



**Limited and Focused Subsurface Soil
Investigation Report for the Property Identified
as:**

**Calabrese General Contracting, Inc.
1510 Bailey Avenue
Buffalo, New York**

LCS PROJECT # 11B3746.22

JANUARY 31, 2012

Buffalo. Rochester. Syracuse. Albany. New York City. Mid Hudson. Pittsburgh.
Johnstown. Harrisburg. Allentown. Wilmington. Baltimore. Salisbury. Cleveland



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40 La Riviere Drive Suite 120
Buffalo, New York 14202

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January 31, 2012

Mr. Ken Bork
Evans Bank
1 Grimsby Drive
Hamburg, New York 14075

**Re: Limited and Focused Subsurface Soil Investigation
Calabrese General Contracting, Inc.
1510 Bailey Avenue
Buffalo, New York
LCS Project No. 11B3746.22**

Dear Mr. Bork:

Background

At your request, Lender Consulting Services, Inc. (LCS) performed a limited and focused subsurface soil investigation, at the Calabrese General Contracting, Inc., located at 1510 Bailey Avenue, Buffalo, New York (See Figure 1). The subject property measures approximately 0.9 acres and is occupied by an office, a storage building, a residence, two sheds, a small garage and a long garage. The subject property is located in a highly developed industrial, commercial and residential. The topography of the site is generally level at grade.

This investigation was recommended based on the information gathered by LCS during an EAQuick Loan Check Plus Environmental Site Assessment Report for the above-referenced property, dated December 27, 2011. Through that report, the following recognized environmental conditions were identified warranting intrusive study at that time.

- According to City of Buffalo Fire Department records, one 1,000-gallon leaded gasoline underground storage tank (UST) was installed on-site proximate the southeast exterior corner of the small on-site garage in 1968. According to these records, this UST was replaced with a new 1,000-gallon leaded gasoline UST in 1975. No records regarding the proper closure/removal of the UST(s) were provided.

Introduction

The purpose of this intrusive study was to better assess the environmental quality of on-site soils in accessible locations of the subject property due to the environmental concerns identified above. Soil samples were collected for stratigraphic characterization and field monitoring. Select soil samples were submitted for laboratory analysis to supplement field observations.

The work completed is generally consistent with LCS' December 29, 2011, proposal to Mr. Ken Bork, authorized on December 29, 2011 with the following exception. LCS had originally planned on installing three test borings proximate to the recognized environmental condition; however, four test borings were installed, as shallow equipment refusal was encountered in many of the test borings.

The following is a summary of the methods and results of the investigation.

Buffalo. Rochester. Syracuse. Albany. New York City. Mid Hudson. Pittsburgh.
Johnstown. Harrisburg. Allentown. Wilmington. Baltimore. Salisbury. Cleveland

Methods of Investigation

Soil

Soil samples were collected on January 6, 2012, with a truck-mounted percussion and hydraulically driven drive system equipped with an approximate 2-inch diameter, approximate 48-inch long macro-core sampler. Soil samples were collected within each borehole continuously from the ground surface until a depth of between approximately 5.5 and 9.3 feet below the ground surface (ft. bgs). Any downhole equipment was decontaminated with an Alconox and tap water wash and tap water rinse between boreholes. The cutting shoes were decontaminated in a similar manner between collection of each sample.

The physical characteristics of all soil samples were classified using the Unified Soil Classification System (USCS) (Visual-Manual Method) and placed in separate sealable containers to allow any vapors to accumulate in the headspace. After several minutes, the container was opened slightly and total volatile organic compound (VOC) concentrations in air within the sample container were measured using a photoionization detector (PID). (The PID is designed to detect VOCs, such as those associated with petroleum.) Based on the field observations and/or screening results, soils were selected for analysis (see below).

Sample Analysis

Following labeling of the laboratory-supplied sample containers, selected samples were placed on ice. The samples were then submitted, under standard chain-of-custody, to a New York State Department of Health (NYSDOH) approved laboratory for analysis in accordance with the United States Environmental Protection Agency (USEPA) SW-846 Methods as summarized below. The analytical methods were chosen based on LCS' experience with sites of similar use.

