



Ambient Environmental, Inc.
Comprehensive Building Science Solutions

Phase I Environmental Site Assessment

Site Location: Elk and Sherman Street Lots, Albany, NY

Prepared for:

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Contents

Executive Summary	4
Recognized Environmental Conditions (RECs):	4
Historic Recognized Environmental Concerns (HRECs)	4
Controlled Recognized Environmental Concerns (CRECs)	5
De Minimis Conditions.....	5
Business Environmental Risks (BERs).....	5
1.0 Introduction.....	5
1.1 Purpose.....	6
1.2 Special Terms and Conditions	6
1.3 Site Specific Methodologies and Limiting Conditions	6
2.0 SITE DESCRIPTION	7
2.1 Location and Description	7
2.2 Site Vicinity and Characteristics.....	7
2.3 Description of Structures, Road, and Improvements	7
2.4 Current Uses of the Property.....	7
2.5 Past Uses of the Property	8
2.6 Current and Past Uses of Adjoining Properties.....	8
3.0 INFORMATION REPORTED BY THE USER REGARDING ENVIRONMENTAL LIENS OR SPECIALIZED KNOWLEDGE OF ENVIRONMENTAL ISSUES.....	9
3.1 User Provided Information.....	9
3.2 Known Environmental Liens	9
3.3 Specialized Knowledge of Environmental Issues	9
3.4 Previous Environmental Investigation Reports/Documentations	9
3.5 Interviews- Government Officials	10
4.0 ENVIRONMENTAL RECORDS REVIEW	10
4.1 Environmental Data Resources, Inc. (EDR)	10
4.2 Additional Environmental Records Reviewed.....	11
5.0 PHYSICAL SETTING	11
5.1 Topography.....	11
5.2 Surface Water.....	11
5.3 Soils and Geology	11
5.4 Hydrogeology	12

5.5 Floodplains.....	12
5.6 Wetlands	12
6.0 HISTORICAL USE INFORMATION AND OTHER RECORDS	12
6.1 Historical Aerial Photographs.....	12
6.2 Sanborn Fire maps	13
7.0 INFORMATION FROM SITE RECONNAISSANCE	14
7.1 Hazardous Substances in Connection with Identified Uses.....	14
7.2 Petroleum Products in Connection with Identified Uses	14
7.3 Hazardous Substances or Petroleum Products with Unknown Use and Unidentified Substance Containers	14
7.4 Storage Tanks.....	14
7.4.1 Aboveground Storage Tanks.....	14
7.4.2 Underground Storage Tanks	14
7.5 Indication of Polychlorinated Biphenyls (PCBs).....	14
7.6 Other Conditions or Concerns.....	14
7.6.1 Solid Waste Disposal	14
7.6.2 Waste Water.....	14
7.6.3 Drains/Sumps.....	14
7.6.4 Stains/Corrosion/Stressed Vegetation.....	15
7.6.5 Pits/Ponds/Lagoons.....	15
7.6.6 Septic System.....	15
7.6.7 On-Site Wells.....	15
7.6.8 Odors/ Pools of Liquid.....	15
7.7 Additional Information from Site Reconnaissance	15
8.0 SUMMARY OF FINDINGS	15
8.1 Recognized Environmental Conditions	15
8.2 Historic Recognized Environmental Concerns (HRECs)	16
8.3 Controlled Recognized Environmental Concerns (CRECs)	16
8.4 De Minimis Conditions	16
8.5 Business Environmental Risks (BERs).....	17
9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	17

Attachments

Attachment A: ASTM Standard Practice E1527-13 Definitions

Attachment B: Terms and Conditions, Limitations

Attachment C: Site Figures

Figure 1: Site Location

Figure 2: Parcel Map

Attachment D: Photographic Log

Attachment E: EDR Topographic Maps

Attachment F: EDR Sanborn Fire Insurance Maps

Attachment G: ASTM E1527-13 User Questionnaire

Attachment H: Phase II Environmental Site Assessment Report, PSI, August 2011

Attachment I: EDR Radius Map with Geocode

Attachment J: Aerial Photographs

Executive Summary

This Phase I Environmental Site Assessment (ESA) was prepared for Susan Cotner of Affordable Housing Partnership/Albany Community Land Trust, the Client, in an effort to identify recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), Controlled Recognized Environmental Conditions (CRECs), and de minimis conditions associated with the subject property. Business Environmental Risks (BERs) are also identified as appropriate. The definition and objective for completion of a Phase I ESA, are presented in the American Society for Testing and Materials (ASTM) Standard Practice E 1527-13 (the “Standard”). The terms RECs, HRECs, CRECs, BERs, and De Minimus conditions are defined in the Standard, as presented in Attachment A.

