

Phase I Environmental Site Assessment

**60 Canoga Street
Auburn, New York**

CHA Project Number: 23348

Prepared for:

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LIST OF ACRONYMS & ABBREVIATIONS

ACM	Asbestos Containing Material
AAI	All Appropriate Inquiries
AMSL	Above Mean Sea Level
AST	Above Ground Storage Tank
ASTM	American Society of Testing and Materials
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFCs	Chlorofluorocarbons
CFR	Code of Federal Regulations
CHA	Clough Harbour & Associates LLP
CSO	Combined Sewer Overflow
EC	Engineering Control
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FOIL	Freedom of Information Law
GIS	Geographic Information System
IC	Institutional Control
LBP	Lead-based Paint
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
NFRAP	No Further Remedial Action Planned
NLR	No Longer Registered
NPL	National Priority List
NWI	National Wetlands Inventory
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PCB	Polychlorinated Biphenyls
PPB	Parts per Billion
PPM	Parts Per Million
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SQG	Small Quantity Generator
SWL	Solid Waste Landfill
TSDf	Treatment, Storage and Disposal Facility
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program

EXECUTIVE SUMMARY

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify recognized environmental conditions, as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, associated with the subject. CHA has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E 1527-05. The Phase I ESA report has been prepared by CHA to: provide a general description of the site, any structures occurring thereon, and the site vicinity; discuss the current and historical usage of the site; and identify the presence or absence of recognized environmental conditions in connection with the site, based upon the results of historical and regulatory records reviews, interviews, and a site reconnaissance.

The Property consists of one tax parcel (TMP# 115.32-1-1) located at 60 Canoga Street, located in the City of Auburn and the Town of Aurelius, Cayuga County, New York. The site is approximately 1.10 acres in size and is currently vacant commercial land. The Property utilizes public utilities including electricity, natural gas, water supply, and sewer services.

The Property currently contains a single concrete block and metal framed structure that is in need of repair. The Property is surrounded by a former industrial site, that was historically occupied by the Auburn Button Works, Auburn Plastics and Auburn Armature Company Inc. It is bordered on the east by the Owasco River.

Review of the Environmental FirstSearch regulatory database report indicated the Property was not identified in any of the databases searched for this report.

There were several adjacent sites identified by the database.

The Auburn Armature Inc., formerly located immediately south of the Property at 48 Canoga Street is listed by the UST database. Two (2) 275 gallon above ground xylene tanks were previously present on the site. Review of the current Auburn Armature CBS certificate shows that the company has relocated and currently operates at a different address. There are no leaking tank or spill reports associated with the site and therefore this is not expected to pose a significant threat to the environmental integrity of the Property.

The Interstate Recycling Company, also a former occupant of 48 Canoga Street, is listed as a Solid Waste Landfill given that they used waste tires to produce new materials. This process in itself is not

expected to pose a significant threat to the environmental integrity of the Property and it is noted that the business is currently located at another address in the City of Auburn.

Tele-K- 6306 Canoga Rd- adjacent to west

The former Tele-K site is located on the western border of the Property. This site is listed as a CERCLIS site. The listing indicates that a building previously burned down on the site and that drums were present.

As referenced in Section 3.0, the Tele-K site was the site of an EPA cleanup to remove the drums. The large amount of chemicals and hazardous materials which were stored on site, some exposed to the elements, are considered a REC. Additionally, this site is located up-gradient to the Property.

Historical research indicated that the Property was improved with an industrial complex since at least 1898 when a woolen mill was present on the site. Subsequent use of the site included a plastics manufacturer, and the Auburn Button Works. This historic industrial activity represents an REC.

There was no evidence of active release or contamination sources identified during the site inspection.

The Sanborn fire insurance maps show one previously existing structure on the Property and one existing structure. Both of the buildings were originally constructed prior to 1980. Asbestos containing materials and lead based paint were commonly used within structures of this era, therefore the potential exists for asbestos containing materials and/or lead based paint to be present within the existing structure, as well as any demolition debris which was buried on site. It is noted that only concrete and brick debris was noted during the site reconnaissance, however additional materials could be buried on-site or present within the debris piles observed on the Property. Additionally, the existing building had a roof that is failing and a large amount of damaged building debris was noted within the structure. No survey or sampling was performed as part of this Phase I ESA.

There were no limitations or significant data gaps encountered during this investigation that are considered to have hindered CHA's ability to evaluate or identify recognized environmental conditions associated with the Property.

CHA has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Property identified as 60 Canoga Street, located in the City of Auburn and the Town of Aurelius, Cayuga County, New York. Any exceptions to, or deletions from, this practice

are described in Section 9.0 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, except for:

- The past presence of industrial processes on the Property.
- The past presence of fuel oil storage on and adjacent to the Property.
- The presence of a CERCLIS site, the Tele-K site, immediately adjacent to the west side of the Property, and the fact that Tele-K previously owned the Property.
- The reported past presence of chemical storage on the Property.

Based on the REC's identified above, CHA recommends that a subsurface investigation be conducted to characterize the subsurface conditions.. While not considered an REC, asbestos containing materials and/or lead based paint are likely to be present on the Property. A number of the building materials are noted to be damaged and CHA recommends that a hazardous building materials survey be performed prior to building renovation/demolition.

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify, to the extent feasible, recognized environmental conditions associated with the Property as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05. The term *recognized environmental conditions* is defined by ASTM as the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term *recognized environmental conditions* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment.

The intent of the ESA program is to generate documentation that identifies potential environmental concerns associated with a property and, if necessary, that will fulfill one of the requirements to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). That is, the practice that constitutes “all appropriate inquiry” into the previous ownership and uses of a property (40 CFR Part 312).

1.2 SCOPE OF SERVICES

The Phase I ESA report has been prepared by CHA in accordance with the scope of services and limitations outlined in our contract with the City of Auburn. The report was prepared to: provide a general description of the site, any structures occurring thereon, and the site vicinity; discuss the current and historical usage of the site; and to identify the presence or absence of recognized environmental conditions in connection with the site, based upon the results of historical and regulatory records reviews, interviews, and a site reconnaissance completed relative to the Property.

1.3 USER RELIANCE

This report has been prepared expressly for the use of the City of Auburn. No other parties are entitled to rely upon this report unless our express written consent is first obtained. All conclusions drawn were based on CHA’s review of available historical, regulatory, and site specific information pertaining to the Property. Recommendations were submitted based on CHA's knowledge, experience, and professional judgment concerning Phase I ESAs.

2.0 SITE DESCRIPTION & PHYSICAL SETTING

2.1 LOCATION

The Property consists of one tax parcel (TMP# 115.32-1-1) located at 60 Canoga Street in the City of Auburn, with the western portion located in the Town of Aurelius, Cayuga County, New York. The Property is approximately 1.10 acres in size and currently occupied by a combination concrete block and metal structure on commercial land that is mostly wooded. The location of the site is shown on Figure 1.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Property is commercial property located in a mixed residential and light industrial area in the northwest portion of the City of Auburn and Town of Aurelius. Photographic depiction of the Property and the adjacent area are provided in Appendix A. The Property utilizes public utilities including natural gas, electricity, municipal sewer, and public water supply.

2.3 CURRENT USE OF SITE

The Property is currently occupied by a combination concrete block and metal structure. The southern portion of the structure is used for storage of some construction materials as well as several vehicles. The northern portion of the on-site structure contains debris and has a compromised roof.

2.4 EXISTING SITE FEATURES

The Property is currently occupied by a single concrete block and metal structure located on the western half of the site. The southern portion of the structure appears to be an addition and is a metal walled structure with a curved metal roof. The northern portion of the structure is a single story concrete block building with a built up roof system. The Owasco River borders the Property on the eastern side.

2.5 CURRENT USES OF ADJACENT PROPERTIES

The Property is located within a residential commercial zone. The site is bounded by the features and uses indicated below. It is noted that the Property is land-locked and surrounded by a former industrial complex. The land surrounding the Property is generally characterized by the following uses:

North: Former Auburn Button Works/Auburn Plastics site, vacant land.

South: Former Auburn Button Works/Auburn Plastics site, Canoga Street, residential development (southeast)

East: Owasco River, vacant land, residential development.

West: Residential development.

3.0 USER PROVIDED INFORMATION

For the purposes of this investigation, the City of Auburn is considered to be the User of this report. CHA was in contact with Ms. Renee Jensen, Community Development Planner with the City of Auburn. Ms. Jensen completed the Owner questionnaire (Appendix D) for the Property. Ms. Jensen indicated knowledge of past storage of chemicals and hazardous materials on the Property, and also provided a copy of a 1999 letter from Blasland, Bouck, and Lee, and a 2002 letter from the US Environmental Protection Agency (EPA) for review. The 1999 letter summarizes that the former occupant of the Property at 60 Canoga Street, Auburn Armature, was storing drums of oil, waste antifreeze, solvents, and also unknown materials on the Property. This letter also details that potential ACM was noted on the Property in the damaged building and roofing materials. The 2002 US EPA report details the characterization and removal of the hazardous materials and chemicals from the adjacent Tele-K Property at 6306 Canoga Road. The documentation provided does not make it clear whether the existing structure on the Property was cleaned up in conjunction with the Tele-K site or at a separate time. The past presence of stored chemicals adjacent to the Property and drum storage on the Property represents a REC.

4.0 RECORDS REVIEW

A review of state, federal, and local database records was performed to identify the occurrence of spills and/or facilities involving solid waste, hazardous waste, and petroleum products on the Property or nearby properties.

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Environmental regulatory agency records were searched through the use of State and Federal databases accessed and summarized by Environmental FirstSearch. The following table summarizes the databases searched, the respective search radius for each database, and the number of sites identified in each database within the minimum search distance from the Property.

Table 1: Database Records Researched and Minimum Search Distances

Database Searched	Property Listed	Approximate Minimum Search Distance	Listed Sites Within Search Distance
1. National Priorities List (NPL or Federal Superfund Listing)	No	1.0 mile	0
2. NPL De-Listed Site List	No	0.5 mile	0
3. Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	No	0.5 mile	1
4. CERCLIS-No Further Remedial Action Planned (CERCLIS-NFRAP)	No	0.5 mile	2
5. Resource Conservation and Recovery Act (RCRA) CORRACTS facilities	No	1.0 mile	0
6. RCRA Non-CORRACTS TSD facilities	No	0.5 mile	0
7. RCRA registered small or large quantity generators of hazardous waste (SQG/LQG)	No	0.25 mile	2
8. Federal Brownfield	No	0.5 mi	0
9. Emergency Response Notification System (ERNS)	No	0.12 mile	0
10. Tribal Lands	No	1.0 mile	1
11. State & Tribal CERCLIS Sites	No	1.0 mile	5
12. State Spills Database	No	0.12 mile	0
13. State & Tribal Solid Waste Facilities	No	0.5 mile	9
14. State & Tribal Leaking Underground Storage Tanks (LUST)	No	0.5 mile	10
15. State & Tribal Registered Storage Tanks (UST/AST)	No	0.25 mile	9
16. State & Tribal IC/EC Sites	No	0.25/0.50 mile	0
17. State & Tribal Voluntary Cleanup Program (VCP)	No	0.5 mile	0
18. State & Tribal Brownfields	No	0.5 mile	0
19. Federal IC/EC Registry	No	0.5 mile	0

Note: The complete information contained in the regulatory database report has been included in Appendix B.

Summary for the Property:

The Property was not identified in any of the databases searched for this report.

Adjacent Properties & Site Vicinity:

The database report identified several sites within the minimum search distances (displayed in Table 1 above) for several databases.

Auburn Armature Inc. - 48 Canoga Street- adjacent to south

The Auburn Armature Inc., formerly located immediately south of the Property at 48 Canoga Street is listed by the UST/AST database. Two (2) 275 gallon above ground xylene tanks were once present on the site. Review of the current Auburn Armature CBS certificate shows that the company has

relocated to another address. There are no leaking tank or spill reports associated with the site and therefore this listing is not expected to pose a significant threat to the environmental integrity of the Property.

Interstate Recycling- 48 Canoga Street- adjacent to south

The Interstate Recycling company, also a former occupant of 48 Canoga Street, is listed as a Solid Waste Landfill given that they use waste tires to produce new materials. This process in itself is not expected to pose a significant threat to the environmental integrity of the Property and it is noted that the business is currently located at another address in the City of Auburn.

Tele-K- 6306 Canoga Rd- adjacent to west

The former Tele-K site is located on the western border of the Property. This site is listed as a CERCLIS site. The listing indicates that a building previously burned down on the site and that drums were present.

As referenced in Section 3.0 the Tele-K site was the site of an EPA cleanup to remove drums. The large amount of chemicals and hazardous materials which were stored on site, some exposed to the elements, are considered an REC. Additionally, this site is located up-gradient to the Property.

Additional Sites in the Vicinity:

The remaining sites within the search radii were not located immediately adjacent to the Property, are located at an extended distance from the Property, or are located across the Owasco River and therefore are hydrologically separated from the Property.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

4.2.1 Local Municipality Records

CHA obtained assessment information for the Property including tax parcel number, current owner, site improvements, and acreage, from the Cayuga County tax roll available online.

4.2.2 County Records

A Freedom of Information Law (FOIL) request for any known concerns associated with the Property was submitted to the Cayuga County Department of Health on October 19, 2011. A response was received on February 28, 2012 that indicates no files were found for the Property.

4.2.3 State Records

In addition to the records reviewed in the database report, a written FOIL request to review public records associated with the Property was sent to the New York State Department of Environmental Conservation's (NYSDEC's) Region 7 office in Syracuse, New York on October 19, 2011. CHA requested to review files such as permits, underground storage tank records, records of violation, enforcement actions, etc. associated with the Property. CHA also requested a list of landfills within one-half mile of the Property and any available groundwater quality data in the vicinity of the Property. CHA visited the NYSDEC Region 7 Office in Syracuse, New York on December 6 to review files generated by the FOIL request. There were no files pertaining to the 60 Canoga Site for review.

4.3 SITE SETTING

4.3.1 Topographic Mapping

The Property has an elevation of approximately 560 feet above mean sea level (AMSL) at the top of the bank and slopes towards the Owasco River to an elevation of approximately 545 feet. It is however noted that microscale variations in topography may exist. These conclusions are based upon field observations and the topographic mapping for the area, as provided from the United States Geological Survey (USGS).

4.3.2 Floodplain Mapping

A review of the *Flood Insurance Rate Map* (FIRM) developed for the project vicinity (Community Panel 36011C0303E) by the Federal Emergency Management Agency (FEMA), indicated that the majority of the Property is located in Zone X, which is an area outside the 100 year flooding, for which no base flood elevations have been established. The portion of the Property located at the base of the slope, immediately adjacent to the Owasco River is within Zone AE, an area that is inundated by the 100 year flood.

4.3.3 Site Geology and Hydrology

According to New York State Geological Survey, Finger Lakes Sheet, the surficial geology of the area consists of glacial till. According to data from the same source the majority of the bedrock geology beneath the Property consists of the shales of the Port Ewen formation. According to the USDA Web Soil Survey, soils beneath the site consist of made land (fill).

Regional groundwater flow direction on the Property, inferred from topographic mapping of the area, is generally to the west towards the Owasco River.

4.4 HISTORICAL USE INFORMATION ON THE SITE & SURROUNDING AREA

Historical usage of the Property was evaluated through the review of standard historical references such as aerial photographs, city directories, historic topographic maps, local governmental records, and/or previous environmental investigation reports. Information obtained from the review of such references is summarized in the following subsections.

4.4.1 Recorded Land Title Records

Title records for the Property were provided by the User. Review of the records shows that the City of Auburn took ownership of the Property from the Tele-K Corporation after foreclosure proceedings in 1993. The deed record was incomplete, however it is indicated that the Property had a previous address of 48R Canoga Street.

4.4.2 Fire Insurance Maps

CHA requested copies of the Sanborn Fire Insurance maps through Environmental FirstSearch and coverage was available for the Property for the years 1972, 1967, 1955, 1949, 1904, and 1898. The Sanborn Fire Insurance maps are included as part of Appendix C.

It is noted that that 60 Canoga Street Property is located north of Canoga Street, and there is no direct road access.

The 1898 coverage shows that the area immediately west across the Owasco River is occupied by the Melrose Woolen Company, which occupied the western bank of the River. A driveway and residences were located just west of the factory. Processes noted at the Melrose site include spinning,

carding, dyeing, weaving and storage. Several outbuildings used for wagon storage, storage and an office are also noted. The 60 Canoga Street property is situated at the northern end of the coverage and not all of the Property is shown.

The 1904 coverage did not show any major changes at the Melrose Woolen Company site.

The 1949 coverage shows that a foundry was located across Canoga Street. The foundry is labeled as having an earthen floor. The Auburn Button Works occupies the former Melrose Woolen site. Numerous new outbuildings are shown, and the footprint of the main structure has increased with structures being constructed between 1914-1918. The driveway is no longer present. The Auburn Button Works is labeled as being coal fired. Processes labeled within the building include inspection, painting, processing, press room, and alcohol storage.

The sanborn coverage from 1955 shows additional expansion of the Auburn Button Works. Additional processes on the site include thermoplastic extraction, extrusion, rolling, resin storage, dye storage, heat treating, welding, and a machine shop. It appears that a small oil house is present towards the southern end of the factory near Canoga Street. The Property contains two structures, one smaller storage structure and then a structure located south of the first which is labeled extrusion, finishing, rolling and forming.

The 1967 coverage shows that the Auburn Armature is listed as the occupant of the former Button Works site. It is listed as being heated by fuel oil. The northern section of the former Button Works (located in the Town of Throop) is occupied by Auburn Plastics Inc.

The 1972 coverage does not show any major changes from the 1967 coverage.