The following table summarizes the specific analytical testing performed and their respective sample locations.

Sample Location	Analytical Testing Performed	Recognized Environmental Condition
Soil		
BH2 (6-8 ft. bgs)	STARS list VOCs	Area of 1,000-gallon gasoline UST(s)
BH4 (6-7 ft. bgs)		

ft. bgs = feet below ground surface

STARS list VOCs = Spill Technology and Remediation Series volatile organic compounds via USEPA Test Method 8260

Results of Field Investigation

Four boreholes (BH1 through BH4) were completed in accessible areas of the subject property proximate to the environmental concerns. (See Figure 2.) A total of 16 soil samples were collected for geologic description. Fill material consisting of asphalt, gravel, and silt, was noted within all of the test borings to a maximum depth of approximately 1.5 ft. bgs. Generally, the native soils encountered consisted of varying mixtures of silt and clay to the bottom of the test borings. No apparent groundwater was encountered in any of the test borings.

Equipment refusal was encountered within all of the test borings between approximately 5.5 and 9.3 ft. bgs. The cause of the equipment refusal could not be determined; however, is suspected to be due to shallow bedrock.

PID measurements were above total ambient air background VOC measurements (i.e., 0.0 parts per million, ppm) in all of the soil samples collected. These elevated concentrations ranged from 0.1 parts per million (ppm) to 0.6 ppm (BH1, ~0.6-4 ft. bgs). No petroleum-type odors or staining were detected in any of the soil samples collected. In LCS' experience, the PID measurements and field observations do not suggest the obvious presence of VOC impact proximate to areas investigated.

Refer to the attached subsurface logs for soil classification for each sample interval, field observations and PID measurements.

Investigation Analytical Results

The soil samples collected and analyzed detected the following analytes. The respective concentrations as well as applicable regulatory guidance values are also listed for comparison. Analytes not detected are not shown.

SOIL TESTING RESULTS

STARS VOCs by USEPA SW-846 Method 8260

No analytes were detected above the laboratory's method detection limits.

Conclusions

The purpose of this study was to assess the recognized environmental conditions identified in the December 26, 2011, EAQuick Loan Check Plus Environmental Site Assessment (specifically, an area southeast of the small garage where two 1,000-gallon unleaded gasoline USTs are/were located). Select soil samples were collected from the areas of the recognized environmental conditions.

Based on the field observations, no elevated PID readings, or petroleum -type odors or staining were observed in any of the soil samples collected. Based on the laboratory results, no analytes were detected at concentrations above commonly applied regulatory criteria in any of the soil samples collected and submitted for laboratory analysis. As such, no further work appears warranted at this time.

Recommendations

No further work appears warranted at this time; however, as with any property, should impacted soils, groundwater or USTs be encountered during intrusive work (i.e., site redevelopment, utility work, etc.,) such should be handled properly at that time.

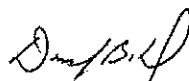
Thank you for allowing LCS to service your environmental needs. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Reviewed by:

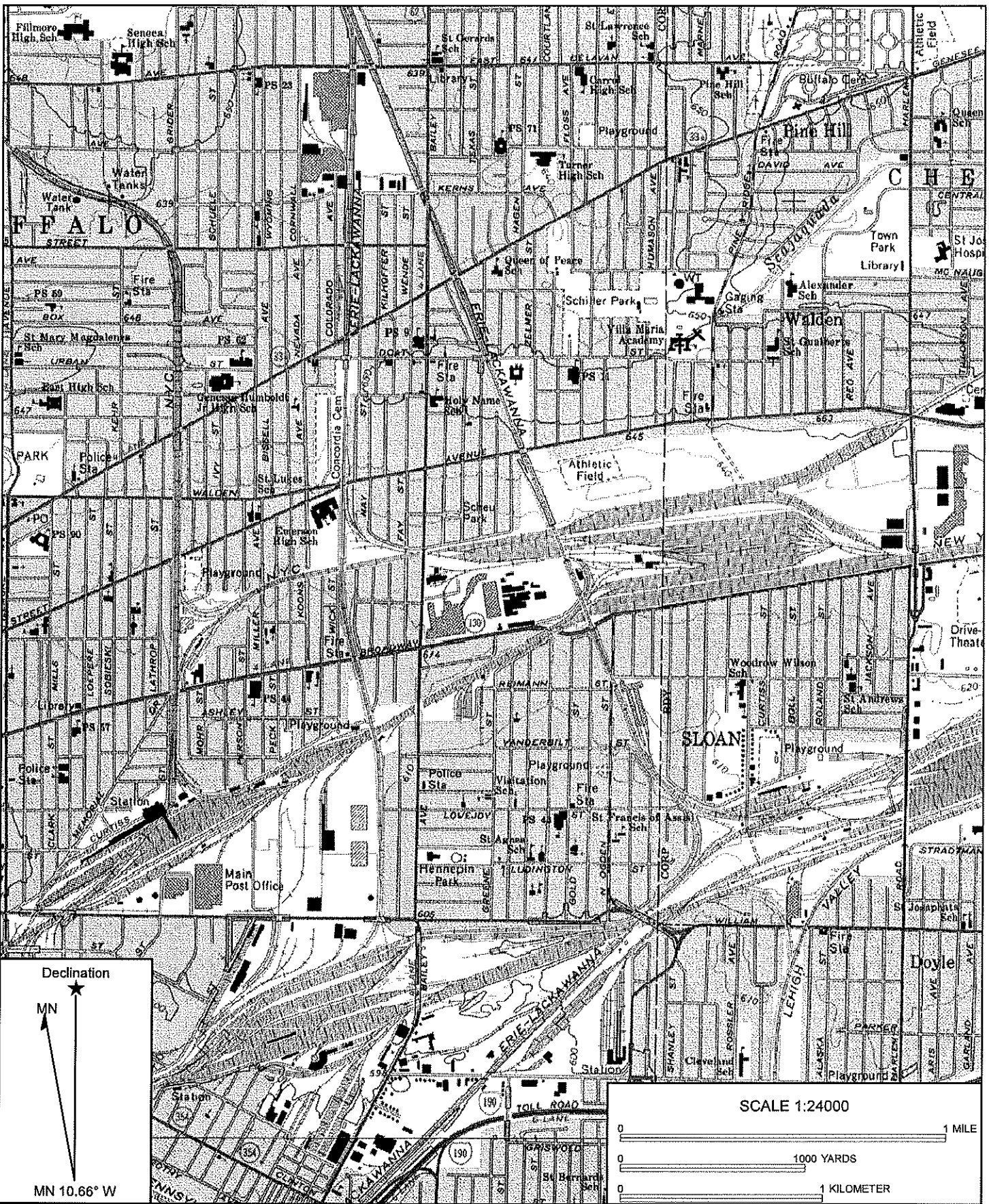


Chris Kibler
Environmental Analyst/Technician



Douglas B. Reid
Sr. VP, Environmental Services
Sr. Environmental Scientist

SITE LOCATION MAP

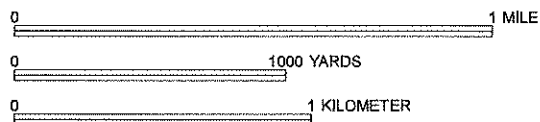


Declination

MN

MN 10.66° W

SCALE 1:24000



Name: BUFFALO NE (NY)
 Date: 1/31/2012
 Scale: 1 inch = 2,000 ft.