This Phase I ESA consists of the components required by the Standard including: a visual inspection of the subject property; review of pertinent background and historical information; evaluation of physical setting sources, interviews with persons knowledgeable of the property (as available); review of environmental records; photographic documentation; and report preparation.

Recognized Environmental Conditions (RECs):

- Numerous jugs, pails, and containers of unknown contents were observed, mainly at 240-242 Elk Street and 61-65 Sherman Street. Staining was not readily observed due to vegetation overgrowth. However, the presence of these materials of unknown origin and the unknown condition of the underlying soil constitutes a REC.
- A former auto wrecking and junkyard was present immediately adjacent to 242 Elk Street. Due to the nature of the business and the potential contamination concerns dismantling cars can cause, this area is considered a REC.
- A Phase II limited site investigation performed by others reported detected concentrations of lead in exceedance of NYSDEC Commercial Soil Cleanup Objectives (SCOs) at the 238 Elk Street parcel in a soil sample collected from 0.5 to 1 foot below ground surface. Mercury was detected in soil at concentrations exceeding SCOs in the southwestern portion of the parcel located at 242 Elk Street. A groundwater sample was collected from a temporary well installed at 242 Elk Street. Analyses of that groundwater sample for total metals detected mercury, arsenic, barium, chromium, and lead at concentrations above the NYSDEC TOGS 1.1.1 standards. However, dissolved metals concentrations did not exceed groundwater standards. There is no indication that remedial action has been taken to address these findings, making these conditions a REC.

Historic Recognized Environmental Concerns (HRECs)

- According to PSI’s Phase I ESA, Townsend Park Homes are located on the southwest adjoining property, crossgradient to the subject Site with respect to anticipated groundwater flow direction. According to the EDR database, this facility is identified in the UST, Leaking Tanks (LTANKS), and Spills databases. One 1,000-gallon diesel UST

is currently registered at the facility. Two USTs are registered at the facility. One 10,000-gallon fuel oil UST was installed in 1964 and removed in 1993. The second 1,000-gallon diesel UST was reportedly installed in 1964 and is still in service. A 1988 LTANKS incident was reported with the 10,000-gallon UST failing a tank tightness test. The tank was reportedly exposed, isolated, and retested; at which time it passed the tightness test. Given the passed retest, the incident achieved regulatory closure meeting applicable cleanup standards. A 1993 LTANKS incident was reported when the 10,000-gallon UST failed a tank tightness test. A leaking gasket was reportedly the source of the leak; however, after repairs, the tank failed the retest. The tank was removed, it appears the soil sampling and analysis was performed, and the excavation was backfilled. The cleanup of the incident reportedly met applicable cleanup standards. Information in the 2003 Spill incident appears to indicate that two previous incidents were combined under one incident number. The Spill incident was reportedly closed, meeting applicable cleanup criteria. Given the regulatory closure of these incidents meeting applicable cleanup criteria and the crossgradient positioning of the incident location, these incidents represent evidence of a HREC in connection with the subject property

Controlled Recognized Environmental Concerns (CRECs)

- No CRECs were present at the Site.

De Minimis Conditions

- Numerous historical automotive repair shops and cleaners have occupied areas surrounding the Site. These are noteworthy due to the potential release of hazardous materials to the environment that could contaminate underlying soil and groundwater. While these sites should be noted, the potential of these to affect the Site and Site conditions is minimal.
- Some illegal dumping has taken place at the open lots, including tires, PVC piping, empty motor oil containers, and trash. These are not hazardous but should be removed.

Business Environmental Risks (BERs)

- No BERs were identified regarding the Site.

1.0 Introduction

This report has been prepared by Ambient Environmental, Inc (Ambient) to summarize our findings of a Phase I environmental site assessment (ESA) of the vacant lots located at 232-242 Elk Street and 49, 53, 57, 61, and 65 Sherman Street in Albany, New York. The ESA was performed in accordance with our proposal submitted on June 5, 2017. The initial site visit was performed on June 1, 2017 by Ms. Catherine Kielb and Mr. Jim Blasting of Ambient. All vacant lots were inspected with no access limitations. Ambient references a previous Phase I ESA performed in 2011 by Professional Services Industries, Inc. (PSI).