The long industrial history of the Property and adjacent sites, including fuel oil storage, and industrial processes represent REC's.

4.4.3 Local Street Directories

City directories were reviewed in an attempt to identify past users and owners of properties on the Property. City directories located at the Seymour Library in Auburn, New York were reviewed for the years 1885-2006 in approximately 5 year increments on October 26, 2011. A summary of the Property is provided below:

Table 2. Street Directory Summary

Year	Street No.	Street	Occupant
2006	60	Canoga Street	No Listing (NL)
2001	60	Canoga Street	NL
1996	60	Canoga Street	John J. Carberry
1990	60	Canoga Street	NL
1985	60	Canoga Street	NL
1960-1980	60	Canoga Street	NL
1924-1955	60	Canoga Street	Henry V. Steele
1885-1920	60	Canoga Street	NL

Based upon the review of the street directories, there were few listings for the 60 Canoga Street Property. It is known that the adjacent site, 48 Canoga Street . is listed as the Auburn Armature (1965-1996), and the Auburn Button Works (1920-1955), and the Golden Fleece Blanket Co. (1905). The listings available for the Property do not indicate industrial use, although Sanborn mapping indicates that the Property was a portion of the former Auburn Armature/Auburn Button Works site. It is noted that the 60 Canoga Street property is land-locked.

4.4.4 Aerial Photographs

Aerial photographs dated 1938, 1954, 1963, and 1990 were reviewed at the Cayuga County Soil and Water Conservation District and Cayuga County Farm Service Agency on October 31, 2011. In addition to the photographs reviewed at the County offices, 2006, 2003 and 1994 color photos, were downloaded through the New York State GIS Online Mapper. The 2006 photograph is included as Figure 2. It is noted that the photos reviewed at the Cayuga County agencies were taken from a high altitude and did not show high levels of detail.

All of the aerial photographs show the Property to be developed with an industrial type complex. The 1963, 1990, 1994, 2003 and 2006 aerial photographs all show that some of the former structures in the northwest portion of the industrial complex had been demolished. A structure appears present on the Property in all of the photographs.

Review of the aerial photographs supports the past presence of industrial use on the Property, which is considered an REC.

4.4.5 Previous Environmental Reports

No previous reports were provided to CHA by the User, other than the information detailed in Section 3.0.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY & LIMITING CONDITIONS

The site reconnaissance of the Property was performed on October 31, 2011 by Kathryn Flood an Environmental Scientist employed by CHA. No site contact met with the CHA inspector at the time of the site inspection.

The site was examined, photographs were taken (Appendix A), and neighboring land uses were noted. The inspection of the site was performed on foot, with a vehicular reconnaissance of the area surrounding the Property. There were no limiting conditions encountered at the time of the site inspection. The results of the inspection are detailed below.

5.2 GENERAL SITE SETTING

The Property consists of a single parcel of land located at 60 Canoga Street, located near the northwest border of the City of Auburn. Property records show that the northwest portion of the Property is physically located in the Town of Aurelius , Cayuga County, NY. The site is currently occupied by a metal and brick structure, of which a portion is used for storage. The remainder of the structure is vacant. The Property is located adjacent to the Owasco River which forms the eastern border of the Property.

5.3 EXTERIOR & INTERIOR OBSERVATIONS

Aboveground/Underground Storage Tanks (ASTs/USTs):

CHA did not observe any evidence of ASTs or USTs at the time of the site reconnaissance.

Drums/Barrels:

At the time of the site reconnaissance, no drums or barrels were observed on the Property.

Hazardous Substances/Chemicals Storage Facilities and Containers:

CHA did not observe any evidence of hazardous substances or chemical storage at the time of the site reconnaissance, except for one (1) plastic five gallon bucket which was labeled as hydraulic fluid although the contents were not verified at the time of the site reconnaissance. It is noted that this bucket was located outside the building; however it did not appear to be leaking.

Visual Evidence of Improper Waste Disposal:

At the time of the site reconnaissance, CHA did not note any evidence of improper waste disposal on the Property, except various amounts of metal, tires, paper, metal and plastic debris, remnants of metal shelving and a ceramic toilet. Most of the waste is located east of the building on a slope leading towards the Owasco River. These wastes are not expected to pose any significant threat to the environmental integrity of the Property.

Pits, Ponds, Lagoons, or Pools of Liquid:

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

Stained Soil and Surfaces:

No large areas of stained soils or surfaces were observed on the Property at the time of the site reconnaissance, except some staining on the concrete floor however this is expected to be water staining resulting from the leaking roof. A concrete slab with observed staining is located on the adjacent former Tele-K site located west of the Property.

Stressed Vegetation:

There was no evidence of stressed vegetation on the Property at the time of the site reconnaissance. All vegetation observed on the Property appeared normal for the time of year at which the site reconnaissance was conducted.

Noxious/Chemical Odors:

No noxious or chemical odors were noted on the Property at the time of the site reconnaissance.

Heating and Cooling Systems:

The Property currently does not contain any active heating or cooling systems. It is anticipated that heating and cooling systems were once present on the Property.

Solid Waste Disposal:

No evidence of improper solid waste disposal was observed during the site reconnaissance and no

solid waste is currently generated on the site

Water Supply/Monitoring Wells:

At the time of the initial site reconnaissance, CHA did not observe any water supply or monitoring wells on the Property. However, on the adjacent site to the north, at the toe of the bank adjacent to the Owasco River, a stick up PVC pipe is present. The pipe appears to be a hydraulic monitoring station, but, may also be constructed for groundwater monitoring purposes. The Property is served by municipal water and sewer.

Wastewater/Stormwater Discharges:

No current discharges were noted on the Property at the time of the site reconnaissance. It is anticipated that stormwater runoff follows the topographic gradient which is generally to the east. There is a fairly steep slope located on the eastern portion of the Property, adjacent to the structure, which leads towards the Owasco River. Some slope erosion of the bank is noted and a silt fence has been established along the Owasco River.

On-site Septic Systems:

No on-site septic systems were observed by CHA at the time of the site reconnaissance. The Property and surrounding areas are served by a municipal sewer system.

Air Emissions:

No significant sources of air emissions were observed on the Property at the time of the site reconnaissance.

Evidence of Filling:

There was no evidence of unusual filling was visible on the Property at the time of the site reconnaissance. It is noted that the sloped area north of the structure on the Property appears to have had fill brought in, consisting of soil rocks and brick remnants.

Additionally a large amount of fill appear to be present on the Tele-K site, west of the Property. This includes a large soil pile and piles of brick and concrete. It is known that structures previously existed on the Tele-K site, located west of the Property.

Drains/Sumps:

At the time of the site reconnaissance, no drains or sumps were observed on the Property.

6.0 INTERVIEWS

6.1 INTERVIEW WITH PROPERTY OWNER/LANDLORD

As previously indicated, the owner of the Property is the City of Auburn. Information provided by the user is detailed in Section 3.0.

6.2 INTERVIEW WITH SITE MANAGER

No site manager was identified as part of this Phase I ESA.

6.3 INTERVIEWS WITH OCCUPANTS/TENANTS

Contact information for the individual storing materials within the on-site structure was not provided, and no interviews with tenants of the Property were conducted as part of this investigation.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

CHA's contact with local government officials is summarized in Section 4.2 of this report.

6.5 INTERVIEWS WITH OTHERS

No other individuals were made available for interview at the time this Phase I ESA was completed.

7.0 ADDITIONAL SERVICES AND NON-ASTM ISSUES

7.1 SUSPECT ASBESTOS-CONTAINING MATERIALS

The Sanborn fire insurance maps show one previously existing structure on the Property, and one existing structure. Both of the buildings were originally constructed prior to 1980. Asbestos containing materials were commonly used within structures of this era; therefore the potential exists for these materials to be present within the existing structure, as well as any demolition debris which was buried on site. It is noted that only concrete and brick debris was noted during the site reconnaissance, however additional materials could be buried on-site or present within the debris piles observed on the Property. Additionally, the existing building had a roof which has partially failed and a large amount of damage building debris was noted within the structure. No survey or

sampling was performed as part of this phase I ESA.

7.2 LEAD-BASED PAINT

The Sanborn fire insurance maps show one previously existing structure on the Property and one existing structure. Both of the buildings were originally constructed prior to 1980. Lead based paint was commonly used within structures of this era; therefore the potential exists for materials to be present within the existing structure, as well as any demolition debris which was buried on site. It is noted that only concrete and brick debris was noted during the site reconnaissance, however additional materials could be buried on-site or present within the debris observed piles. Additionally, the existing building has a roof which is partially failed and a large amount of damage building debris was noted within the structure. No survey or sampling was performed as part of this phase I ESA.

7.3 RADON POTENTIAL

To evaluate the potential for the presence of radon gas on the Property, the Environmental FirstSearch Inc. regulatory database search report (Appendix B) was utilized to determine average radon levels for the area of the Property based on zip code. The database indicated that the average regional radon level for the area of the Property is 4.3 picocuries per liter (pCi/l), based on the testing of 512 homes. The radon level database (October 2011) maintained by the New York State Department of Health (NYSDOH) indicates that the average radon level for the City of Auburn is 4.35 pCi/l based on the testing of 596 homes. The federal recommended continuous exposure level for radon is 4.0 pCi/l.

8.0 FINDINGS/OPINIONS & CONCLUSIONS/RECOMMENDATIONS

8.1 FINDINGS/OPINIONS

The Property consists of one tax parcel (TMP# 115.32-1-1) located at 60 Canoga Street, located in the City of Auburn and the Town of Aurelius, Cayuga County, New York. The site is approximately 1.10 acres in size and is currently vacant commercial land. The Property utilizes public utilities including electricity, natural gas, water supply, and sewer services.

The Property currently contains a single concrete block and metal framed structure that is in need of repair. The Property is surrounded by a former industrial site, that was historically occupied by the

Auburn Button Works, Auburn Plastics and Auburn Armature Company Inc. It is bordered on the east by the Owasco River.

Review of the Environmental FirstSearch regulatory database report indicated the Property was not identified in any of the databases searched for this report.

There were several adjacent sites identified by the database.

The Auburn Armature Inc., formerly located immediately south of the Property at 48 Canoga Street is listed by the UST database. Two (2) 275 gallon above ground xylene tanks were previously present on the site. Review of the current Auburn Armature CBS certificate shows that the company has relocated and currently operates at a different address. There are no leaking tank or spill reports associated with the site and therefore this is not expected to pose a significant threat to the environmental integrity of the Property.

The Interstate Recycling Company, also a former occupant of 48 Canoga Street, is listed as a Solid Waste Landfill given that they used waste tires to produce new materials. This process in itself is not expected to pose a significant threat to the environmental integrity of the Property and it is noted that the business is currently located at another address in the City of Auburn.

Tele-K- 6306 Canoga Rd- adjacent to west

The former Tele-K site is located on the western border of the Property. This site is listed as a CERCLIS site. The listing indicates that a building previously burned down on the site and that drums were present.

As referenced in Section 3.0, the Tele-K site was the site of an EPA cleanup to remove the drums. The large amount of chemicals and hazardous materials which were stored on site, some exposed to the elements, are considered a REC. Additionally, this site is located up-gradient to the Property.

Historical research indicated that the Property was improved with an industrial complex since at least 1898 when a woolen mill was present on the site. Subsequent use of the site included a plastics manufacturer, and the Auburn Button Works. This historic industrial activity represents an REC.

There was no evidence of active release or contamination sources identified during the site inspection.

The Sanborn fire insurance maps show one previously existing structure on the Property and one

existing structure. Both of the buildings were originally constructed prior to 1980. Asbestos containing materials and lead based paint were commonly used within structures of this era, therefore the potential exists for asbestos containing materials and/or lead based paint to be present within the existing structure, as well as any demolition debris which was buried on site. It is noted that only concrete and brick debris was noted during the site reconnaissance, however additional materials could be buried on-site or present within the debris piles observed on the Property. Additionally, the existing building had a roof that is failing and a large amount of damaged building debris was noted within the structure. No survey or sampling was performed as part of this phase I ESA.

There were no limitations or significant data gaps encountered during this investigation that are considered to have hindered CHA's ability to evaluate or identify recognized environmental conditions associated with the Property.

8.2 CONCLUSIONS/RECOMMENDATIONS

CHA has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Property identified as 60 Canoga Street, located in the City of Auburn and the Town of Aurelius, Cayuga County, New York. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, except for:

- The past presence of industrial processes on the Property.
- The past presence of fuel oil storage on and adjacent to the Property.
- The presence of a CERCLIS site, the Tele-K site, immediately adjacent to the west side of the Property, and the fact that Tele-K previously owned the Property.
- The reported past presence of chemical storage on the Property.

Based on the REC's identified above, CHA recommends that a subsurface investigation be conducted to characterize the subsurface conditions.. While not considered an REC, asbestos containing materials and/or lead based paint are likely to be present on the Property. A number of the building materials are noted to be damaged and CHA recommends that a hazardous building materials survey be performed prior to building renovation/demolition.

9.0 DEVIATIONS, LIMITATIONS, ASSUMPTIONS & SPECIAL TERMS

CHA has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E 1527-05. No deviations from the standard have been noted. There were no other limiting conditions encountered during this investigation.

This investigation was not intended to represent an exhaustive research of all potential hazards which may exist. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. ASTM Practice E 1527-05 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Property, and the practice recognizes reasonable limits of time and cost. The conclusions presented in this report are based on information gathered in accordance with the Scope of Services defined in this report.

This report is not intended to assess the condition of the subsurface environment at the site or purport to be representative of future site conditions or events. All conclusions reflect observable conditions existing at the time of the site reconnaissance. Information provided by the resources referenced in Section 10.0 was utilized in assessing the site. The accuracy of the conclusions drawn from this investigation is, therefore, dependent upon the accuracy of information provided.

This report is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based upon the facts currently available within the limits of the existing data, scope of services, budget, and schedule. Furthermore, the information provided in this report is not to be construed as legal advice. This Phase I ESA has been conducted, and related report prepared, for the exclusive use of our Client.

10.0 RESOURCE SUMMARY

In compiling the report summarizing this investigation, the following persons/agencies were interviewed and/or contacted and resources checked.

- *Environmental FirstSearch Report.*
 - Database Report, October 6, 2011
 - Sanborn Fire Insurance Maps, October 6, 2011
- *Polk's City Directories.* Reviewed at the Seymour Library, Auburn, NY. October 26, 2011.
- *Surficial Geologic Map of New York, Finger Lakes Sheet:* USGS.
- *Geologic Map of New York, Finger Lakes Sheet:* USGS.
- *USGS Topographic Map.* Auburn Quadrangle
- *Flood Insurance Rate Map,* Federal Emergency Management Agency, online application. 11/3/11. <http://msc.fema.gov/>
- *USDA Soil Survey of Cayuga County, NY.* <http://websoilsurvey.nrcs.usda.gov/app/> Accessed 10/26/11
- *Aerial photographs* (1938, 1954, 1963, and 1990) reviewed at the Cayuga County Soil and Water Conservation District and Cayuga County Farm Service Agency, Auburn, NY , October 31, 2011
- *Cayuga County Radon Levels:* New York State Department of Health, October 2011. <http://www.health.state.ny.us/environmental/radiological/radon/towns.htm> Accessed 10/26/11
- *NYS Orthos Online,* 1994, 2003, 2006 aerial photos. <http://www.orthos.dhSES.ny.gov/> Accessed 10/27/11

11.0 QUALIFICATIONS & ENVIRONMENTAL PROFESSIONAL STATEMENT

This Phase I ESA was performed and reviewed by qualified environmental professionals employed by CHA.

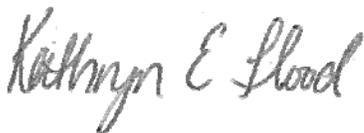
The site reconnaissance, regulatory file reviews, and report writing were performed by Ms. Kathryn Flood. Ms. Flood has over 5 years of professional experience conducting due diligence assessments, subsurface investigations, landfill groundwater monitoring, and project management.

The report was reviewed by Mr. Christopher Mullin, P.E. Mr. Mullin has over 15 years of experience managing environmental, health and safety projects. He has served as an EH&S Manager for industrial facilities and as an Environmental Project Engineer in consulting. In both roles, Mr. Mullin has developed and executed environmental plans and programs ranging from environmental assessments to integrating EH&S programs for joint corporate ventures.

CHA, a full service engineering consulting firm with offices throughout the eastern United States, has the resources and the capabilities to perform Phase I ESAs. CHA declares, that to the best of our professional knowledge and belief, the individuals responsible for the preparation of this report meet the definition of an *Environmental Professional* as defined by 40 CFR Part 312.10 and Appendix X2 of the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05.

