing an Environmental Assessment of a real property located within the jurisdiction of NYSDEC Region 8. Under the Freedom of Information Law (FOIL), I am writing to request that a review be made of NYSDEC region 8 department records, which are relevant to the purpose of this Phase I Assessment. Please forward this FOIL request to the following NYSDEC departments for review of department records, if available with regards to the subject sites or facility(s) (referenced below).

1) Regulatory Services - permits and registrations (active and inactive).
2) Law Enforcement/Legal Affairs/Env. Enforcement - complaint/notice of violation files, legal proceedings.
3) Solid and Hazardous Waste - site files for active and inactive sites.
4) Petroleum Bulk Storage - tank closure reports, registered facilities.
5) Air/Water Division - air and water quality issues/violations.
6) NYSDEC Site Inspection Reports.
7) Spills Division - record of petroleum/chemical releases.

STREET ADDRESS:	**25-37 Canal Street**
MUNICIPALITY:	**City of Rochester**
COUNTY:	**Monroe**
CURRENT OWNER:	**City of Rochester**
PAST OWNER:	**Unknown**
PRESENT USE:	**Vacant lot**
PAST USE:	**manufacturing**
SIZE:	**0.83 acres**
SBL:	**120.360-0002-005.000**

If you have any questions regarding this request for information, please contact our office. The information that you provide is greatly appreciated.

Sincerely,

Stephanie LaPlaca

Stephanie LaPlaca
Environmental Analyst
LCS, Inc

The EDR Radius Map™ Report

Vacant Lot
25-37 Canal Street
Rochester, NY 14608

Inquiry Number: 1970323.3s

July 03, 2007

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

25-37 CANAL STREET
ROCHESTER, NY 14608

COORDINATES

Latitude (North):	43.153600 - 43' 9' 13.0"
Longitude (West):	77.624800 - 77' 37' 29.3"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	286579.6
UTM Y (Meters):	4781001.5
Elevation:	516 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	43077-B6 ROCHESTER WEST, NY
Most Recent Revision:	1994
East Map:	43077-B5 ROCHESTER EAST, NY
Most Recent Revision:	1994

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 6 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
FORMER INTERSTATE CIRCUITS INC 25-37 CANAL ST ROCHESTER, NY 14608	RCRA-SQG FINDS NY MANIFEST	NYD982269433

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List