1.1 Purpose

The purpose of the Phase I was as follows:

1. To observe the subject property for any areas of potential environmental concerns (i.e., RECs, HRECs, CRECs, BERs, or De Minimis conditions, as defined in the Standard) that may be present;
2. To evaluate the extent the areas may impact the subject property; and
3. To present a written report of findings, which will assist the Client in evaluating the need for further investigations to more accurately define the nature and extent of any potential environmental concerns.

1.2 Special Terms and Conditions

The Phase I ESA was conducted in accordance with the scope of work established by Ambient Proposal No. 2017-06-224, dated 5 June 2017, and in conformance with the scope and limitations of the Standard. Any exceptions or deletions from this practice are described in Section 1.3 of this report or in the aforementioned proposal. This project is subject to certain terms and conditions and limitations, as presented in Attachment B and discussed in this report.

1.3 Site Specific Methodologies and Limiting Conditions

The Phase I ESA and other associated tasks, as well as the preparation of the report, were performed by Ambient. This Phase I ESA consists of the components required by the Standard including: a visual inspection of the subject property; review of pertinent background and historical information; evaluation of physical setting sources; interviews with persons knowledgeable of the property (as available); review of environmental records; photographic documentation; and report preparation. The results of this Phase I ESA are presented in Sections 2.0 through 7.0 with a summary of findings presented in Section 8.0 and the credentials for personnel involved in the completion of this Phase I ESA presented in Section 9.0. Maps depicting the site locations, adjacent properties and pertinent site features are presented in Figures 1 and 2, Attachment C, respectively and are referenced later in the document.

The site visit was conducted on 1 June 2017. The onsite activities were conducted by Ms. Catherine Kielb, environmental scientist, and Mr. James Blasting, Project Manager and Senior Consultant (both meet the Standard's definition of Environmental Professional). Also referenced in this report is the previous Phase I ESA conducted by PSI.

The local weather during the site visit was sunny with temperatures in the mid to upper 70s °F. Ambient had unlimited access to all parcels of land included in the Phase I ESA.

2.0 SITE DESCRIPTION

2.1 Location and Description

The Site, approximately 0.5 acres in size, is located in Albany, New York and is comprised of ten vacant lots, including 232-242 Elk Street and 49, 53, 57, 61, and 65 Sherman Street. A map depicting the approximate location of the site is provided as Figure 1 in Attachment C.

At the time of the Phase I ESA site visit, all portions of the lots were vacant and unused. Numerous tires, PVC pipes, motor oil, pails, trash cans, and garbage were observed, particularly at the lots located at 238-242 Elk Street (Attachment D, Photographs 1 and 2). A small “hole” was observed at 238 Elk Street at the West end of the property (Attachment D, Photograph 3).

2.2 Site Vicinity and Characteristics

The site is situated in a section of the City of Albany known as Sheridan Hollow, in a predominately commercial/residential area. Residential homes are located to the North and Southeast. The parcels included in the Site consist of vacant lots. Two residential homes are located at 51 and 59 Sherman Street and are currently occupied. The Site lies on a relatively flat area with a sloped hill at the northern-most parcel.

Topographically, the Site is located towards the top of a hill oriented to the southeast towards the Hudson River (Attachment E). The Hudson River is located approximately one mile to the east of the site.

2.3 Description of Structures, Road, and Improvements

At the time of the site visit, the Site was vacant with no structures remaining on the ten included parcels of land. There are currently occupied buildings at 51 and 59 Sherman Street with fences indicating parcel boundaries.

Based on historic Google Earth images, the building at 238 Elk Street was still standing in July of 2015. At the time of the tSite visit, this building had been demolished and fine crusher run covered the removed building’s footprint. These images also show two buildings across Elk Street were demolished between 2013 and 2015, along with the construction of a paved parking lot.

2.4 Current Uses of the Property

At the time of the site visit, the lots were vacant and there is no current use.

2.5 Past Uses of the Property

According to historical Sanborn Maps (Attachment F) and PSI's Phase I ESA, the Site had been used for residential dwellings. Beginning in 1892, nine dwellings, one store, and one stable were in use at the Site. The 1908 Sanborn indicates the demolition of two dwellings and the addition of a saloon at 238 Elk Street. The saloon was transformed into a store by 1934 and all buildings remained until 1966 when houses began to be demolished based as indicated in city directories. In 1993, 238 Elk Street became a commercial building, including K & S Auto Group Inc. with an attached garage. These past uses will be described in more detail in Section 6.2.