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

ESA Completed By:



Kathryn E. Flood
Scientist II

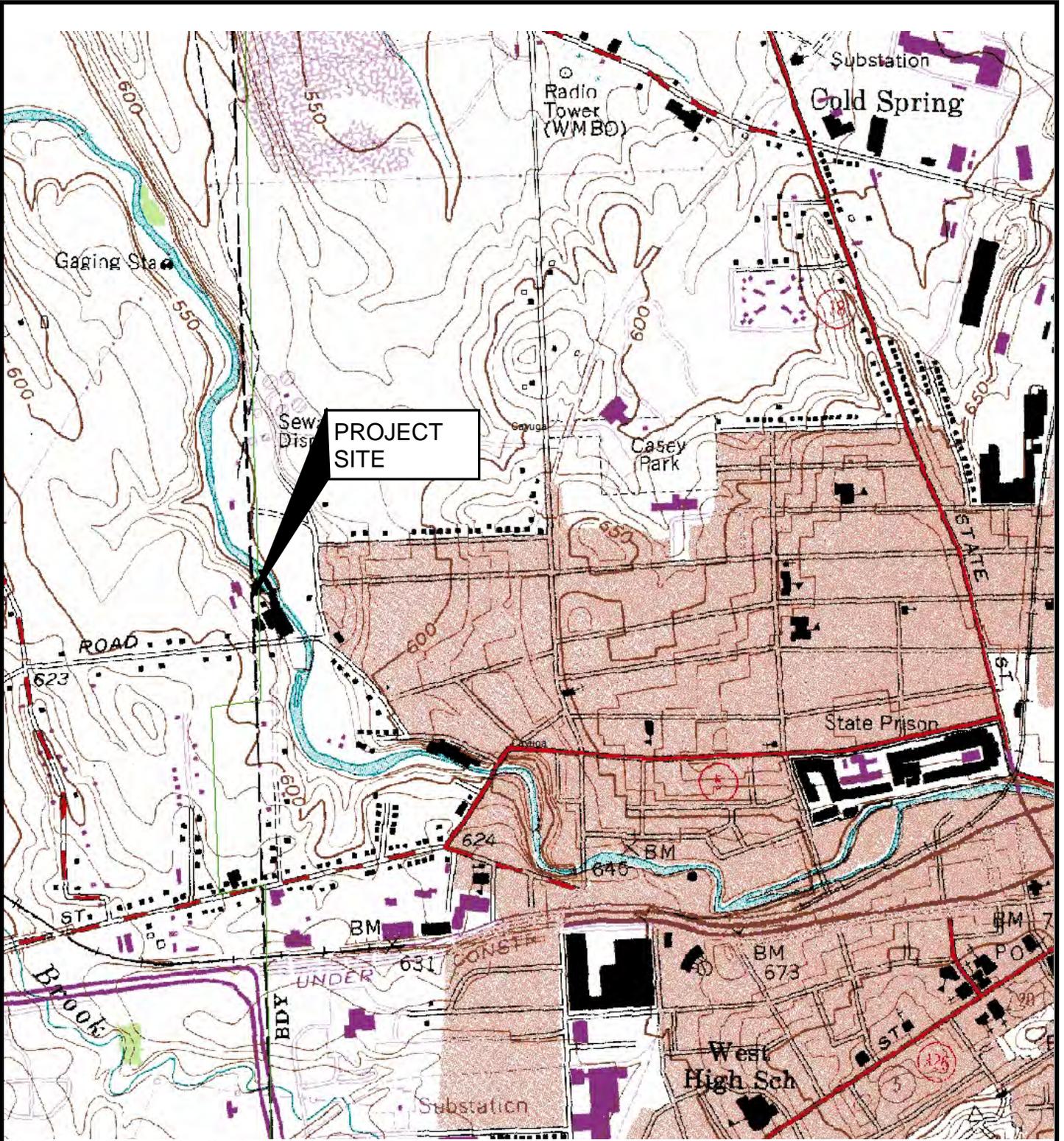
ESA Report Reviewed By:



Christopher K. Mullin, P.E.
Project Engineer VI

FIGURES

I:\23348\Reports\Draft & Templates\60 Canoga\Figure 1 - Site Location 60 Canoga.doc



SOURCE: USGS QUADRANGLES - Auburn



441 South Salina Street, Syracuse, NY 13202-4712
www.chacompanies.com

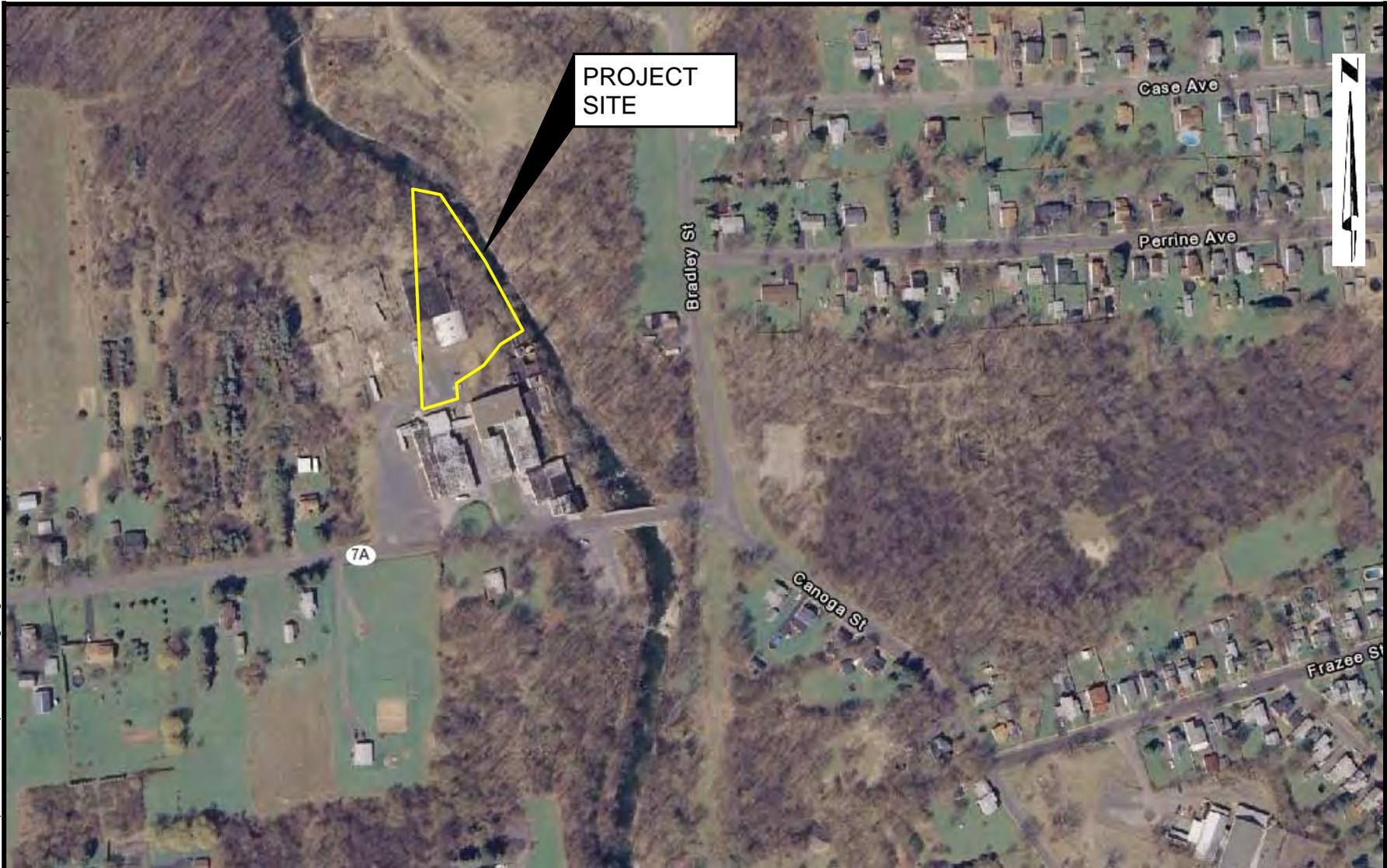
FIGURE 1 SITE LOCATION MAP

60 Canoga Street
CITY OF AUBURN
COUNTY OF CAYUGA, STATE OF NEW YORK

Not to Scale

DATE: October 2011

I:\23348\Reports\Draft & Templates\60 Canoga\Figure 2 - Site Location 60 Canoga.doc



SOURCE: NYS Orthos Online



441 South Salina Street, Syracuse, NY 13202-4712
www.chacompanies.com

FIGURE 2
60 Canoga Street
CITY OF AUBURN
COUNTY OF CAYUGA, STATE OF NEW YORK

MAP NOT TO SCALE

DATE: November 2011

APPENDIX A

SITE PHOTOGRAPHS



Photograph 1. Looking north at the Property.



Photograph 2. Storage inside the structure.



Photograph 3. Middle portion of the structure including compromised roof.



Photograph 4. Looking east at the Owasco Outlet.



Photograph 5. Concrete and debris behind the structure.



Photograph 6. Looking towards the structure from the rear of the Property.



SITE PHOTOGRAPHS
60 Canoga St.
City of Auburn, Cayuga County, New York

PROJECT NO.
23348

APPENDIX B

REGULATORY DATABASE REPORT

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

**35 CANOGA ST
AUBURN NY 13021**

Job Number: 23348

PREPARED FOR:

10-06-11



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

Target Site: 35 CANOGA ST
AUBURN NY 13021

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-26-11	0.50	0	0	1	0	-	0	1
NFRAP	Y	07-26-11	0.50	0	1	0	0	-	1	2
RCRA COR ACT	Y	07-11-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	07-11-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	07-11-11	0.25	0	1	1	-	-	0	2
Federal Brownfield	Y	07-05-11	0.50	0	0	0	0	-	0	0
ERNS	Y	07-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-26-11	1.00	0	1	0	0	2	2	5
State Spills 90	Y	05-01-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	02-01-11	0.50	0	1	0	0	-	8	9
State/Tribal LUST	Y	07-26-11	0.50	0	0	0	2	-	8	10
State/Tribal UST/AST	Y	07-26-11	0.25	0	1	0	-	-	0	1
State/Tribal EC	Y	07-26-11	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	07-26-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-26-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	07-26-11	0.50	0	0	0	0	-	0	0
Federal IC/EC	Y	08-01-11	0.50	0	0	0	0	-	0	0
-TOTALS-				0	5	2	2	2	20	31

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 10-06-11
Requestor Name: KATHRYN FLOOD
Standard: AAI

Search Type: COORD
Job Number: 23348
Filtered Report

Target Site: 35 CANOGA ST
 AUBURN NY 13021

Demographics

Sites: 31	Non-Geocoded: 20	Population: NA
Radon: OF THE 512 HOMES TESTED, THE AVG. PCI/L LEVEL WAS 4.3		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-76.593944	-76:35:38	Easting:	369945.379
Latitude:	42.938372	42:56:18	Northing:	4754988.748
Elevation:	558		Zone:	18

Comment

Comment: Site is 35-60 Canoga St on both sid

Additional Requests/Services

Adjacent ZIP Codes:					Services:		
<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	<u>Requested?</u>	<u>Date</u>	
					Fire Insurance Maps	Yes	10-06-11
					Aerial Photographs	No	
					Historical Topos	No	
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	No	

***Environmental FirstSearch
Target Site Summary Report***

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

TOTAL: 31 **GEOCODED:** 11 **NON GEOCODED:** 20 **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
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No sites found for target address

***Environmental FirstSearch
Sites Summary Report***

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

TOTAL: 31 **GEOCODED:** 11 **NON GEOCODED:** 20 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	SWL	INTERSTATE RECYCLING CORP 7-06K02/INACTIVE	48 CANOGA ST AUBURN NY 13021	0.03 NW	N/A	1
2	UST	AUBURN ARMATURE INC CBS7-000220/UNREGULATED	48 CANOGA ST AUBURN NY 13021	0.06 SW	- 6	2
3	NFRAP	TAURUS CHEMICAL NYD982181026/NFRAP-N	BRADLEY ST & CANOGA ST AUBURN NY 13021	0.07 SE	+ 8	4
3	STATE	TAURUS CHEMICAL CORPORATION 706003/HISTORIC	BRADLEY ST & CANOGA ST AUBURN NY 13021	0.07 SE	+ 8	5
4	RCRAGN	NYSEG - AUBURN CITY GATE REGULATOR NYR000071134/SGN	CASE AVE & BRADLEY ST AUBURN NY 13021	0.11 NW	- 3	6
5	CERCLIS	TELE-K NYN000204313/NOT PROPOSED	6306 CANOGA RD AUBURN NY 13021	0.13 NW	+ 16	7
6	RCRAGN	DOMINION TRANSMISSION INC - AUBURN NYR000130203/SGN	6697 BRADLEY ST AUBURN NY 13021	0.22 NW	- 10	8
7	LUST	CITY OF AUBURN WWTP 9500354/CLOSED	35 BRADLEY ST AUBURN NY	0.33 NW	+ 23	9
8	LUST	ONONDAGA COACH 8605964/CLOSED	38 AURELIUS AVE AUBURN NY	0.43 SE	+ 49	10
9	STATE	AUBURN CITY LANDFILL 706001/	285 NORTH DIVISION ST AUBURN NY 13021	0.87 NE	- 13	11
10	STATE	SINGER COMPANY 706002/HISTORIC	62 COLUMBUS ST AUBURN NY 13021	0.99 SE	+ 80	12

Environmental FirstSearch

Sites Summary Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

TOTAL: 31 **GEOCODED:** 11 **NON GEOCODED:** 20 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	NFRAP	NYSEG AUBURN /CLARK ST PLANT NYD980531479/NFRAP-N	CLARK ST AUBURN NY 13021	NON GC	N/A	N/A
	STATE	NYSEG - AUBURN CLARK ST. MGP 706008/	CLARK STREET RD AUBURN NY 13021	NON GC	N/A	N/A
	STATE	NYSEG - AUBURN GREEN ST. MGP 706009/	GREEN SREET AUBURN NY 13021	NON GC	N/A	N/A
	SWL	AUBURN AUTO RECYCLERS; INC. NYSW-0611-0030/INACTIVE	NORTH R.D. 6; ROAD AUBURN NY 13021	NON GC	N/A	N/A
	SWL	AUBURN METAL PROCESSING NYSW-0611-0031/ACTIVE	6984 NORTH ROAD AUBURN NY 13021	NON GC	N/A	N/A
	SWL	CEMCO NYSW-0611-0033/ACTIVE	130 YORK ST AUBURN NY	NON GC	N/A	N/A
	SWL	JULI TRUCK PARTS; INC. NYSW-0611-0035/INACTIVE	#2 HARTER ROAD AUBURN NY 13021	NON GC	N/A	N/A
	SWL	OWASCO RECYCLING CENTER 7-06R05/ACTIVE	2 BRISTOL AVE AUBURN NY 13021	NON GC	N/A	N/A
	SWL	PATTERSON FARM INC. 7-06Z01/ACTIVE	1131 AURELIUS-SPRINGPORT TO AUBURN NY 13021	NON GC	N/A	N/A
	SWL	PICK N PULL AUTO PARTS LLC NYSW-0611-0037/ACTIVE	6983 NORTH ST AUBURN NY 13021	NON GC	N/A	N/A
	SWL	SKIBOS AUTO PARTS NYSW-0611-0038/ACTIVE	361 STATE ST AUBURN NY 13021	NON GC	N/A	N/A
	LUST	DYE RESIDENT 8810117/CLOSED	ONEIL RD SENNETT NY	NON GC	N/A	N/A
	LUST	KEROSENE 8605609/CLOSED	UNKNOWN AUBURN NY	NON GC	N/A	N/A
	LUST	MOBIL CAR WASH 9009528/CLOSED	GRANT AVE AUBURN NY	NON GC	N/A	N/A
	LUST	RICHARD JORDAN RESIDENCE 8906263/CLOSED	COUNTY HOUSE RD AUBURN NY	NON GC	N/A	N/A
	LUST	RIDDER RESIDENCE 9315237/CLOSED	W LAKE RD AUBURN NY	NON GC	N/A	N/A
	LUST	ROUTE 34B 0002919/CLOSED	RT 34B AUBURN NY	NON GC	N/A	N/A
	LUST	ROWELL RES 9602261/CLOSED	ROCKEFELLER RD AUBURN NY	NON GC	N/A	N/A
	LUST	TOWN OF OWASCO GARAGE 0306714/CLOSED	2 BRISTOLA B OWASCO NY	NON GC	N/A	N/A
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-13021/	UNKNOWN NY 13021	NON GC	N/A	N/A

***Environmental FirstSearch
Sites Summary Report***

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

TOTAL: 31 **GEOCODED:** 11 **NON GEOCODED:** 20 **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
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Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

SWL

SEARCH ID: 8 **DIST/DIR:** 0.03 NW **ELEVATION:** **MAP ID:** 1

NAME: INTERSTATE RECYCLING CORP
ADDRESS: 48 CANOGA ST
AUBURN NY 13021
CAYUGA

REV: 2/1/11
ID1: 7-06K02
ID2: 06K02
STATUS: INACTIVE
PHONE:

CONTACT:
SOURCE: NY DEC

SITE INFORMATION

OWNER INFORMATION

NAME: JOSEPH SOLON
TYPE: PRIVATE
ADDRESS: 107 SOUTH STREET AUBURN , NY 13021
EMAIL:
PHONE: 3152587304

CONTACT INFORMATION

NAME:
ADDRESS:

EMAIL:
PHONE:

ACTIVE: NO
ACTIVITY DESC: WASTE TIRES USED IN NEW PRODUCT MANUFACTURING
REG STATUS: REGISTRATION
WASTE TYPE:
ACTIVITY NUMBER: 06K02
AUTH NUMBER: 06K02
AUTH ISSUE DATE:
EXPIRATION DATE:
EAST COORDINATE:
NORTH COORDINATE:
ACCURACY:

Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

UST

SEARCH ID: 9 **DIST/DIR:** 0.06 SW **ELEVATION:** 552 **MAP ID:** 2

NAME:	AUBURN ARMATURE INC	REV:	7/26/11
ADDRESS:	48 CANOGA ST	ID1:	CBS7-000220
	AUBURN NY 13021	ID2:	340991.00
	CAYUGA	STATUS:	UNREGULATED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

CHEMICAL BULK STORAGE FACILITY INFORMATION

TYPE OF SITE: MANUFACTURING
TOTAL ACTIVE TANKS ON SITE: 0
TOTAL FACILITY CAPACITY: 0 GALLONS
PBS NUMBER: ICS NUMBER: MOSF NUMBER:
ADDITIONAL ADDRESS INFO:

TYPE OF OWNER: CORPORATE/COMMERCIAL
OWNER SUB TYPE:
OWNER ADDRESS: 70 WRIGHT CIR.
AUBURN NY 13021
PHONE: (315) 253-9721

EMERGENCY CONTACT: EDWARD STEFANAK
PHONE: (315) 253-4284

MAILING NAME: AUBURN ARMATURE INC
ADDRESS: 70 WRIGHT CIR.
AUBURN NY 13021
ATTENTION: EDWARD STEFANAK
PHONE: (315) 253-9721

CERTIFICATE DATE: 6/11/97 EXP. DATE: 8/27/99
RENEWAL DATE: 5/3/99

TANK INFORMATION

TANK NUMBER: 001 STATUS: CLOSED - REMOVED
INSTALLED: 00/00 CLOSED: 04/99
TANK CAPACITY: 275 GALLONS
SUBSTANCE STORED: XYLENE (MIXED)
SUBSTANCE DESCRIPTION: MORE THAN ONE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 1

TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: ABOVEGROUND ON SADDLES, LEGS, STILTS, RACK, OR CRADLE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT: NONE

PIPE TYPE: NONE
PIPE LOCATION: NONE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

LEAK DETECTION: NONE
OVERFILL PROTECTION: NONE

TANK NUMBER: 002 STATUS: CLOSED - REMOVED
INSTALLED: 00/00 CLOSED: UNKNOWN
TANK CAPACITY: 275 GALLONS
SUBSTANCE STORED: XYLENE (MIXED)
SUBSTANCE DESCRIPTION: MORE THAN ONE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 1

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

UST

SEARCH ID: 9	DIST/DIR: 0.06 SW	ELEVATION: 552	MAP ID: 2
---------------------	--------------------------	-----------------------	------------------

NAME: AUBURN ARMATURE INC
ADDRESS: 48 CANOGA ST
AUBURN NY 13021
CAYUGA

REV: 7/26/11
ID1: CBS7-000220
ID2: 340991.00
STATUS: UNREGULATED
PHONE:

CONTACT:
SOURCE: NY DEC

EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT: NONE

PIPE TYPE: NONE
PIPE LOCATION: NONE
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: NONE

LEAK DETECTION: NONE
OVERFILL PROTECTION: NONE

***Environmental FirstSearch
Site Detail Report***

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

NFRAP

SEARCH ID: 2 **DIST/DIR:** 0.07 SE **ELEVATION:** 566 **MAP ID:** 3

NAME:	TAURUS CHEMICAL	REV:	7/26/11
ADDRESS:	BRADLEY ST & CANOGA ST	ID1:	NYD982181026
	AUBURN NY 13021	ID2:	0202376
	CAYUGA	STATUS:	NFRAP-N
CONTACT:		PHONE:	
SOURCE:	EPA		

DESCRIPTION:

ACTION/QUALITY AGENCY/RPS START/RAA END
ARCHIVE SITE EPA In-House 3/2/1987

DISCOVERY State, Fund Financed 2/24/1987

PRELIMINARY ASSESSMENT State, Fund Financed /1-87-2/24 3/2/1987
NFRAP: NO FURTHER REMEDIAL ACTION PLANNED

Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

STATE

SEARCH ID: 7 **DIST/DIR:** 0.07 SE **ELEVATION:** 566 **MAP ID:** 3

NAME:	TAURUS CHEMICAL CORPORATION	REV:	05/20/99
ADDRESS:	BRADLEY ST & CANOGA ST AUBURN NY 13021 CAYUGA	ID1:	706003
CONTACT:		ID2:	
SOURCE:		STATUS:	HISTORIC
		PHONE:	

CLASS CODE: D1 REGION: 7 ESTIMATED SIZE: 1 ACRES

SITE TYPE:
OPEN DUMP: STRUCTURE:
LAGOON: LANDFILL:
POND:

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER(S) NAME: City of Auburn
CURRENT OWNER(S) ADDRESS: City Hall
Auburn NY 13021

OPERATOR(S) DURING DISPOSAL:
OPERATOR(S) ADDRESS:
NY

HAZARDOUS WASTE DISPOSAL PERIOD: TO:

SITE DESCRIPTION:
This site contained PVC and plastic resins in storage. In 1975 a fire occurred and the entire facility was a total loss. It is suspected without proof that PCDD (polychlorinated dibenzo-p-dioxin) and PCDF (polychlorinated dibenzofuran) were formed during the fire. The site was excavated and sent to an offsite location, possibly the City of Auburn landfill. The site has been vacant for nine years. Sampling would verify if there is a contamination problem; however, the owner of the site will not allow access and there is a lack of evidence to get a search warrant to gain access to the property. Sampling and investigation was done here during the Summer of 1986. Sample Phase I completed June 1985. State Health Department inspection was done at this site on November 17, 1986.

CONFIRMED HAZARDOUS WASTE DISPOSAL: QUANTITY:
Plastics & PVC (polyvinyl chloride) 230,000 lb.
destroyed by fire

ANALYTICAL DATA AVAILABLE FOR:
GROUNDWATER: SURFACE WATER:
AIR: SEDIMENT:
SOIL:

APPLICABLE STANDARDS EXCEEDED FOR:
GROUNDWATER: SURFACE WATER:
AIR: DRINKING WATER:

GEOTECHNICAL INFORMATION:
SOIL/ROCK TYPE:
DEPTH TO GROUNDWATER:

LEGAL ACTION:
TYPE:
STATUS:

REMEDATION:
PROPOSED: DESIGN:
ACTIVE: COMPLETE:

Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

RCRAGN

SEARCH ID: 4 **DIST/DIR:** 0.11 NW **ELEVATION:** 555 **MAP ID:** 4

NAME:	NYSEG - AUBURN CITY GATE REGULATOR STA	REV:	6/6/06
ADDRESS:	CASE AVE & BRADLEY ST AUBURN NY 13021 CAYUGA	ID1:	NYR000071134
CONTACT:	RICK KUMPON	ID2:	
SOURCE:	EPA	STATUS:	SGN
		PHONE:	6077627648

SITE INFORMATION

CONTACT INFORMATION: RICK KUMPON
PO BOX 5224
BINGHAMTON NY 139025224

PHONE: 6077627648

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: -----
CLOSURE WORKLOAD: -----
POST CLOSURE WORKLOAD: -----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: -----
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

2211 - ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Ignitable waste

Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

CERCLIS

SEARCH ID: 1 **DIST/DIR:** 0.13 NW **ELEVATION:** 574 **MAP ID:** 5

NAME:	TELE-K	REV:	7/26/11
ADDRESS:	6306 CANOGA RD AUBURN NY 13021 CAYUGA	ID1:	NYN000204313
CONTACT:	CRIS D ONOFRIO	ID2:	0204313
SOURCE:	EPA	STATUS:	NOT PROPOSED
		PHONE:	

ACTION/QUALITY AGENCY/RPS START/RAA END

non-national priorities list potentially responsible party search Federal Enforcement 7/19/2001 5/22/2006
Search Complete, No Viable PRPs

issue request letters (104e) Federal Enforcement 9/13/2004

administrative records EPA Fund-Financed 12/21/2007 12/21/2007
Admin Record Compiled for a Removal Event

removal EPA Fund-Financed 1/3/2002 5/23/2003
Stabilized Primary

removal assessment EPA Fund-Financed 5/2/2001 9/18/2001

DESCRIPTION:

Drums left behind in building on property that was burned down in 1990. An assessment will be done to determine removal eligibility.

Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

RCRAGN

SEARCH ID: 3 **DIST/DIR:** 0.22 NW **ELEVATION:** 548 **MAP ID:** 6

NAME:	DOMINION TRANSMISSION INC - AUBURN M & R	REV:	6/6/06
ADDRESS:	6697 BRADLEY ST AUBURN NY 13021 CAYUGA	ID1:	NYR000130203
CONTACT:	JOHN D PASTELOCK	ID2:	
SOURCE:	EPA	STATUS:	SGN
		PHONE:	8146286064

SITE INFORMATION

CONTACT INFORMATION: JOHN PASTELOCK
RR3 BOX 24-T
WESTFIELD PA 16950

PHONE: 8146286064

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: -----
CLOSURE WORKLOAD: -----
POST CLOSURE WORKLOAD: -----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: -----
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

B002
Ignitable waste
Benzene
B003
Arsenic
B007

Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

LUST

SEARCH ID: 10 **DIST/DIR:** 0.33 NW **ELEVATION:** 581 **MAP ID:** 7

NAME:	CITY OF AUBURN WWTP	REV:	7/26/11
ADDRESS:	35 BRADLEY ST	ID1:	9500354
	AUBURN NY	ID2:	248629
	CAYUGA	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

SITE INFORMATION

SPILL DATE: 4/10/1995
DATE REPORTED: 4/10/1995
CLOSED DATE: 8/30/1996
INSP DATE:
MATERIAL SPILLED: #2 FUEL OIL AMOUNT SPILLED: 0 L
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 L

RESOURCE AFFECTED

SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: TANK FAILURE

WATERBODY AFFECTED:
SOURCE OF SPILL: INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
REPORTED BY: OTHER
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MENASH
SPILL CONTACT:
TELEPHONE:

SPILLER: CITY OF AUBURN WWTP

ADDRESS: 35 BRADLEY STREET
AUBURN, NY
TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 8/30/1996
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: DURING TANK REMOVAL, CONTAMIANATED SOIL WAS FOUND.

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was MN

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

LUST

SEARCH ID: 11 **DIST/DIR:** 0.43 SE **ELEVATION:** 607 **MAP ID:** 8

NAME:	ONONDAGA COACH	REV:	7/26/11
ADDRESS:	38 AURELIUS AVE	ID1:	8605964
	AUBURN NY	ID2:	80177
	CAYUGA	STATUS:	CLOSED
CONTACT:		PHONE:	
SOURCE:	NY DEC		

SITE INFORMATION

SPILL DATE: 12/19/1986 DATE REPORTED: 12/19/1986
CLOSED DATE: 6/3/1987 INSP DATE:

MATERIAL SPILLED: DIESEL AMOUNT SPILLED: 0
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0

CAUSE OF SPILL: TANK TEST FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: TANK TESTER
CALLER REMARKS: TANKS TESTED AS PER NOW REGULATIONS; OWNER STATED THAT INVENTORY DID NOT SHOW SIGNS OF LEAKAGE PRIOR TO TESTING.

REGION:
UST TRUST? YES

SPILL INVESTIGATOR: UNASSIGNED
SPILL CONTACT:
TELEPHONE:

SPILLER: ONONDAGA COACH

ADDRESS: 38 AURLEUS STREET
AUBURN, ZZ

TELEPHONE:

REPORTED BY: TANK TESTER

LAST DEC UPDATE: 6/4/1984
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was / / : TANKS OFF LOADED; WOULD LIKE TO REPAIR TANKS RATHER THAN REPLACE THEM. CLEMETT CO. IS TESTER.

THERE MAYBE MORE DEC REMARKS AVAILBLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

STATE

SEARCH ID: 5 **DIST/DIR:** 0.87 NE **ELEVATION:** 545 **MAP ID:** 9

NAME:	AUBURN CITY LANDFILL	REV:	7/26/11
ADDRESS:	285 NORTH DIVISION ST	ID1:	706001
	AUBURN NY 13021	ID2:	56306.00
	CAYUGA	STATUS:	
CONTACT:		PHONE:	
SOURCE:	NYSDEC		

SITE INFORMATION

REGION: 7 SIZE (ACRES): 75.000

SITE TYPE:
OPEN DUMP: YES STRUCTURE: NO
LAGOON: NO LANDFILL: YES
POND: NO

SITE OWNER/OPERATOR INFORMATION:

NAME:
COMPANY: CITY OF AUBURN
ADDRESS: 24 SOUTH STREET
AUBURN NY 13021
COUNTRY: UNITED STATES OF AMERICA

NAME:
COMPANY: CITY OF AUBURN
ADDRESS: 24 SOUTH STREET
AUBURN NY 13021
COUNTRY: UNITED STATES OF AMERICA

NAME: MICHAEL TALBOT
COMPANY: CITY OF AUBURN
ADDRESS: 311 NORTH DIVISION STREET
AUBURN NY 13021
COUNTRY: UNITED STATES OF AMERICA

HAZARDOUS WASTE: QUANTITY:
AIR POLLUTION BAGHOUSE DUST 15,000 TONS

HAZARDOUS WASTE DISPOSAL PERIOD: 1975 TO 1980

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

The site investigation performed in the mid-1980s revealed elevated levels of iron, lead and manganese in the groundwater. Low levels of organic compounds were also detected. Closure activities in the late 1980s included installation of a leachate collection system to address further groundwater contamination. The site does not represent a significant threat to the environment or public health.

ASSESSMENT OF HEALTH PROBLEMS:

People are not likely to come into contact with contaminated on-site soils because the landfill was capped in accordance with landfill closure requirements. People are not drinking the contaminated groundwater because the area is served by a public water supply that obtains its water from a different source.

DESCRIPTION:

The Auburn City Landfill is a modern, lined sanitary landfill located in a semi-rural area northwest of the City. It is currently operating pursuant to a Part 360 permit from the Department. Surrounding land uses include light industrial operations, a few private residences and utility rights-of-way. The southern-most portion of the landfill was the original city dump, a 75-acre unlined cell that received approximately 150 tons of mixed residential, commercial and industrial refuse each day from the City of Auburn and surrounding towns in Cayuga County. From 1974 to 1979, the site received an estimated 15,000 tons of baghouse dust from a local steel company. Also in 1979, the site received approximately 8,500 cubic yards of petroleum- and solvent-contaminated debris from a scrap metal processing facility. In 1989, following completion of a site investigation, the dump was capped in accordance with the Department's Part 360 landfill closure requirements. Ongoing monitoring and maintenance activities are being performed under the supervision of the Department's Division of Solid and Hazardous Materials.

Environmental FirstSearch
Site Detail Report

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

STATE

SEARCH ID: 6 **DIST/DIR:** 0.99 SE **ELEVATION:** 638 **MAP ID:** 10

NAME:	SINGER COMPANY	REV:	05/20/99
ADDRESS:	62 COLUMBUS ST	ID1:	706002
	AUBURN NY 13021	ID2:	NYD002248904
	CAYUGA	STATUS:	HISTORIC
CONTACT:		PHONE:	
SOURCE:			

CLASS CODE: D1 REGION: 7 ESTIMATED SIZE: ACRES

SITE TYPE:
OPEN DUMP: X STRUCTURE:
LAGOON: LANDFILL:
POND:

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER(S) NAME:
CURRENT OWNER(S) ADDRESS:
NY

OPERATOR(S) DURING DISPOSAL:
OPERATOR(S) ADDRESS:
NY

HAZARDOUS WASTE DISPOSAL PERIOD: TO:

SITE DESCRIPTION:
One active dump site for industrial wastes including lube oil and hydraulic oil. Site was sampled in the summer of 1986. Soil analysis did not reveal PCB above detection limits.

CONFIRMED HAZARDOUS WASTE DISPOSAL: QUANTITY:

ANALYTICAL DATA AVAILABLE FOR:
GROUNDWATER: SURFACE WATER:
AIR: SEDIMENT:
SOIL: X

APPLICABLE STANDARDS EXCEEDED FOR:
GROUNDWATER: SURFACE WATER:
AIR: DRINKING WATER:

GEOTECHNICAL INFORMATION:
SOIL/ROCK TYPE:
DEPTH TO GROUNDWATER:

LEGAL ACTION:
TYPE:
STATUS:

REMEDATION:
PROPOSED: DESIGN:
ACTIVE: COMPLETE:

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:
No environmental problems were identified.

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.**FINAL** - Currently on the Final NPL**PROPOSED** - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.**DELISTED** - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.**PART OF NPL**- Site is part of NPL site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.**NFRAP** – No Further Remedial Action Plan**P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.**RCRAInfo** facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. **LGN** - Large Quantity Generators **SGN** - Small Quantity Generators **VGN** – Conditionally Exempt Generator. Included are **RAATS** (RCRA Administrative Action Tracking System) and **CMEL** (Compliance Monitoring & Enforcement List) facilities. **CONNECTICUT HAZARDOUS WASTE MANIFEST** – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. **MASSACHUSETTES HAZARDOUS WASTE GENERATOR** – database of generators that are regulated under the MA DEP. **VQN-MA** = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. **SQL-MA** = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. **LQG-MA** = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs./n **CLEANUPS IN MY COMMUNITY** (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. **BUREAU OF INDIAN AFFIARS CONTACT** - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: NYSDEC ENVIRONMENTAL SITE REMEDIATION DATABASE - database of sites being remediated under a DER remedial program/s (i.e. State Superfund, Brownfield Cleanup, etc.). This database also includes

the Registry of Institutional and Engineering Controls in New York State. REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES – HAZARDOUS SUBSTANCE SITE STUDY - (STATIC) This study was done in 1998 and was prepared by the NY DEC, Hazardous Substances Waste Disposal Task Force In consultation with N.Y. Department of Health

State Spills 90: NYSDEC SPILL INCIDENTS DATABASE - database of chemical and petroleum spill incidents that occurred since 1990.

State/Tribal SWL: NYSDEC ACTIVE FACILITIES REGISTRY - database of solid waste landfill facilities. The data includes location, waste type, owner and permit number.

State/Tribal LUST: NYSDEC SPILL INCIDENTS DATABASE SUBSET - database of chemical and petroleum spill incidents where the cause was a tank test failure or tank failure

State/Tribal UST/AST: NYSDEC DATABASE OF PETROLEUM BULK STORAGE, MAJOR OIL STORAGE (MOSF), AND CHEMICAL BULK STORAGE (CBS) FACILITIES - database of petroleum or chemical storage facilities. The data includes status, tank type, capacity and contents. The data also includes Nassau County Department of Health's PBS Tanks Nassau County Fire Marshall's PBS Tanks Suffolk County Department of Health Services PBS Tanks Cortland County Health Department PBS Tanks Rockland County Department of Health PBS Tanks Westchester County Department of Health PBS Tanks.