Location: 042° 53' 55.33" N 078° 48' 35.99" W
 Map Date: 1965
 11B3746.28

SUBSURFACE INVESTIGATION MAP



NORTH CENTRAL AVENUE

ADJOINING PROPERTIES

SUBJECT STRUCTURE
SMALL GARAGE

● BH3

● BH1

● BH2

● BH4

APPROXIMATE AREA OF
1,000-GALLON GASOLINE UST

SUBJECT PROEPRTY

GRAVEL PARKING AREAS

APPROXIMATE PROPERTY BOUNDARY

SUBJECT STRUCTURE
LONG GARAGE

ADJOINING PROPERTIES

LCS INC.

FIGURE 2 - SITE INVESTIGATION PLAN

**1510 BAILEY AVENUE
BUFFALO, NEW YORK**

Drawn by: CMK

Checked by: DBR



LCS Project # 11B3746.22

SUBSURFACE LOGS



LCS Inc.

SUBSURFACE LOG

PROJECT/ LOCATION: 1510 Bailey Avenue, Buffalo, New York PROJECT No. 11B3746.22
 CLIENT: Evans Bank BORING/WELL No. BH1
 DATE STARTED: 1/6/2012 DATE COMPLETED: 1/6/2012 RECORDED BY: RW
 GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA
 WEATHER: 35°, Cloudy DRILL RIG: Geoprobe DRILLER: BMS Drilling, Inc.
 DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

Sample No.	PID/HNu Reading (ppm)	Depth (Feet)	Type *	Blows/6"	N	Recovery (Inches)	Material Classification and Description (Unified Soil Classification System-Visual Manual Method)
1	0.6	0.6-2	U	-	-	10	0-0.6 ft: Asphalt
2	0.6	2-4	U	-	-	10	0.6-1.5 ft: Light brown gravelly silt (low plasticity, moist)
3	0.1	4-6	U	-	-	12	1.5-4 ft: Brown clay (high plasticity, soft, moist)
4	0.1	6-8	U	-	-	12	4-9.3 ft: Brown silty clay (high plasticity, soft, moist)
5	0.2	8-9.3	U	-	-	15	Equipment refusal encountered @ 9.3 ft. bgs

NOTES NA = Not Applicable Fill to ~0.6 ft. bgs
 ft. bgs = feet below ground surface No suspect odors detected

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE



LCS Inc.

SUBSURFACE LOG

PROJECT/ LOCATION: 1510 Bailey Avenue, Buffalo, New York PROJECT No. 11B3746.22
 CLIENT: Evans Bank BORING/WELL No. BH2
 DATE STARTED: 1/6/2012 DATE COMPLETED: 1/6/2012 RECORDED BY: RW
 GROUNDWATER DEPTH WHILE DRILLING: NA AFTER COMPLETION: NA
 WEATHER: 35°, Cloudy DRILL RIG: Geoprobe DRILLER: BMS Drilling, Inc.
 DRILL SIZE/TYPE: Macro-core SAMPLE HAMMER: WEIGHT NA FALL NA

Sample No.	PID/HNu Reading (ppm)	Depth (Feet)	Type *	Blows/6"	N	Recovery (Inches)	Material Classification and Description (Unified Soil Classification System-Visual Manual Method)
1	0.2	1-2	U	-	-	15	0-1 ft: Asphalt
2	0.2	2-4	U	-	-	15	1-4 ft: Brownish-black clayey silt (low plasticity, moist)
3	0.2	4-6	U	-	-	24	4-5 ft: Blackish-brown clay (high plasticity, soft, moist)
4	0.2	6-8	U	-	-	24	5-8 ft: Orange-brown silty clay (moderate plasticity, soft, moist)
							Equipment refusal encountered @ 8 ft. bgs

NOTES NA = Not Applicable Fill to ~8 ft. bgs
 ft. bgs = feet below ground surface No suspect odors detected

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE



LCS Inc.