2.6 Current and Past Uses of Adjoining Properties

The adjoining properties of the Site are currently mostly residential or vacant buildings. To the East lies a storage garage for furniture and a closed restaurant, as well as Albany Metal Fabrication. Immediately Southeast lies the vacant Charles Freihofer Bakery complex, Advantage Transit Group, a livery company, and a Baptist church. More residential home lie to the Southeast, while many commercial stores and restaurants lie to the North and South, including a tattoo shop, hair salons, retail stores, a furniture store, bars, and restaurants. Townsend Park Apartments, a 16-story apartment complex along with a parking lot for tenants, is located immediately to the west of the Site.

Previous uses of the buildings surrounding the Site have included an auto wrecking and junk yard business, stables, numerous stores, saloons, auto repair shop, metal fabrication facility, restaurant, a laundromat, Kirchner Brothers Brewing, appliance sales and service center, a carpenter's shop, Helms Brothers Furniture, upholstery and cabinet shop, mattress factory, a hardware, paints, and oils shop, a cleaning and dyeing shop, garage, printing shop, auto storage and repairs, laundry supply warehouse, beer warehouse, rug cleaners, and a taxi service.

Based on available information, the current and historic uses of the adjacent properties for various industrial and commercial operations such as the auto wrecking and junk yard business, laundromats, auto repair garages, hardware, paints, and oil shop, and metal fabrication facility are considered noteworthy items. Such activities have been found to lead to the release of hazardous substances or petroleum products to the environment, but because there is not specific documenting such releases with the majority of these operations, they are considered noteworthy items, not RECs.

3.0 INFORMATION REPORTED BY THE USER REGARDING ENVIRONMENTAL LIENS OR SPECIALIZED KNOWLEDGE OF ENVIRONMENTAL ISSUES

3.1 User Provided Information

Ambient interviewed Susan Cotner of the AHP and provided a questionnaire per the ASTM Standard and is provided in Attachment G.

3.2 Known Environmental Liens

The “User” Susan Cotner, had no knowledge of environmental liens on the site and could not provide title records.

3.3 Specialized Knowledge of Environmental Issues

The “User” Susan Cotner did not have any knowledge of previous or on-going environmental issues associated with the Site.

3.4 Previous Environmental Investigation Reports/Documentations

Ambient was provided with a Phase I ESA and a Phase II ESA performed by PSI in June and August 2011 (respectfully) for the lots at 238, 240, and 242 Elk Street, and 53, 57, 61, and 65 Sherman Street. In their Phase II ESA, a number of subsurface and surface soil samples and groundwater samples were collected and tested for various analytes, including volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and lead (Attachment H). Based on NYSDEC Part 375 Commercial Soil Cleanup Objectives (SCOs), four exceedances were detected, including surficial lead contamination and subsurface mercury contamination.

To the eastern portion of the parcel at 238 Elk Street, four surface soil samples were collected from 0.5 to 1 feet bgs. Lead levels ranging from 7,600 ppm to 12,400 ppm (Commercial SCO is 1,000 ppm) were detected, most likely due to flaking paint chips falling from the vacant building located at 236 Elk Street, which has since been demolished.

Surface soil, subsurface soil, and groundwater samples were collected to the western portion of the Site, in the southwest corner of the parcel located at 242 Elk Street. This should be noted due to the close proximity to the former auto salvage and junk yard of 30 years located at 246 Elk Street. Mercury was detected at 4.04 ppm (Commercial SCO is 2.8 ppm) from 12 to 13 feet bgs at SB-1B. Groundwater was also collected from this location, resulting in numerous exceedances of the NYSDEC TOGS 1.1.1 standards, including mercury, arsenic, barium, chromium, and lead. These results are provided in Attachment H.

3.5 Interviews- Government Officials

Ambient contacted Mr. Warren W. Abriel, the Chief of the Albany Fire Department, and Mr. Randy Milano, the City of Albany Engineer, on 14 June 2017 via e-mail.

Mr. Milano stated he does not know of any environmental concerns at the Site. Ambient is awaiting a response from Mr. Abriel.