State/Tribal EC: NYSDEC REGISTRY OF INSTITUTIONAL AND ENGINEERING CONTROLS Subset - database of sites from the Registry that have Engineering Controls.

State/Tribal IC: NYSDEC/NYDOC REGISTRY OF INSTITUTIONAL AND ENGINEERING CONTROLS Subset - database of sites from the Registry that have Institutional Controls.

State/Tribal VCP: NYSDEC VOLUNTARY CLEANUP PROGRAM - static database of voluntary clean up sites. The Brownfield Cleanup program has replaced the Voluntary Cleanup Program.

State/Tribal Brownfields: NYSDEC BROWNFIELD - database of old brownfield programs, brownfield cleanup programs, environmental restoration projects.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site that have institutional controls.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency National Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: NYSDEC New York Department of Environmental Remediation
New York State Department of Environmental Conservation
New York Department of Health

Updated quarterly

State Spills 90: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal SWL: NYSDEC New York State Department of Environmental Conservation

Updated annually

State/Tribal LUST: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal UST/AST: NYSDEC New York State Department of Environmental Conservation
Nassau County Department of Health
Nassau County Fire Marshal
Cortland County Health Department
Rockland County Department of Health
Westchester County Department of Health

Updated quarterly

State/Tribal EC: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal IC: NYSDEC/NYDOC New York State Department of Environmental Conservation
New York Department of City Planning

Updated quarterly

State/Tribal VCP: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal Brownfields: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 35 CANOGA ST
AUBURN NY 13021

JOB: 23348

Street Name	Dist/Dir	Street Name	Dist/Dir
Allen St	0.21 NE		
Belmont Ave	0.18 SW		
Bradley St	0.03 NE		
CANOGA ST	0.00--		
Case Ave	0.1 NE		
Frazer St	0.21 SE		
Perrine Ave	0.05 NE		
Wadsworth St	0.24 SE		



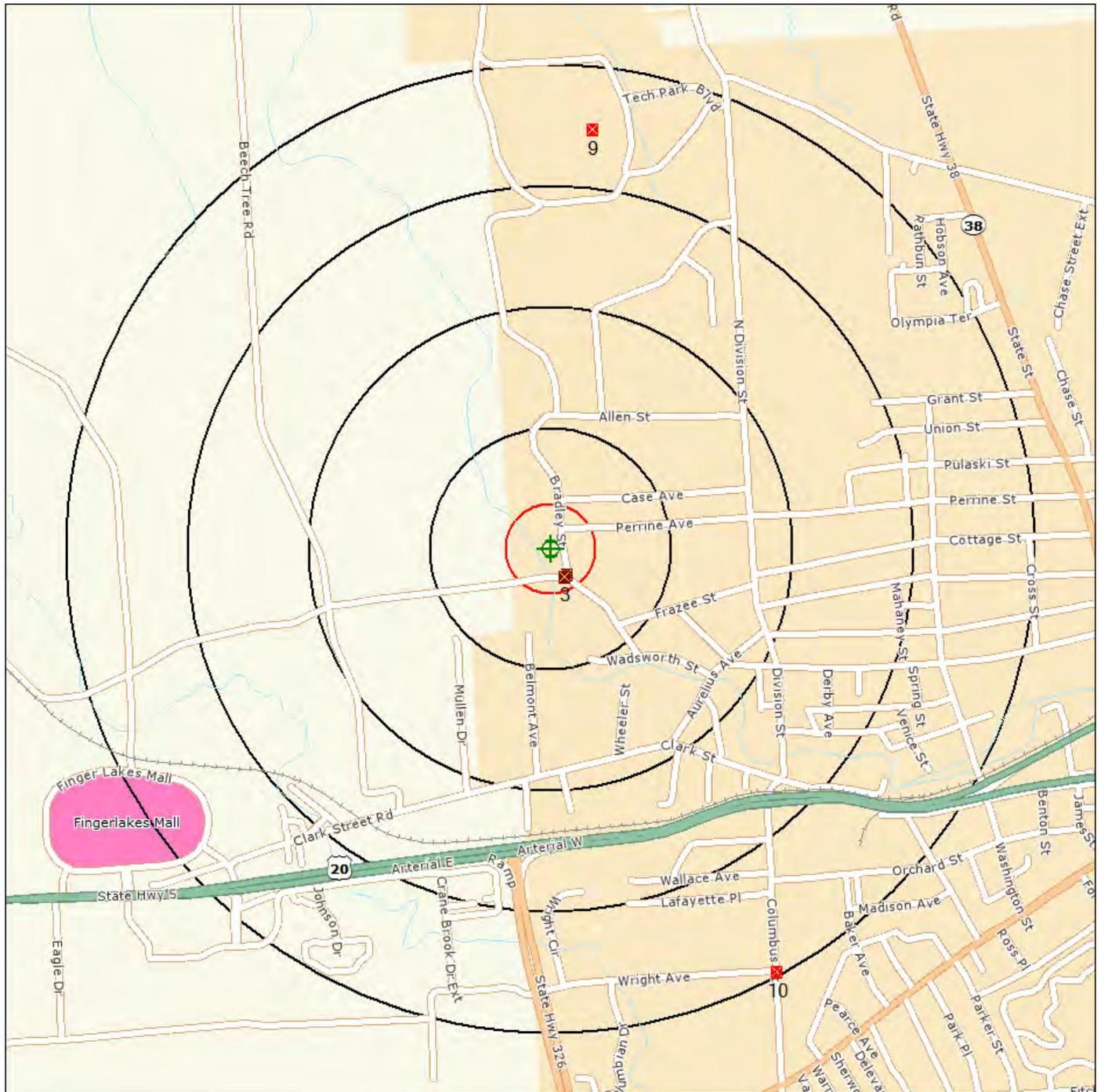
Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCACOR, STATE Sites



35 CANOGA ST, AUBURN NY 13021



Source: Tele Atlas

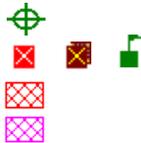
Target Site (Latitude: 42.938372 Longitude: -76.593944)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





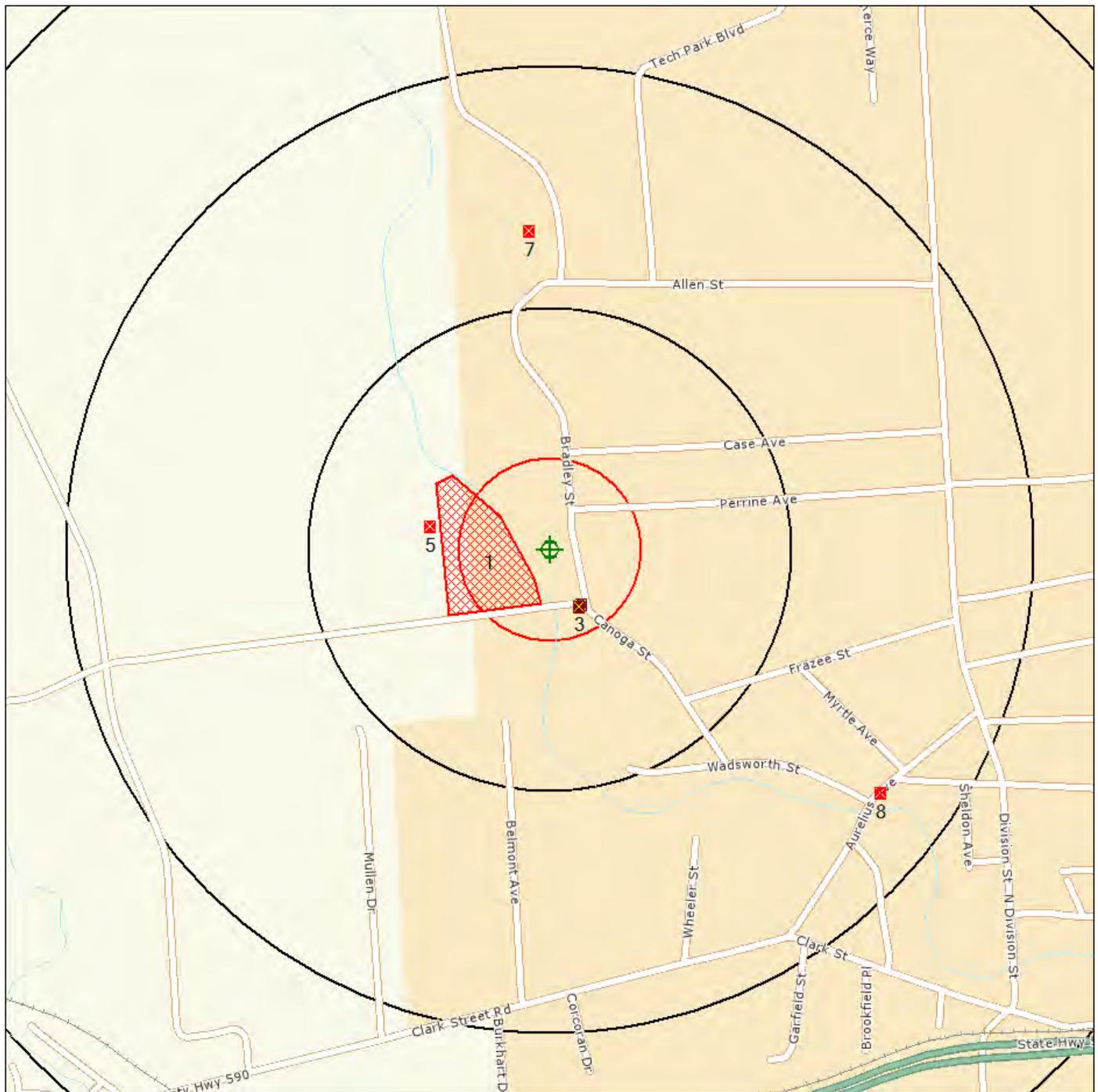
Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL

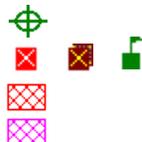


35 CANOGA ST, AUBURN NY 13021



Source: Tele Atlas

- Target Site (Latitude: 42.938372 Longitude: -76.593944)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





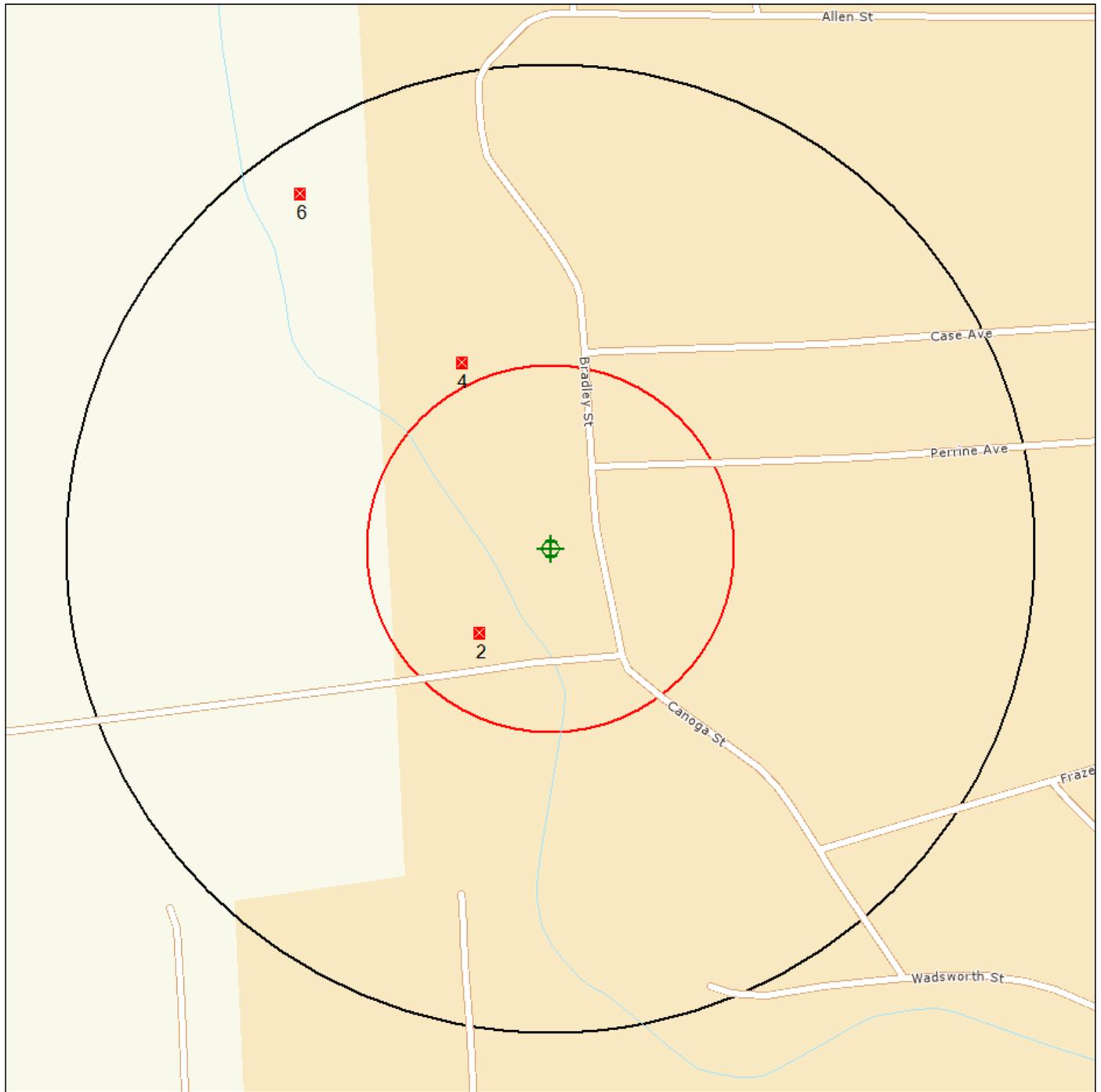
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

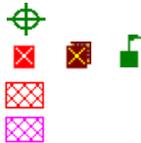


35 CANOGA ST, AUBURN NY 13021



Source: Tele Atlas

- Target Site (Latitude: 42.938372 Longitude: -76.593944)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





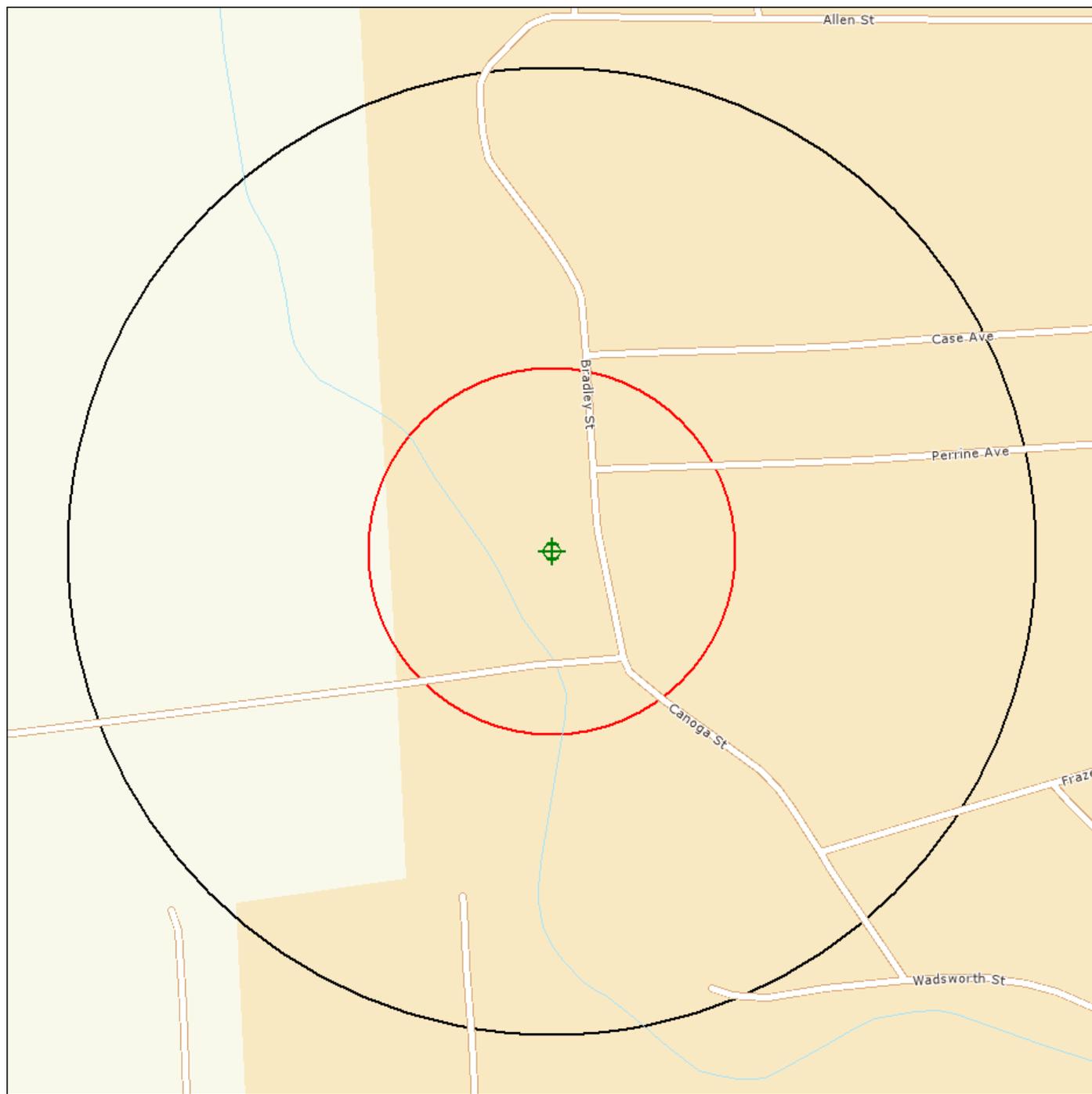
Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map: No Sites Found



35 CANOGA ST, AUBURN NY 13021



Source: Tele Atlas

Target Site (Latitude: 42.938372 Longitude: -76.593944)

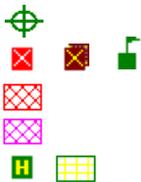
Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

National Historic Sites and Landmark Sites

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



APPENDIX C

HISTORICAL RESOURCES



FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS

Report Date: 10/6/2011

Client Job Number: 23348

FirstSearch Index Number: 281112

Site Address(es): 35 CANOGA ST

AUBURN, NY 13021

Listed below, please find the results of our search for historic fire insurance maps, performed in conjunction with your Environmental FirstSearch® report.