SUBSURFACE LOG

PROJECT/ LOCATION:	1510 Bailey Avenue, Buffalo, New York	PROJECT No.	11B3746.22
CLIENT:	Evans Bank	BORING/WELL No.	BH3
DATE STARTED:	1/6/2012	DATE COMPLETED:	1/6/2012
		RECORDED BY:	RW
GROUNDWATER DEPTH WHILE DRILLING:	NA	AFTER COMPLETION:	NA
WEATHER:	35°, Cloudy	DRILL RIG:	Geoprobe
		DRILLER:	BMS Drilling, Inc.
DRILL SIZE/TYPe:	Macro-core	SAMPLE HAMMER: WEIGHT	NA FALL NA

Sample No.	PID/HNu Reading (ppm)	Depth (Feet)	Type *	Blows/6"	N	Recovery (Inches)	Material Classification and Description (Unified Soil Classification System-Visual Manual Method)
1	0.2	1.5-2	U	-	-	12	0-0.6 ft: Asphalt
2	0.2	2-4	U	-	-	12	0.6-1.5 ft: Black silty gravel (medium, fine, loose, sub-angular, moist)
3	0.2	4-5.5	U	-	-	30	1.5-4 ft: Brownish-black clayey silt (moderate plasticity, moist)
							4-5 ft: Dark brownish-reddish-brown silt (low plasticity, moist)
							5-5.5 ft: Brown clayey silt (moderate plasticity, moist)
							Equipment refusal encountered @ 5.5 ft. bgs

NOTES NA = Not Applicable Fill to ~1.5 ft. bgs

 ft. bgs = feet below ground surface No suspect odors detected

*SS - SPLIT-SPOON SAMPLE U - UNDISTURBED TUBE P - PISTON TUBE C - CORE

ANALYTICAL RESULTS



12065 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 758-5858
1-800-767-5859
Fax (615) 758-5859
Tax I.D. 62-0814289
Est. 1970

Mr. Doug Reid
Lender Consulting Services - NY
40 La Riviere Dr., Ste. 120
Buffalo, NY 14202

Report Summary

Tuesday January 10, 2012

Report Number: L554791

Samples Received: 01/07/12

Client Project: 11B3746.22

Description: 1015 Bailey Avenue, Buffalo, NY

The analytical results in this report are based upon information supplied by you, the client, and are for your exclusive use. If you have any questions regarding this data package, please do not hesitate to call.

Entire Report Reviewed By:

T. Alan Harvill , ESC Representative

Laboratory Certification Numbers

A2LA - 1461-01, AIHA - 100789, AL - 40660, CA - I-2327, CT - PH-0197, FL - E87487
GA - 923, IN - C-TN-01, KY - 90010, KYUST - 0016, NC - ENV375/DW21704, ND - R-140
NJ - TN002, NJ NELAP - TN002, SC - 84004, TN - 2006, VA - 00109, WV - 233
AZ - 0612, MN - 047-999-395, NY - 11742, WI - 998093910, NV - TN000032008A,
TX - T104704245, OK-9915, PA - 68-02979

Accreditation is only applicable to the test methods specified on each scope of accreditation held by ESC Lab Sciences.

Note: The use of the preparatory EPA Method 3511 is not approved or endorsed by the CA ELAP.

This report may not be reproduced, except in full, without written approval from ESC Lab Sciences. Where applicable, sampling conducted by ESC is performed per guidance provided in laboratory standard operating procedures: 060302, 060303, and 060304.



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 Est. 1970

REPORT OF ANALYSIS

Mr. Doug Reid
 Lender Consulting Services - NY
 40 La Riviere Dr., Ste. 120
 Buffalo, NY 14202

January 10, 2012

Date Received : January 07, 2012
 Description : 1015 Bailey Avenue, Buffalo, NY
 Sample ID : BH2 6-8 FT
 Collected By : Chris Kibler
 Collection Date : 01/06/12 09:40