4.0 ENVIRONMENTAL RECORDS REVIEW

4.1 Environmental Data Resources, Inc. (EDR)

A search of the standard environmental record sources was conducted at or exceeding the radii established by the Standard. The EDR Report dated 23 May 2017 for the property at 268 Spruce Street, Albany, NY was utilized for this Phase I ESA. A summary of the findings in the database search is presented in the paragraphs below and the EDR Radius Map with Geotool database report is provided in Attachment I.

Summary of findings (plottable adjacent sites): The EDR Report identified 85 plottable points within the Standard search radii. Several of these listings were identified in multiple databases. These properties lie both above and below the Site elevation.

The Site is listed on the NYS Spills database for Spill No. 9100804 on 04/22/1991 for a medical waste box being dumped into the sewer. The issue was resolved and closed on 4/23/1991.

Fort Orange Junk Dealer was located at 246 Elk Street, using the two parcels immediately west of the Site. Based on the City Directories, this auto salvage and junk yard was in operation from 1940 to 1971, with a small office, building, and garage in the southwest portion of the parcels.

The EDR Report indicates a large number of historical laundromats in the surrounding area, two of which were drycleaners and noteworthy due to the potential previous use of hazardous chemicals. The historical laundromats that could possibly affect the site would lie in close proximity, a higher elevation, or Northwest of the Site due to groundwater flow. These include Youngs Laundry, located at 226 Elk Street, which was in operation from approximately 1945-1971, two Lectro-Kleen Company sites to the SW in operation from approximately 1969-1987, and John Joseph's Dry Cleaners located West on Central Avenue from 1960-1975.

Along with historical laundromats, numerous historical auto repair shops have been located in the area, posing a threat of fuel and oil and potentially other materials migrating to the Site. One of these sites includes a garage and auto repair shop immediately East of the Site, beginning in 1930. Other noteworthy historic automobile shops include William P Carr Inc. Services and Blues Brothers Body Shop to the Northwest, Albany Auto Parts and Albany Auto Service Garage to the Southeast, George's Garage to the north, Mack's Body and Fender to the East, and R&M Garage to the West. A majority of the surrounding repair facilities are no longer in service.

Townsend Park Apartments currently has one 1,000-gallon UST in service for storing diesel, located directly West of the Site. An addition #2 fuel oil UST was closed and removed in 1993. Advantage Transit Group, previously named Pine Hills Taxi Service, located to the Southeast, has had numerous USTs on their property. According to the NYS Petroleum Bulk Storage (PBS) database, ten gasoline and one diesel USTs, and two lube oil and one used oil ASTs have been removed, leaving one remaining As have reportedly been closed. There is currently reported to be one used oil AST in use at this location.

4.2 Additional Environmental Records Reviewed

Ambient also reviewed the NYS PBS, NY spill, and NYS hazardous waste site databases have been reviewed. USTs or ASTs were not known to have been present at the subject Site.

Townsend Park Apartments, located directly West of the Site, has had one #2 fuel oil UST removed and, reportedly, has one current diesel UST in service. The USTs and ASTs have been removed from the Southeastern property at Advantage Transportation, aside from one used oil AST that remains on Site.

The NYS Spill database indicates that any previous reported spills within close proximity to the Site. have been cleaned up and closed.

5.0 PHYSICAL SETTING

5.1 Topography

The Site is located on a slightly sloped hill oriented West to East at an elevation of approximately 190 feet above mean sea level. To the East, there is a steep hill that slopes off 150 feet to reach the mouth of the Hudson River approximately one mile away.

5.2 Surface Water

The Site is vacant with vegetation and crusher run present. Surface water would permeate into the soil. Surface water features were not observed during the Site visit.

5.3 Soils and Geology

The Site is underlain by variable soil types according to the US Department of Agriculture (USDA) Soil Conservation Survey (SCS) (Attachment I). This land is referred to as "Urban Land", characterized as mostly level to sloping areas with commercial or civil buildings, concrete or asphalt parking lots and driveways.

5.4 Hydrogeology

Based on the interpretation of ground surface topography and surface water features, the depth to groundwater is unknown. Groundwater flow is to the East/Southeast to the Hudson River.

5.5 Floodplains

According to the EDR Report, the Site is not within the 100-year or 500-year floodplain as described by the Federal Emergency Management Agency (FEMA).

5.6 Wetlands

According to the EDR Report, there are no state or federal mapped wetlands on the Site. No wetland areas or characteristic wetland features were observed during the site visit.