State	City	Date	Volume	Sheet Number(s)
New York	Auburn	1972	none	44, abutter; 65
New York	Auburn	1967	none	44, abutter; 65
New York	Auburn	1955	none	44, abutter; 65
New York	Auburn	1949	none	44, abutter; 65
New York	Auburn	1904	none	44
New York	Auburn	1898	none	30

This abstract is the result of a visual inspection of various Sanborn® Map collections. Supporting documentation follows in the Appendix. Use of this material is meant for research purposes only.

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FirstSearch Technology Corporation

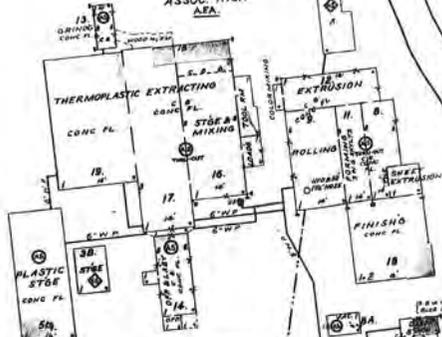
*10 Cottage Street, Norwood, MA 02062
Tel: 781-551-0470 Fax: 781-551-0471*

Appendix

Supporting Documentation



AUBURN PLASTICS INC.
CANOGA PLANT
MFG CUSTOM MOLDERS
E. HILSDALE WITH 170000 PAIRLS
WATERMAN WITH CLOCK, POWER ELEC
HEAT STEAM, FUEL OIL, CHEM EXTRACTORS
AUTO SPINDLES SEE DRAWING
(37-...)
ASSOC. RISK
A.E.A.



THIS SECTION OF SHEET
NOT REVISED SINCE 6/66

TOWN OF THROOP

AUBURN ARMATURE CO. INC.
(SURROUND)
ASSOC. RISK
NO DIECASTING, POWER ELEC.
HEAT STEAM FUEL OIL
A.E.A.

CANOGA



Copyright 1955 by The Searborn Map Co.

65

66

57

62

58

Remodeled Right of Way
C.P. & S.P.R.

RED STAR EXPRESS LINES CO.

AGWAY HOME GARDEN CENTER

ALLEN

7019

WRIGHT AV.

CASE AV.

PERRINE AV.

44

BRADLEY

7015

CANOGA

7014

FRAZEE

64





AUBURN PLASTICS INC.
CANOGA PLANT
MFG CUSTOM MOLDERS
ENCLOSED WITH 7' WIRE FENCE
WATCHMAN WITH CLOCK, POWER SLEEVE
HEAT, STEAM, FUEL, OIL, CHEM EXTENDERS
AUTO. SPRINKLERS AS SHOWN.
(21-111)
ASSOC. RISK
MA

THIS SECTION OF SHEET
NOT REVISED SINCE 6/66

TOWN OF THROOP

TOWN OF THROOP
CITY OF AUBURN

AUBURN ARMATURE CO. INC.
(OWNERS)
ASSOC. RISK
NO WATCHMAN, POWER SLEEVE
HEAT, STEAM, FUEL, OIL
MA

CANOGA

STEEL & CONC BRIDGE
STEEL & CONC BRIDGE



Copyright 1955 by the Standard Map Co.

ALBANY, N.Y.
65

66

7

57

ALLEN

7019

62

58

Remodeled Part of Way
C. & N. Y. R.R.

RED STAR TRANSPORTATION CO.
Main Bus Garage &
Auto Washes with
other car service.
A.F.A. A.S.S.

AGWAY HOME GARDEN CENTER
A.F.A. A.S.S.

WRIGHT AV.

CASE AV.

PERRINE AV.

7015

44

BRADLEY

7014

CANOGA

FRAZEE

64

41

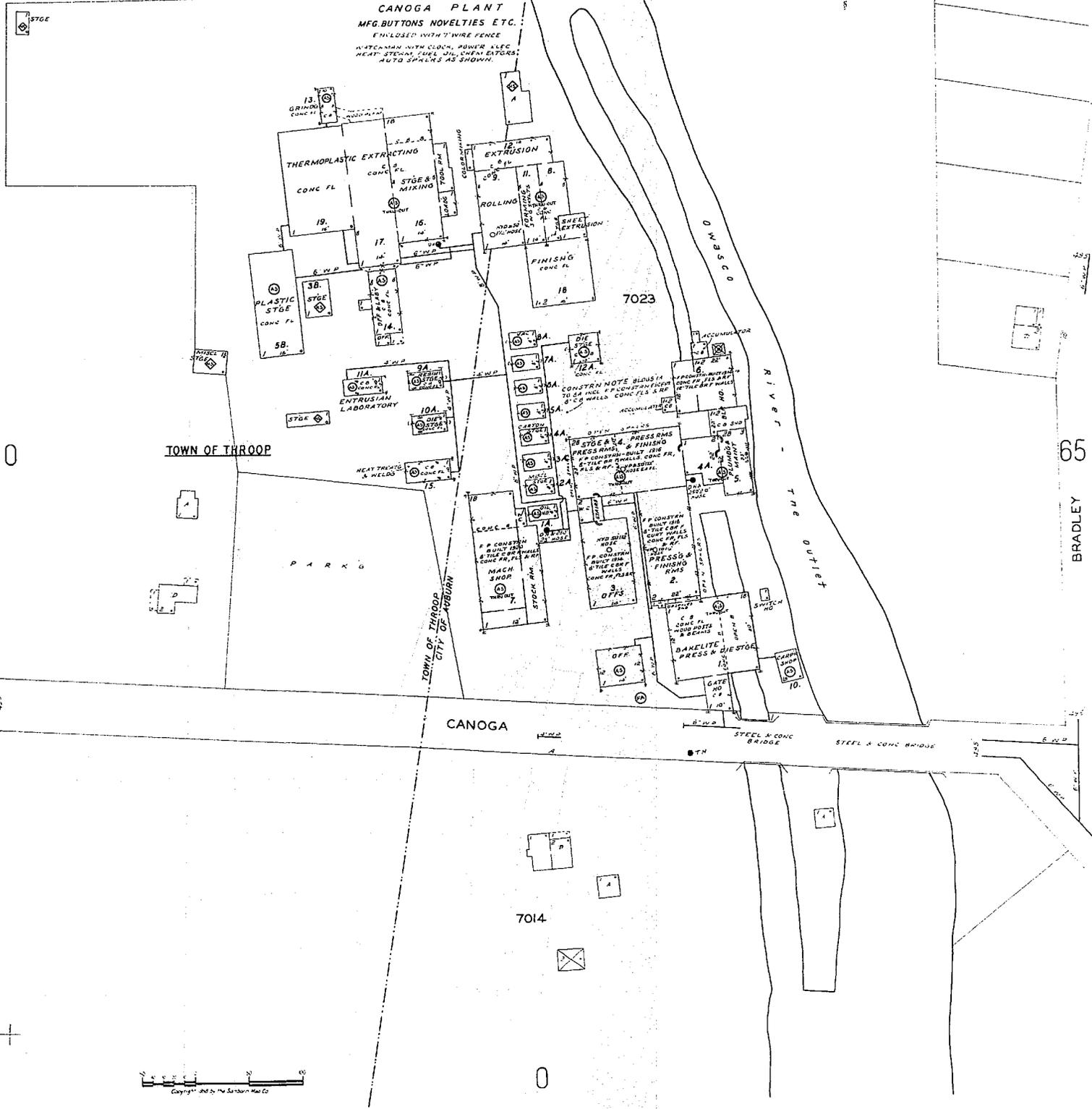
N. DIVISION



Copyright 1964 by the Rand McNally Co.



AUBURN BUTTON WORKS, INC.
CANOGA PLANT
MFG. BUTTONS NOVELTIES ETC.
ENCLOSED WITH 7' WIRE FENCE
WATER MAIN WITH CLOCK, POWER W/LEC
HEAT STEAM TRAIL, CHEM. EXPOS.
AUTO. SPARKS AS SHOWN.



65

66

7

8014

57

ALLEN

WRIGHT AV.

RED STAR TRANSPORTATION CO. INC.

8013

62

58

7019

7019

CASE AV.

7016

PERRINE AV.

7015

44

BRADLEY

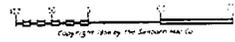
CANOGA

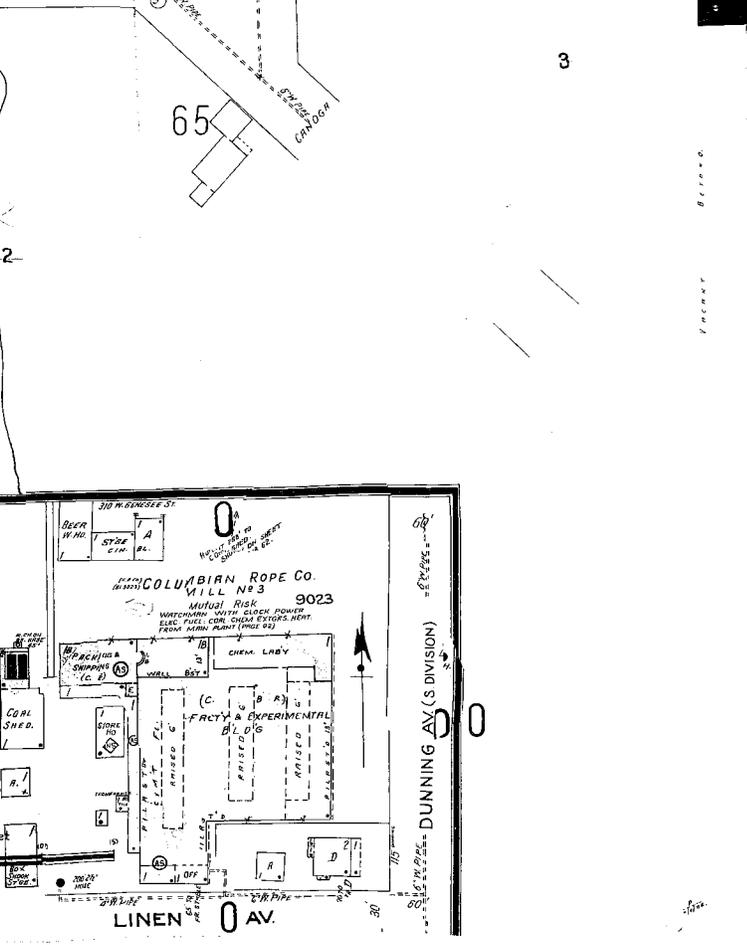
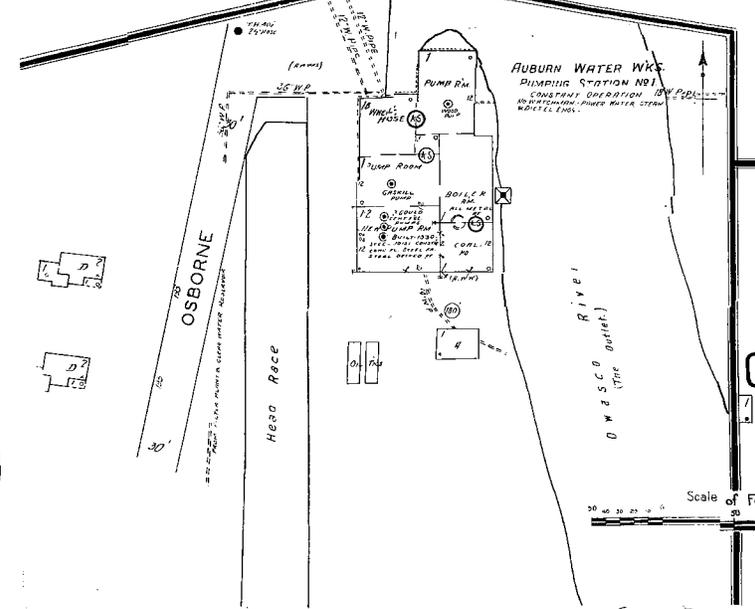
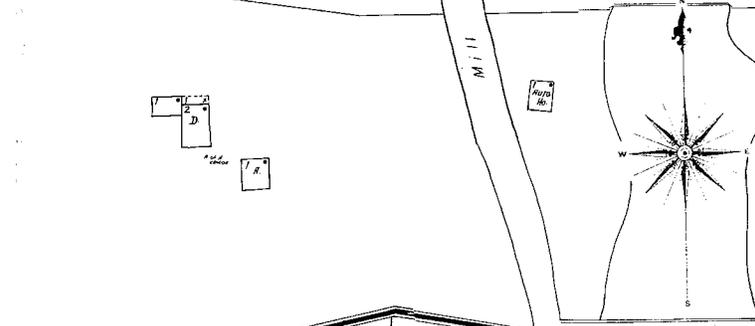
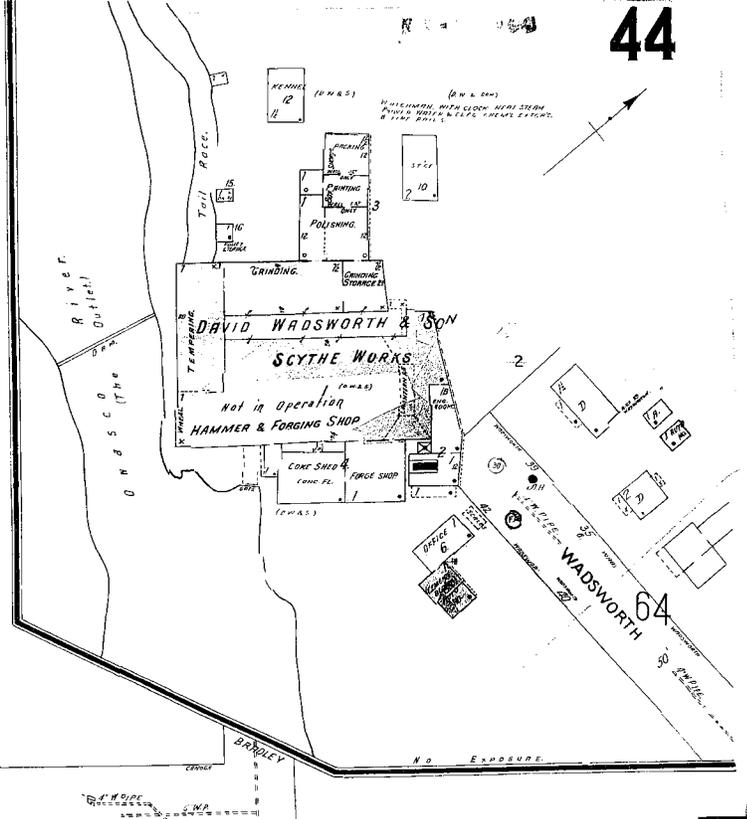
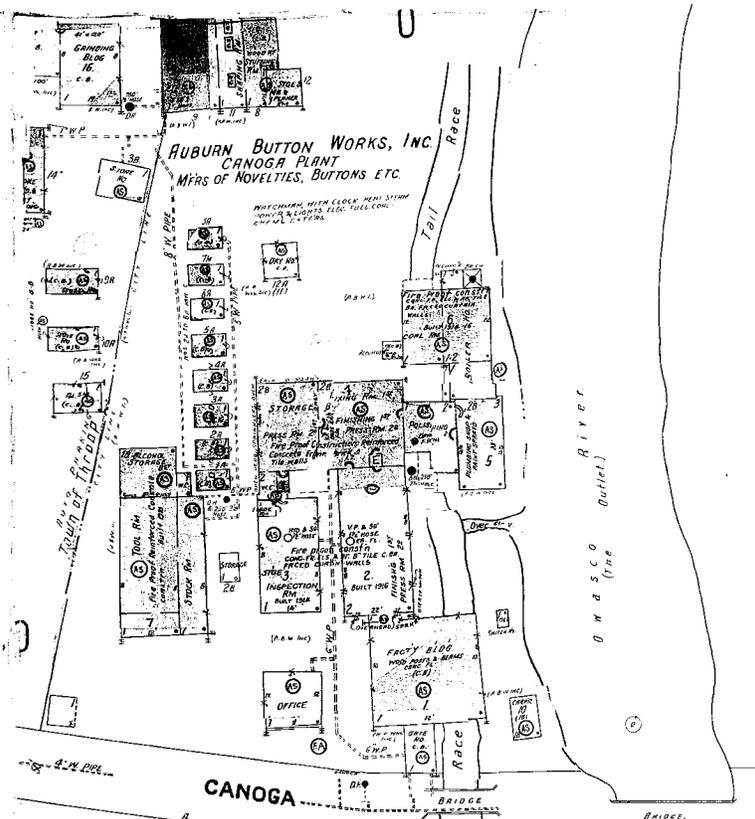
7014