ESC Sample # : L554791-01
 Site ID : BUFFALO, NY
 Project # : 11B3746.22

Parameter	Dry Result	RDL	Units	Qualifier	Method	Date	Dil.
Total Solids	90.		%		2540G	01/10/12	1
Benzene	BDL	5.6	ug/kg		8260B	01/08/12	5
n-Butylbenzene	BDL	5.6	ug/kg		8260B	01/08/12	5
sec-Butylbenzene	BDL	5.6	ug/kg		8260B	01/08/12	5
tert-Butylbenzene	BDL	5.6	ug/kg		8260B	01/08/12	5
Ethylbenzene	BDL	5.6	ug/kg		8260B	01/08/12	5
Isopropylbenzene	BDL	5.6	ug/kg		8260B	01/08/12	5
p-Isopropyltoluene	BDL	5.6	ug/kg		8260B	01/08/12	5
Methyl tert-butyl ether	BDL	5.6	ug/kg		8260B	01/08/12	5
Naphthalene	BDL	28.	ug/kg		8260B	01/08/12	5
n-Propylbenzene	BDL	5.6	ug/kg		8260B	01/08/12	5
1,2,4-Trimethylbenzene	BDL	5.6	ug/kg		8260B	01/08/12	5
1,3,5-Trimethylbenzene	BDL	5.6	ug/kg		8260B	01/08/12	5
Toluene	BDL	28.	ug/kg		8260B	01/08/12	5
o-Xylene	BDL	5.6	ug/kg		8260B	01/08/12	5
m&p-Xylenes	BDL	11.	ug/kg		8260B	01/08/12	5
Surrogate Recovery							
Toluene-d8	100.		% Rec.		8260B	01/08/12	5
Dibromofluoromethane	92.9		% Rec.		8260B	01/08/12	5
4-Bromofluorobenzene	114.		% Rec.		8260B	01/08/12	5

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT - PH-0197, FL - E87487, GA - 923, IN - C-TN-01
 KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
 AZ - 0612, MN - 047-999-395, NY - 11742, NJ - TN002, WI - 998093910

Note:

The reported analytical results relate only to the sample submitted.

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 Est. 1970

REPORT OF ANALYSIS

Mr. Doug Reid
 Lender Consulting Services - NY
 40 La Riviere Dr., Ste. 120
 Buffalo, NY 14202

January 10, 2012

Date Received : January 07, 2012
 Description : 1015 Bailey Avenue, Buffalo, NY
 Sample ID : BH4 6-7 FT
 Collected By : Chris Kibler
 Collection Date : 01/06/12 11:00

ESC Sample # : L554791-02
 Site ID : BUFFALO, NY
 Project # : 11B3746.22

Parameter	Dry Result	RDL	Units	Qualifier	Method	Date	Dil.
Total Solids	91.		%		2540G	01/10/12	1
Benzene	BDL	5.5	ug/kg		8260B	01/08/12	5
n-Butylbenzene	BDL	5.5	ug/kg		8260B	01/08/12	5
sec-Butylbenzene	BDL	5.5	ug/kg		8260B	01/08/12	5
tert-Butylbenzene	BDL	5.5	ug/kg		8260B	01/08/12	5
Ethylbenzene	BDL	5.5	ug/kg		8260B	01/08/12	5
Isopropylbenzene	BDL	5.5	ug/kg		8260B	01/08/12	5
p-Isopropyltoluene	BDL	5.5	ug/kg		8260B	01/08/12	5
Methyl tert-butyl ether	BDL	5.5	ug/kg		8260B	01/08/12	5
Naphthalene	BDL	27.	ug/kg		8260B	01/08/12	5
n-Propylbenzene	BDL	5.5	ug/kg		8260B	01/08/12	5
1,2,4-Trimethylbenzene	BDL	5.5	ug/kg		8260B	01/08/12	5
1,3,5-Trimethylbenzene	BDL	5.5	ug/kg		8260B	01/08/12	5
Toluene	BDL	27.	ug/kg		8260B	01/08/12	5
o-Xylene	BDL	5.5	ug/kg		8260B	01/08/12	5
m&p-Xylenes	BDL	11.	ug/kg		8260B	01/08/12	5
Surrogate Recovery							
Toluene-d8	101.		% Rec.		8260B	01/08/12	5
Dibromofluoromethane	93.0		% Rec.		8260B	01/08/12	5
4-Bromofluorobenzene	113.		% Rec.		8260B	01/08/12	5