6.0 HISTORICAL USE INFORMATION AND OTHER RECORDS

6.1 Historical Aerial Photographs

Aerial photographs were reviewed for the years 1942, 1950, 1989, 1994, 1995, and 2006 as part of this Phase I ESA (Attachment K). Following is a brief summary of significant observations noted in the photographs.

1942: Due to photo quality, specific features at the Site were not discernible. The Albany Armory is visible to the South and a large open area along with the Capital Building lie Southeast of the Site. The surrounding area is highly developed with residential, commercial, and light industrial buildings.

1952: All current houses are visible. A large parking lot now lies Southeast of the Site. Washington Park is now visible to the Southwest.

1973: Some large commercial buildings have been added to the South-Southeast of the Site.

1977: Less houses are visible on Site.

1985: No significant changes to the Site and surrounding properties were noted.

1994: No significant changes to the Site and surrounding properties were noted.

1995: No significant changes to the Site and surrounding properties were noted.

2006: No significant changes to the Site and surrounding properties were noted.

6.2 Sanborn Fire maps

Sanborn fire insurance maps (Sanborns) were reviewed for the years 1892, 1908, 1934, 1950, 1989, 1990, 1992, 1993, 1994, 1995, and 1997 as part of the Phase I ESA (Attachment F).

Following is a brief summary of significant observations noted in the maps.

1892: The Site is comprised of ten dwellings, one stable, and one store. Immediately surrounding the site are more residential buildings, stables, and stores on Central Avenue, on top of the hill West of the Site.

1908: The Site now consists of eight residential homes, one stable, and a saloon. The surrounding areas are mostly residential, with a machine shop, bakery, hardware, oil, and paint store, stores, and storage.

1934: The eight residential dwellings remain, while the saloon is not a store. The surrounding areas have become commercialized, with auto repair shops and garages to the East, Southeast, and West of the Site, along with a laundry supply warehouse and stores to the South, stores to the West, residential buildings to the North, and a Sheet Metal facility and furniture storage to the East.

1950: The above-mentioned store has now been changed to a storage facility. The eight residential dwellings are still present. Immediately abutting the Site to the North is now a wrecking and junk yard facility. Surrounding the Site is a linoleum and carpet company to the East, Charles Freihofer bakery to the East, a restaurant and beverage facility to the Southeast, a furniture sale and repair facility to the West. Further Southeast are more auto repair facilities and garages, while more NYS offices and storage facilities are located to the Northwest.

1989: There are now three remaining residential dwellings on the Site, one at 238 Elk Street has a three-stall garage. Charles Freihofer bakery is now to the East, while a bottling works facility lies to the Southeast. Townsend Park Homes, a 16-story apartment complex now lies directly to the Southwest of the Site.

1990: No pertinent changes have occurred on the Site or surrounding properties.

1992: No pertinent changes have occurred on the Site or surrounding properties.

1993: The building at 238 Elk Street is now considered a commercial facility with an attached garage. Some commercial businesses have shut down, leaving vacant building in the adjoining areas.

1994: No pertinent changes have occurred on the Site or surrounding properties.

1995: No pertinent changes have occurred on the Site or surrounding properties.

1997: No pertinent changes have occurred on the Site or surrounding properties.

7.0 INFORMATION FROM SITE RECONNAISSANCE

7.1 Hazardous Substances in Connection with Identified Uses

No hazardous materials were observed at the Site during the Site visit.

7.2 Petroleum Products in Connection with Identified Uses

Numerous motor oil containers and tires were observed due to dumping on the Site (Attachment D, Photograph 4).

7.3 Hazardous Substances or Petroleum Products with Unknown Use and Unidentified Substance Containers

Numerous garbage cans, totes, tires, and plastic containers were observed throughout the Site. Many of their contents are unknown as they are not labeled and showed no signs of leaking.

7.4 Storage Tanks

7.4.1 Aboveground Storage Tanks

ASTs were not observed at the Site during the Site visit.

7.4.2 Underground Storage Tanks

USTs were not observed at the Site during the Site visit.

7.5 Indication of Polychlorinated Biphenyls (PCBs)

Indications of PCB-containing materials were not observed at the Site.

7.6 Other Conditions or Concerns

7.6.1 Solid Waste Disposal

The Site was vacant during the time of the Site visit, and no solid waste was produced.

7.6.2 Waste Water

Sanitary waste was not produced at the time of the Site visit, however, the area is served by Albany municipal sewers.

7.6.3 Drains/Sumps

No drains or sumps were observed due to the Site being vacant at the time of the Site visit.