FRAZEE

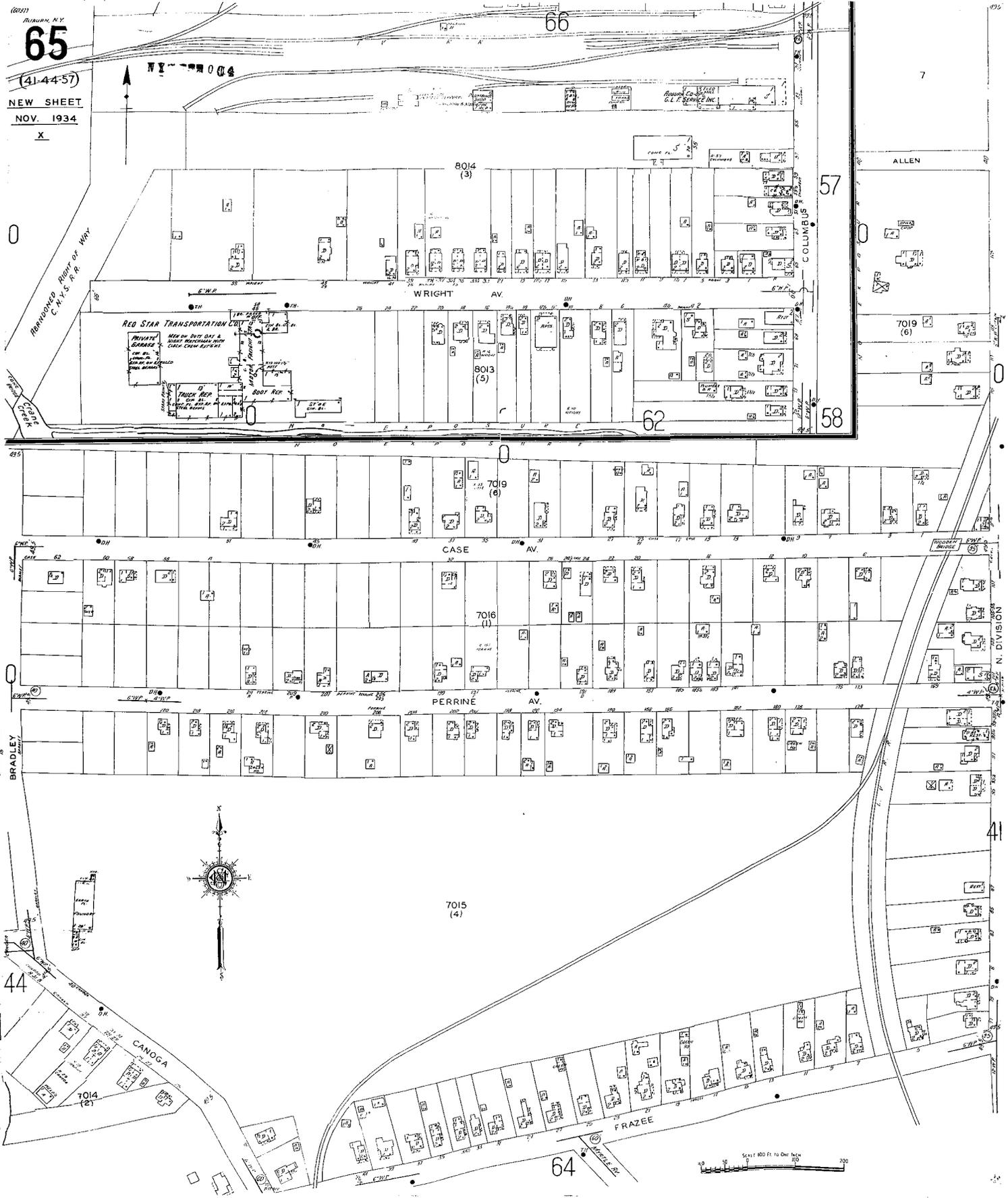
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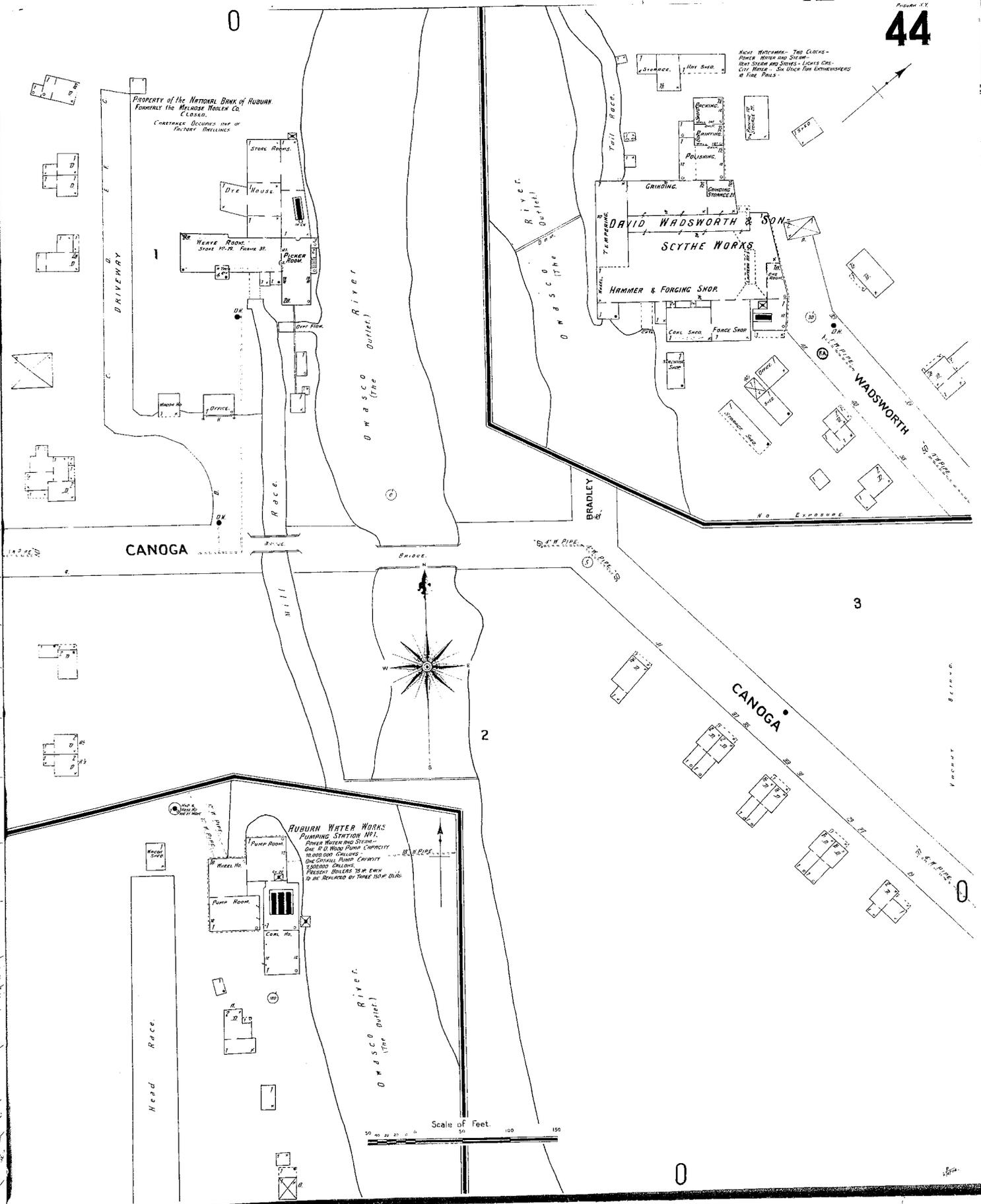
N DIVISION





(6057)
ALBANY, N.Y.
65
(41-44-57)
NEW SHEET
NOV. 1934
X





PROPERTY of the NATIONAL BANK of AUBURN
 Formerly the MELROSE WOOLEN CO.
 CLOSED.
 CHARTERED OCCUPIES ONE OF
 FACTORY BUILDINGS

NOTE: WADSWORTH - TWO LOCKS -
 POWER, WATER AND STEAM -
 ONE STEAM AND STEEL - LIGHTS GAS -
 CITY WATER - SEE UPON FOR EXTENT OF WORK
 AT FINE TALKS

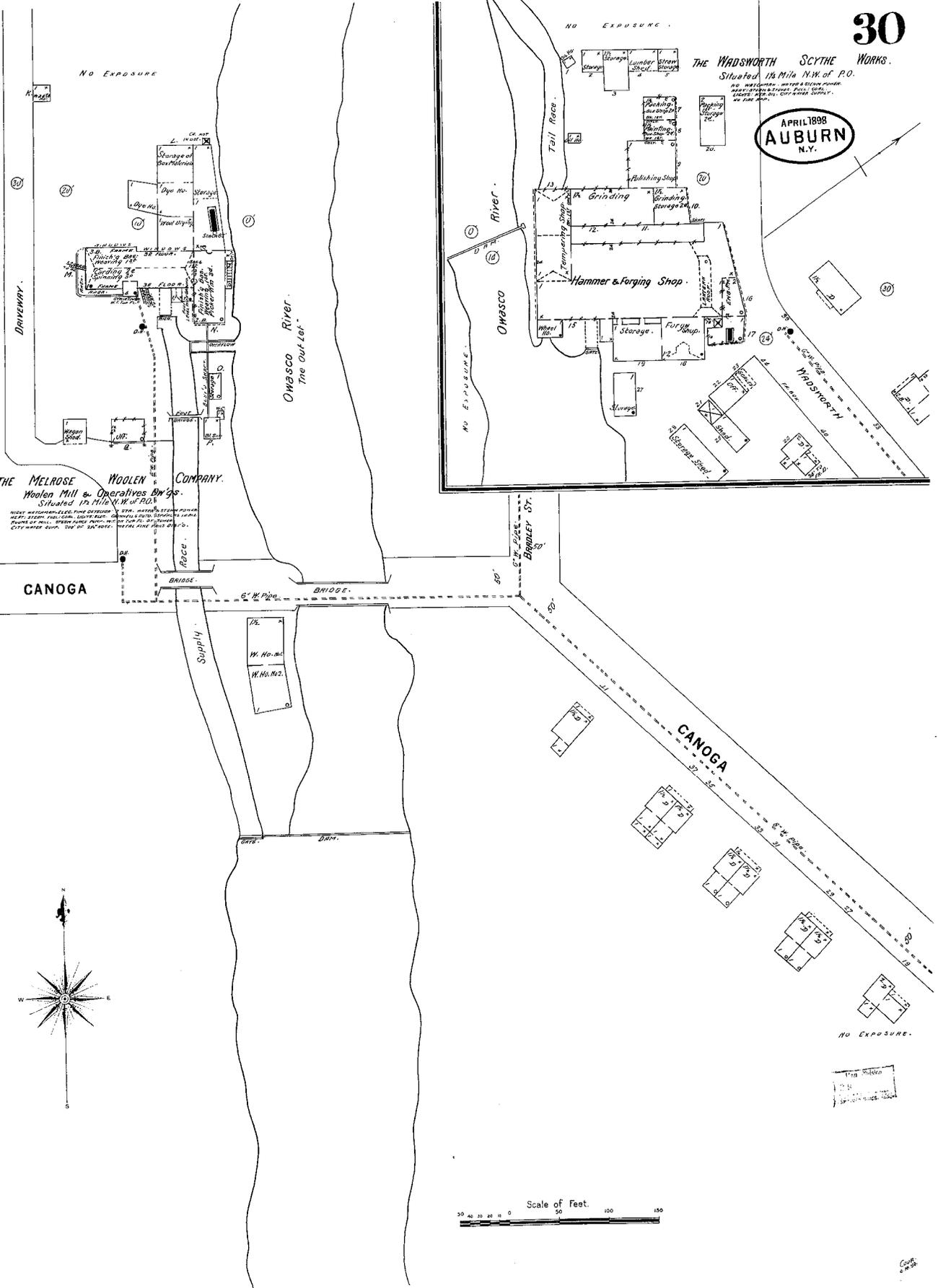
AUBURN WATER WORKS
 PUMPING STATION NO. 1
 POWER WATER AND STEAM -
 ONE 8" D. WOOD PUMP CAPACITY
 10,000 GALLONS
 ONE 6" D. WOOD PUMP CAPACITY
 5,000 GALLONS
 PRESSURE PIPE 15" DIA.
 TO BE REPLACED BY THREE 10" DIA.

Scale of Feet
 0 50 100 150

30

THE WADSWORTH SCYTHE WORKS.
SITUATED 1 1/2 Miles N.W. of P.O.

APRIL 1898
AUBURN
N.Y.



THE MELROSE WOOLEN COMPANY.
Woolen Mill & Operatives Bldgs.
SITUATED 1 1/2 Miles N.W. of P.O.

NEARLY ALL BUILDINGS AND STRUCTURES WERE DESTROYED BY FIRE IN 1897. THE ONLY BUILDING REMAINING IS THE WOVEN SHED. THE MILL IS NOW A RUIN. THE OPERATIVES BLDGS. ARE ALSO IN RUIN. THE ONLY BUILDING REMAINING IS THE WOVEN SHED. THE MILL IS NOW A RUIN. THE OPERATIVES BLDGS. ARE ALSO IN RUIN.



APPENDIX D

ENVIRONMENTAL QUESTIONNAIRES



Phase I Environmental Site Assessment Questionnaire

Please complete the following site information in Section I and then answer the questions in Section II by placing a "X" or checkmark in the appropriate box. If you answer "Yes" to any of the questions in Section II, please provide an explanation and additional information in Section III Comments/Additional Information provided on the last page of the questionnaire (attach additional sheets if necessary). Also, please indicate if you are aware of any other environmental documentation, information, or reports that have been prepared for the property and are available for CHA's review in Section IV.

I. Site Information (Complete known information in Section I only)

SITE NAME: <u>100 Canoga St.</u>	
Site Address: <u>100 Canoga St.</u>	
Current Operator of Property/Facility:	
Current Use of the Property: (Check all that apply) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Vacant/Unimproved/Raw Land <input type="checkbox"/> Agriculture <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Other Commercial/Retail <input type="checkbox"/> Industrial/Manufacturing <input checked="" type="checkbox"/> Other (please specify): <u>warehouse/storage</u> 	Historical Use of the Property: (Check all that apply) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Vacant/Unimproved/Raw Land <input type="checkbox"/> Agriculture <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Other Commercial/Retail <input checked="" type="checkbox"/> Industrial/Manufacturing <input type="checkbox"/> Other (please specify):

II. Questionnaire

No.	Questions	Yes	No	Unknown
1a	Is the property currently used for an industrial use?		X	
1b	Is any adjoining property currently used for an industrial use?	X		<u>waterworks property</u>
2a	Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	X		<u>use to be Auburn Armature</u>
2b	Did you observe evidence or do you have prior knowledge that any adjoining property has been used for an industrial use in the past?	X		
3a	Is the property currently used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility (if applicable, identify which)?		X	
3b	Is any adjoining property currently used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility (if applicable, identify which)?		X	
4a	Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial painting facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?	X		



Phase I Environmental Site Assessment Questionnaire

No.	Questions	Yes	No	Unknown
4b	Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial painting facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?			X
5a	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?		X	
5b	Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility	X		
6a	Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?		X	
6b	Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	X		
7a	Did you observe evidence or do you have any prior knowledge that fill dirt/soil has been brought onto the property that originated from a contaminated site?		X	
7b	Did you observe evidence or do you have any prior knowledge that fill dirt/soil has been brought onto the property that is of an unknown origin?		X	
7c	Has there been any mining (e.g. gravel pit) on the property?		X	
8a	Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		X	
8b	Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		X	
9a	Is there currently any stained soil on the property?			X
9b	Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	X		
10a	Are there currently any registered or unregistered storage tanks (above or underground) located on the property?		X	
10b	Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?		Y	
10c	If 10a or 10 b are answered "Yes", were the tanks installed after 1985?		Y	
10d	If 10c is answered "Yes", has leak detection, overfill prevention, and/or cathodic protection equipment been installed with the tank(s)?			
10e	If a tank(s) has been removed from the property, was contamination encountered when the old tank(s) was removed?			
10f	If 10e is answered "Yes", was the contamination cleaned up and approved by the regulatory authorities?			
10g	Have any of the tanks ever been tested for leaks?			
11a	Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe, protruding from the ground on the property or adjacent to any structure located on the property?		X	
11b	Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe, protruding from the ground on the property or adjacent to any structure located on the property?		Y	



Phase I Environmental Site Assessment Questionnaire

No.	Questions	Yes	No	Unknown
12a	Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains (e.g. floor drains and sumps), walls, ceilings or exposed grounds on the property?			X
12b	Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	X		
13a	Does the property utilize a private well or public water supply? Specify which.			was 100' well on site
13b	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?			X
13c	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?			
14a	Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	X		
14b	Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	X		
14c	Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?		X	
14d	Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	X		
15	Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of the property, or recommended further assessment of the property?	X		
16	Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?			X
17a	Does the property utilize private on-site waste water disposal system or a public sanitary and/or storm water system? Specify which.			public
17b	Does the property discharge waste water (not including sanitary waste or stormwater) onto or adjacent to the property and/or into a stormwater system?		X	
17c	Does the property discharge waste water (not including sanitary waste of stormwater) onto or adjacent to the property and/or into a sanitary sewer system?		X	
18a	Are there any septic systems, leach fields, or dry wells on the property?		X	
18b	If 19a is answered "Yes", have hazardous substances or petroleum products ever been discharged to these systems?			
19	Did you observe evidence of or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?		X	
20a	Are there any groundwater monitoring wells on the property?		X	
20b	Has any groundwater testing been performed on the Property?			X
20c	If 21b is answered "Yes", have any contaminants been identified which exceed applicable State or Federal regulations?			