BDL - Below Detection Limit

Det. Limit - Practical Quantitation Limit (PQL)

Laboratory Certification Numbers:

AIHA - 100789, AL - 40660, CA - I-2327, CT - PH-0197, FL - E87487, GA - 923, IN - C-TN-01
 KY - 90010, KYUST - 0016, NC - ENV375, DW21704, ND - R-140, SC - 84004, TN - 2006, VA - 00109, WV - 233
 AZ - 0612, MN - 047-999-395, NY - 11742, NJ - TN002, WI - 998093910

Note:

The reported analytical results relate only to the sample submitted.

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Summary of Remarks For Samples Printed
01/10/12 at 12:13:23

TSR Signing Reports: 364
RX - Priority Rush

Log all Standard TAT RX with hard 5 day TAT, Log Terracore if Terracores are rec'd, Leaded Gas
Related VOCs = V8260LGPA, Soils always in dryweight.

Sample: L554791-01 Account: LCSBNY Received: 01/07/12 09:00 Due Date: 01/13/12 00:00 RPT Date: 01/10/12 12:13

Sample: L554791-02 Account: LCSBNY Received: 01/07/12 09:00 Due Date: 01/13/12 00:00 RPT Date: 01/10/12 12:13



L.A.B S.C.I.E.N.C.E.S
12065 Lebanon Road
Mt Juliet, TN 37122

Phone: (800) 767-5859
Phone: (615) 758-5858
Fax: (615) 758-5859

Analysis/Container/Preservative

Billing Information:

LCS, Inc.
40 La Riviere Drive, Suite 120
Buffalo, NY 14202

Report to: LCS, Inc.

Email to: dreid@lenderconsulting.com

City/State Collected Buffalo, NY

ESC Key: LCSBNY060911B

Project Description: 1015 Bailey Avenue

Client Project #: 11B374622

Collected by: Chris Hibler

Collected by (signature): *Chris Hibler*

Immediately Packed on Ice N

P.O.#:

Date Results Needed: 5/8/12

Email? No Yes

FAX? No Yes

No. of Cntrs

Date Time

Depth

Matrix*

Comp/Grab

Sample ID

BH2

BH4

6-8 01-06-12 9:40 1

6-7 01-06-12 11:00 1

NO

NO

US577/21

Sample # (lab only)

Remarks/Contaminant

Shipped Via:

Template/Prelogin

CoCode

(lab use only)

pH

Temp

Flow

Other

5040 0020 9055

Relinquished by: (Signature)	Date: 01-06-12	Time: 11:30	Received by: (Signature)	Date: 01-06-12	Time: 09:00	Condition: (lab use only) <input checked="" type="checkbox"/>	CoC Seals Intact: Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NA
Relinquished by: (Signature)	Date:	Time:	Received by: (Signature)	Date:	Time:	pH Checked:	
Relinquished by: (Signature)	Date:	Time:	Received for lab by: (Signature)	Date:	Time:	NCF:	

*Matrix: SS - Soil/Solid GW - Groundwater WW - WasteWater DW - Drinking Water OT - Other

Remarks:

LIMITATIONS

This environmental study is limited by the scope of services contained within this report and time frames specified within the contracts for services agreed to by you dated December 29, 2011.

This environmental study makes no warranties nor implies any liability regarding:

1. Any impacted media located beneath the on-site structure(s).
2. Any chemical analytes not included within the analytical test methods employed during this study.
3. Any impacted media present from off-site sources not assessed.
4. Any impact at locations and depths not assessed in this study.
5. Any impact at locations where access was limited (i.e., beneath structures, etc.).
6. Vapor Intrusion.

Conclusions and/or recommendations made within the study are based on the interpretation of data collected at individual sample locations and may change if additional data is collected during future study. Conditions between sampling locations are estimated based on available data. Intrusive studies serve to reduce, but not eliminate, the potential environmental risk associated with a property. No study is considered all-inclusive or representative of the entire subject property. Such would be cost prohibitive.