7.6.4 Stains/Corrosion/Stressed Vegetation

Upon complete inspection of the ground surface at the Site, stained soil or pavement was not observed. Some areas of stressed soil, particularly at 61 Elk Street were observed (Attachment D, Photograph 5).

7.6.5 Pits/Ponds/Lagoons

One hole was observed in the crusher run at the newly demolished building at 238 Elk Street (Attachment D, Photograph 3).

7.6.6 Septic System

Sanitary waste water in the Site vicinity was assumed to be discharged to the Albany municipal sewer system.

7.6.7 On-Site Wells

Groundwater supply or monitoring wells were not observed or reported on the Site.

7.6.8 Odors/ Pools of Liquid

Odors or pools of liquid were not observed at the vacant lots during the Site visit.

7.7 Additional Information from Site Reconnaissance

At the time of the Site visit, all lots at the Site were vacant, with garbage and debris strewn throughout. These include car parts (Attachment D, Photograph 6), garbage cans, bottles, plastic containers, PVC piping, tires, and general trash.

8.0 SUMMARY OF FINDINGS

Ambient has undertaken a Phase I ESA of the Site in conformance with the scope and limitations of ASTM E 1527-05 Standard Practice for *Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Any exceptions or deletions from this practice are described in this report.

8.1 Recognized Environmental Conditions

- Numerous jugs, pails, and containers of unknown contents were observed, mainly at 240-242 Elk Street and 61-65 Sherman Street. Staining was not readily observed due to vegetation overgrowth. However, the presence of these materials of unknown origin and the unknown condition of the underlying soil constitutes a REC.
- A former auto wrecking and junkyard was present immediately adjacent to 242 Elk Street. Due to the nature of the business and the potential contamination concerns dismantling cars can cause, this area is considered a REC.

A Phase II limited site investigation performed by others reported detected concentrations of lead in exceedance of NYSDEC Commercial Soil Cleanup Objectives (SCOs) at the 238 Elk Street parcel in a soil sample collected from 0.5 to 1 foot below ground surface.

Mercury was detected in soil at concentrations exceeding SCOs in the southwestern portion of the parcel located at 242 Elk Street. A groundwater sample was collected from a temporary well installed at 242 Elk Street. Analyses of that groundwater sample for total metals detected mercury, arsenic, barium, chromium, and lead at concentrations above the NYSDEC TOGS 1.1.1 standards. However, dissolved metals concentrations did not exceed groundwater standards. There is no indication that remedial action has been taken to address these findings, making these conditions a REC.

8.2 Historic Recognized Environmental Concerns (HRECs)

- According to PSI's Phase I ESA, Townsend Park Homes are located on the southwest adjoining property, crossgradient to the subject Site with respect to anticipated groundwater flow direction. According to the EDR database, this facility is identified in the UST, Leaking Tanks (LTANKS), and Spills databases. One 1,000-gallon diesel UST is currently registered at the facility. Two USTs are registered at the facility. One 10,000-gallon fuel oil UST was installed in 1964 and removed in 1993. The second 1,000-gallon diesel UST was reportedly installed in 1964 and is still in service. A 1988 LTANKS incident was reported with the 10,000-gallon UST failing a tank tightness test. The tank was reportedly exposed, isolated, and retested; at which time it passed the tightness test. Given the passed retest, the incident achieved regulatory closure meeting applicable cleanup standards. A 1993 LTANKS incident was reported when the 10,000-gallon UST failed a tank tightness test. A leaking gasket was reportedly the source of the leak; however, after repairs, the tank failed the retest. The tank was removed, it appears the soil sampling and analysis was performed, and the excavation was backfilled. The cleanup of the incident reportedly met applicable cleanup standards. Information in the 2003 Spill incident appears to indicate that two previous incidents were combined under one incident number. The Spill incident was reportedly closed, meeting applicable cleanup criteria. Given the regulatory closure of these incidents meeting applicable cleanup criteria and the crossgradient positioning of the incident location, these incidents represent evidence of a HREC in connection with the subject property

8.3 Controlled Recognized Environmental Concerns (CRECs)

- No CRECs were identified regarding the Site.

8.4 De Minimis Conditions.

- Numerous historical automotive repair shops and cleaners have occupied areas surrounding the Site. These are noteworthy due to the potential release of hazardous materials to the environment that could affect underlying soil and groundwater. While these Sites should be noted, the potential of these to affect the Site and site conditions is minimal.
- Some illegal dumping has taken place at the open lots, including tires, PVC piping, motor oil containers, and trash. These are not known to be hazardous but should be removed.