Phase I Environmental Site Assessment Questionnaire

No.	Questions	Yes	No	Unknown
21	Is there a transformer, capacitor, any hydraulic equipment, light ballast for which there are any reports indicating the presence of PCBs?			X
22	Are you aware of any environmental issues on the site such as streams, wetlands or flood plains?	X		
23	Do you believe asbestos-containing materials may be present in/on any of the on-site structures?			X
24	Is it possible that lead-based paint has been used on any of the structures?	X		
25	Is there any equipment on the property that contains refrigerants/coolants that contain chlorofluorocarbons (CFCs)?			X

III. Comments/Additional Information: (Attach additional sheets if necessary).

IV. Available Environmental Documentation/Records

Are any of the following documents available for the property/facility? If so, please provide copies or have files available for review by the Environmental Professional. (Check all that apply).

- Previous Environmental Assessment Reports
- Subsurface Investigation/Geotechnical Reports
- Environmental Monitoring Reports
- Asbestos-Containing Materials/Lead-Based Paint Surveys
- Hazardous Materials Screening Surveys
- Environmental Compliance Audit Reports
- Tank Registration Certificates/Inspection/Testing Reports
- Environmental Permits (SPDES Discharge, Air Emissions Discharge Permit, etc.)
- Material Safety Data Sheets (MSDSs)
- Waste Manifests/Disposal Records
- Environmental Liens
- Other (please specify): EPA Pollution Report and suspected Haz. materials

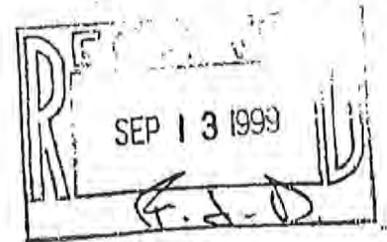
letter from
BBL 1999



Phase I Environmental Site Assessment Questionnaire

V. Contact Information for Preparer of Questionnaire

NAME: <i>Renee Jensen</i>	PREPARER'S RELATIONSHIP TO SITE:	
Title: <i>CD Planner</i>	<input checked="" type="checkbox"/> OWNER <i>City of Auburn</i>	
Company: <i>City of Auburn</i>	<input type="checkbox"/> OCCUPANT: _____ NAME OCCUPANT/TENANT	
Address: <i>24 South St.</i>	<input type="checkbox"/> PURCHASER	
City: <i>Auburn</i>	<input type="checkbox"/> OTHER: _____	
Phone Number: <i>315-255-4115</i>	State: <i>NY</i>	Zip: <i>13021</i>
Signature: <i>Renee Jensen</i>	Date Completed:	



Transmitted Via Telefax/Regular Mail

September 8, 1999

Mr. Francis J. DeOrio
Director of Municipal Utilities
City of Auburn
35 Bradley Street
Auburn, NY 13021

Re: City of Auburn
Suspected Hazardous Materials
at the 60 Canoga Street Property
Project #: 510.20 #2

Dear Mr. DeOrio:

(Note: This letter supersedes our previous letter of 9/7/99 and is based on additional information received from the City of Auburn Assessor's Office).

The purpose of this letter is to provide a summary of Blasland, Bouck & Lee, Inc. (BBL)'s investigations to date of potentially hazardous materials present at the 60 Canoga Street property, as well as our recommendations for further actions at this site.

Background

The property investigated is located at 60 Canoga Street, reputed to be the former location of Auburn Extrusions Company. Auburn Armature Company, a supplier, repair facility and manufacturer of various electrical components, including electric motors and transformers, was previously located at 48 Canoga Street (in front of and adjacent to 60 Canoga Street). Auburn Armature Company is presently located in a newer facility on NYS State Route 5 in Auburn.

It is our understanding that the City of Auburn acquired ownership of the 60 Canoga Street property in 1993 from Auburn Extrusions Company as settlement on tax-related issues. The property is approximately one acre in size and contains a single building, approximately 100 feet by 50 feet. This building is located behind the former Auburn Armature Company main manufacturing facility at 48 Canoga Street, and is adjacent and in close proximity to the Owasco Outlet water body. It is our understanding that the building at 60 Canoga Street was used for storage of chemicals, oils and solvents, by the Auburn Armature Company, without the City's knowledge.

Mr. Francis J. DeOrio
September 8, 1999
Page 2 of 4

Site Observations

At your request, Mr. Patrick Ryan of our office visited the site on September 1, 1999 to observe the suspected hazardous materials and allow BBL to identify recommended future actions at the site. A summary of Mr. Ryan's observations are as follows:

- The building is constructed of masonry block with a flat, wooden/built up roof. The entrance is through an overhead door into a large storage room. The door is open and the building is freely accessible.
- The central room/area of the building contains various empty and full drums of unknown substances, with some labeled as solvents and "reducing agents". Several of the drums are identified as "Sterling F 173 Reducing Agent." The manufacturer of this product is listed on the drums as P.D. George Company a Sterling Group Company, 5200 North 2nd Street, St. Louis, Missouri 63147. The following Auburn Armature Purchase Order number and manufacturer's batch number were visible on the drum labels:

Auburn Armature Purchase Order No. 002056
Manufacturer's Batch No. HB-805 Batch 6-N-513

- There appears to be an abandoned solvent bath remaining in the immediate vicinity of the oil and solvent drums. A sign on this equipment identifies a health hazard of 1, a fire hazard of 2 and a reactivity of 0. The term Varisol is also clearly visible.
- Various drums are observed in the building with markers as follows: "Waste Antifreeze", "Oil" and "Solvent".
- An empty fuel oil tank is present and lying in the center of the second room of the building. A nearby drum appears to be nearly full of a oil material which appears to be transformer oil.
- The rear room of this building contains various bags of dry powder chemicals of vibrant blue, yellow, or red colors. There are also several smaller containers of unknown liquid, possibly oil based products.
- The pipes in the building are covered with deteriorated materials, the appearance of which is consistent with asbestos-containing materials. Significant amounts of the material have fallen off the pipes onto the building floors. The pipe covering material appears to be friable.
- There are active nests of stinging insects in and around the building, including bees, wasps, hornets and daubers. There are also indications that small animals frequent this building, possibly racoons or skunks.

Actions Taken

Following Mr. Ryan's site visit, BBL recommended to you that the City erect "No Trespassing" signs and place ribbons across the entrances until further investigation of the contents of the building can be made.

In addition, Mr. Ryan also recommended that all personnel entering this facility should wear personal protective equipment, consistent with Occupational Health and Safety Administration (OSHA) modified Level C, until more is known of the site and materials contained within.

Mr. Francis J. DeOrio
 September 8, 1999
 Page 4 of 4

VI. Site Investigation

Prepare a site investigation report that includes a description of the field activities, physical characteristics of the site, nature and preliminary extent of impacts, a baseline exposure risk assessment, if appropriate, and will present conclusions regarding the environmental condition of the site.

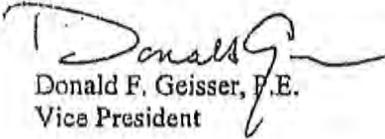
VII. Remedial Alternatives Report

Prepare a remedial alternatives report that provides background information summarized from the site investigation report, presents an identification and development of remedial alternatives, presents a detailed analysis of alternatives, and includes a recommendation of the preferred remedial alternative.

We trust that the above information will allow the City to identify its desired future actions at the site. As always, if you should have any questions, please do not hesitate to contact our office.

Very truly yours,

BLASLAND, BOUCK & LEE, INC.


 Donald F. Geisser, P.E.
 Vice President

MLG/jrg
 UA17691B93.WPD

cc: Mr. Bruce Clifford, City of Auburn
 Mr. Frederick J. Kirschenheiter, P. E., Blasland, Bouck & Lee, Inc.
 Mr. Mark L. Gorthey, P.E., Blasland, Bouck & Lee, Inc.
 Mr. Patrick Ryan, Blasland, Bouck & Lee, Inc.

COPY

F. J. DeOms

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION REPORT

I. HEADING

Date: May 17, 2002

From: Jack D. Harmon
Removal Action Branch *J. Harmon*

To: R. Salkie, EPRD-RAB
J. Rotola, EPA-RAB
J. Malleck, EPA-SPB
G. Shanahan, EPA-ORC
M. Cervantes, 2CD
M. Basile, 2CD
R. Cahill, 2CD-POB
R. Byrnes, 2OIG
T. Johnson, 5202G
R. Parker, NYSDEC
E. O'Connor, CCDOH
E. Ide, Town of Aurelius Supervisor
J. Salomone, City of Auburn Manager

Subject: Tele-K Plastics Site
Auburn, Cayuga County, New York

MAY 30 2002

POLREP #: 1 Initial

II. BACKGROUND

Site #: RB

Contract #: *Dev*

Delivery Order: *Dev*

Response Authority: *Kowsh*

CERCLIS NO: 313

NPL Status:

State Notification: NYSDOH Notified

Action Memorandum: September 19, 2001

Removal Strategy: *Earth Tech*

Mobilization: 2002

Demobilization: 2002

III. SITE INFORMATION

A. Incident Category

CERCLA Incident Category: Former Plastics Extrusion Facility

B. Site Description

I. Site Description

On May 1, 2001, the U. S. Environmental Protection Agency (EPA) received a verbal request from the New York State Department of Environmental Conservation (NYSDEC) to conduct a time critical removal action of the hazardous materials located at 6306 Canoga Road in Auburn, NY, under the provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) as amended by 42 U.S.C. §§9601 et seq.

The Tele K Site consists of one warehouse and a side accessed basement structure located at 6306 Canoga Road, the Site is situated on land that is owned by the Towns of Auburn and Aurelius, Cayuga County, New York. The Site occupies approximately three acres and is adjacent to two businesses which share the parcel of land which is located on an active street. A residence is located with 500 feet of the Site. Within one and a half miles of the Site are residential areas, commercial properties, and industrial properties.

A preliminary assessment was conducted on June 19, 2001, by EPA. During that assessment, EPA observed numerous drums and containers situated inside and outside the facility buildings with some being directly exposed to the elements. Approximately 400 drums and 25 small containers were observed on the premises. Almost all of the drums are unlabeled and are in very poor condition. The only materials which were identified by labels were waste oils, the exact composition of which are unknown. EPA collected drum samples which confirmed the presence of hazardous solvents, flammable materials, as well as volatile and semi-volatile compounds.. Soil sampling was not performed on this site during the preliminary assessment, but several stained areas were observed warranting further investigation. Numerous drums were noted on Site that appear to contain pigments consistent with previous operations.

The Site has two structures which currently contain drums and containers. The first a large warehouse which has several rooms all of which have various containers holding what is suspected to be hazardous wastes. The building is approximately 200 feet by 100 feet the roof of the building is in very poor condition, allowing certain portions of the building to be exposed to the elements. Additionally, there are several routes of entry into the building including open windows and doors. The building does not have operational electrical service, and does not have any fire protection system present. The second building formerly was a one story building with a basement. The building itself was completely razed in a fire, and only the basement remains. The remaining basement structure is completely constructed of poured concrete and is

approximately 50 feet by 100 feet in size. The sealing to the basement appears structurally sound, however, there are several holes that allow rainwater to drain in to the structure. There are numerous containers in this building, most of which are in very poor condition., there is no electrical service, or fire protection system present and the doorways to the building are currently not secured. Approximately 30 containers with unknown contents were also noted around the Site property and on the bank of the Owasco River which runs adjacent to the Site. The site is not fully fenced, and has been accessed by vandals in the recent past. During the EPA assessment children were riding ATVs adjacent to the Site.

2. Description of threat

The potential release of hazardous materials from the containers has been documented by the presence of open and damaged containers. The run-off from rain could impact surrounding soils and hasten transport of hazardous substances to the Owasco River which runs adjacent to the Site. This surface water body could be impacted by either direct overland flow or through a drainage pipe that was observed adjacent to one of the Site building. The drainage pipe extends under ground and apparently to the Owasco River. The materials stored on Site also pose a threat of an air release.

C. Site Evaluation Results

A preliminary assessment was conducted on June 19, 2001, by EPA. During that assessment, EPA observed numerous drums and containers situated inside and outside the facility buildings with some being directly exposed to the elements. Approximately 400 drums and 25 small containers were observed on the premises. Almost all of the drums are unlabeled and are in very poor condition. The only materials which were identified by labels were waste oils, the exact composition of which are unknown. EPA collected drum samples which confirmed the presence of hazardous solvents, flammable materials, as well as volatile and semi-volatile compounds.. Soil sampling was not performed on this site during the preliminary assessment, but several stained areas were observed warranting further investigation. Numerous drums were noted on Site that appear to contain pigments consistent with previous operations.

IV. RESPONSE INFORMATION

A. Situation

1. Removal Actions To Date

A site visit was conducted on January 3, 2002 with the ERRS contractor, Supervisor for the Town of Aurelius, Supervisor for the Auburn DPW and a representative from the CCDOH. Manpower, equipment and materials requirements were determined and mobilization of a crew was scheduled for the week of January 7, 2002,

During the week of January 7, 2002, a site specific health and safety plan and sampling plan were developed and finalized. In addition, site utilities and a site support office were established. An equipment operator, foreman, laborer, chemist and field accountant were mobilized. Site security measures were undertaken to prevent unauthorized access into the buildings. All windows were boarded and doorways secured. A large opening at the front was secured by constructing a wooden door that provided access for equipment. A transition area was also established after entering the building.

From January 14 to February 22, 55-gallon drums and other smaller containers were sampled and characterized. Loosely packaged pigment powders and floor sweepings were containerized into one-cubic yard boxes. Deteriorated fiber drums containing pigments were overpacked and liquids from deteriorated drums were transferred into DOT shippable containers. Field characterization resulted in a total of 13 waste streams.

From February 22 to March 22, all generated wastes were consolidated into groups and then into DOT shippable containers. Composite samples were collected from each waste group and sent off-site for disposal analyses. Results from the disposal analyses were reviewed and an IFB issued to appropriate T&D vendors.

During the weeks from March 23 to April 19, 2002., all generated wastes were transported to RCRA approved TSDFs. An on-site 100' well was decommissioned with flowable fill and bentonite. Contracts for asbestos abatement and third party air monitoring were awarded and the site was demobilized until the NYS licensed asbestos abatement contractor could begin removal.

The asbestos abatement contractor mobilized and begin site preparations during the week of April 29, 2002. Asbestos abatement of 700 LF of pipe insulation was completed with the off-site shipment of 213 bags of asbestos and site demobilization on May 8, 2002.

The following is the inventory of what was found:

- 86 - 55 gal. w/contents
- * 133 - MT 55-gal. (14 recovered from bank at rear of property)
- 46 - 5 gal. pails w/contents
- 62 - MT 5-gal. pails (10 recovered from bank at rear of property)
- 74 - Deteriorated 55-gal. fibers w/contents
- 9 - Deteriorated 30-gal. fibers w/contents
- * 110 - LPCs ranging in size from 10 oz. to 1-gal. w/contents (mostly pigments)
 - 1 - 2 gal. container with MerCad
 - 15 - Pallets of deteriorated 50 lb. bags of pigments and hydrate alumina
 - 5 - 1 cy. boxes of carbon black and mixed pigments

* MT = empty

* LPC = Lab Pails Containers (smaller containers combined inside
or larger containers + surrounded with vermiculite)

The following is an inventory of wastes sent off-site for T&D:

- 22 - 55 gal. flammable liquids (D001)
- 4 - 85 gal. flammable liquids (D001)
- 1 - 55 gal. flammable gels (D001)
- 1 - 55 gal. chlorinated/flammable liquids w/selenium & cadmium (D001/D006/D010)
- 4 - 55 gal. chlorinated gels with cadmium (D006)
- 2 - 85 gal. "
- 2 - 55 gal. organic gels w/cadmium (D006)
- D004 D005 D006 D007 D008 D010
- 3 - 55 gal. organic liquids w/arsenic, barium, cadmium, chromium, lead, & selenium
- 5 - 85 gal. paint related liquids w/cadmium (D006)
- 5 - 55 gal. inorganic solids w/barium, cadmium, & lead (D005, D006, & D008)
- 1 - 1 cy. box "
- 1 - 1 gal. pail Mercad D006 and D009
- 7 - 1 cy. boxes floor sweepings from basement building w/cadmium (D006)
- 3 - 55 gal. aqueous liquids (NH) *
- 1 - 85 gal. "
- 4 - 55 gal. organic solids (NH)
- 65 - 85 gal. "
- 1 - 85 gal. chlorinated solids (NH)
- 3 - 1 cy. boxes hydrated alumina (NH)
- 10 - 85 gal. floor sweepings (NH)
- 1 - 55 gal. PCB light ballasts

* MT containers, 204 55-gal. and 22 5-gal., were de-headed and crushed and placed into 30 cy. roll-offs

2. Enforcement

The On-Scene Coordinator(OSC) is working with the Removal Action Branch, the Office of Regional Counsel (ORC) and the NYSDEC to identify all responsible parties which may be held liable for reimbursement of EPA's cost to conduct this removal action.

B. Planned Removal Actions

Actions to be accomplished are to scrape/shovel a small amount of pigments/dyes from the rear portion of the building. These pigments/dyes were moistened and frozen to the concrete floor and could not be freed. In addition, due to reports of past housekeeping/disposal practices by the former operator as well as visible inspection of the bank at the rear of the property, soil probes/sampling will be undertaken to investigation possible soil contamination.

C. Key Issues

None

V. COST INFORMATION(thru 5/17/02)

Cost To Date Information Summary

	<u>Amount Budgeted</u>	<u>Costs to Date</u>	<u>Total Remaining</u>
ERCS Contractor	\$400,000	266,593	133,407
START	\$ 50,000	-0-	50,000
EPA	\$ 90,000	25,907	64,093
TOTAL	\$540,000	292,500	247,500

The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data, which the OSC must rely upon, may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

CHIA