8.5 Business Environmental Risks (BERs)

- No BERs were identified regarding the Site.

9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

James F. Blasting, P.G.

Mr. Blasting, Senior Consultant at Ambient Environmental, Inc., is a NYS Licensed Professional Geologist and NYSDEC and USEPA qualified Environmental Professional with more than 25 years of professional experience in site investigation and remediation. His expertise ranges from site identification and end use evaluation to coordinating the planning, environmental, ecological, and engineering aspects of site development. He has supported hundreds of successful site development projects worldwide, from single site due diligence to “turnkey” Brownfield site characterization, restoration and redevelopment. Mr. Blasting’s experience and insight has been instrumental in steering site restoration projects through the regulatory system and bringing properties and facilities into compliant productive use. Mr. Blasting holds a Bachelor’s degree in Geology from the State University of New York Buffalo and a Master’s degree in Earth Science from the State University of New York Albany.

Catherine M. Kielb

Ms. Kielb is a geologist and qualified Environmental Professional with eight years of varied professional including conducting geological and environmental site assessments. She has completed Phase I and Phase II site investigations, conducted remedial investigations, managed remedial action plans including the abandonment and removal of underground storage tanks and associated contaminated media, and implemented environmental investigations at various sites evaluating the impact of contamination on site development or redevelopment. Her responsibilities have included preparation and implementation of work plans for groundwater and soil quality assessments, data evaluation and technical reporting, and coordination with state agencies and third parties. Ms. Kielb has a Bachelor’s degree in Geology from Union College.

Attachment A

ASTM Standard E1527-13 Definitions

ATTACHMENT A: DEFINITIONS

1. **Environmental Site Assessment (ESA)** – The process by which a person or entity seeks to determine if a particular parcel of real property (including improvements) is subject to *recognized environmental conditions*.
2. **Phase I Environmental Site Assessment Objectives** – The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible pursuant to the processes prescribed in ASTM E 1527-13, recognized environmental conditions in connection with the property. A Phase I Environmental Site Assessment shall have four components: Records Review, Site Reconnaissance, Interviews, and a Report.
3. **Recognized Environmental Conditions** – The presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*.
4. **Historical Recognized Environmental Conditions** – A past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *property* to any required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*). Before calling the past *release* a *historical recognized environmental condition*, the *environmental professional* must determine whether the past *release* is a *recognized environmental condition* at the time the *Phase I Environmental Site Assessment* is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past *release* to be a *recognized environmental condition* at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a *recognized environmental condition*.
5. **Controlled Recognized Environmental Condition**- A *recognized environmental condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).
6. **De minimis Condition** – A conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
7. **Business Environmental risk**- A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of *commercial real estate*, not necessarily limited to those environmental issues required to be investigated in this practice.

Attachment B

Terms, Conditions, and Limitations

ATTACHMENT 2:
TERMS AND CONDITIONS, LIMITATIONS

SPECIAL TERMS AND CONDITIONS

The Phase I ESA was conducted in accordance with the Scope of Work established by Ambient Environmental, Inc (Ambient). Any exceptions or deletions from these guidance documents are described in this document and/or the aforementioned proposal. This Phase I ESA did not evaluate any issues related to asbestos or potential asbestos-containing materials.

The performance of services by Ambient was governed by the General Terms and Conditions with Client and the limitations as set forth in the original proposal.

LIMITATIONS AND EXCEPTIONS

Scope of Activity

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 on the facts currently available within the limits of the existing data, scope of work, budget and schedule. To the extent that more definitive conclusions are desired by the client than are warranted by the currently available facts, it is specifically Ambient's intent that the conclusions and recommendations stated herein will be intended as guidance and not necessarily a firm course of action except where explicitly stated as such. We make no warranties, expressed or implied, including, without limitation warranties as to merchantability or fitness of the property for a particular purpose. In addition, the information provided to you in this report is not to be construed as legal advice.

Limitations of Use of This Report

The environmental assessment was performed for the Client in accordance with the proposal accepted by the Client. Client acknowledges that this report has been prepared for use by the Client and agrees that Ambient's reports and/or correspondences will not be used or relied upon in any prospectus or offering circular related to any initial public offering.

Attachment C

Site Figures

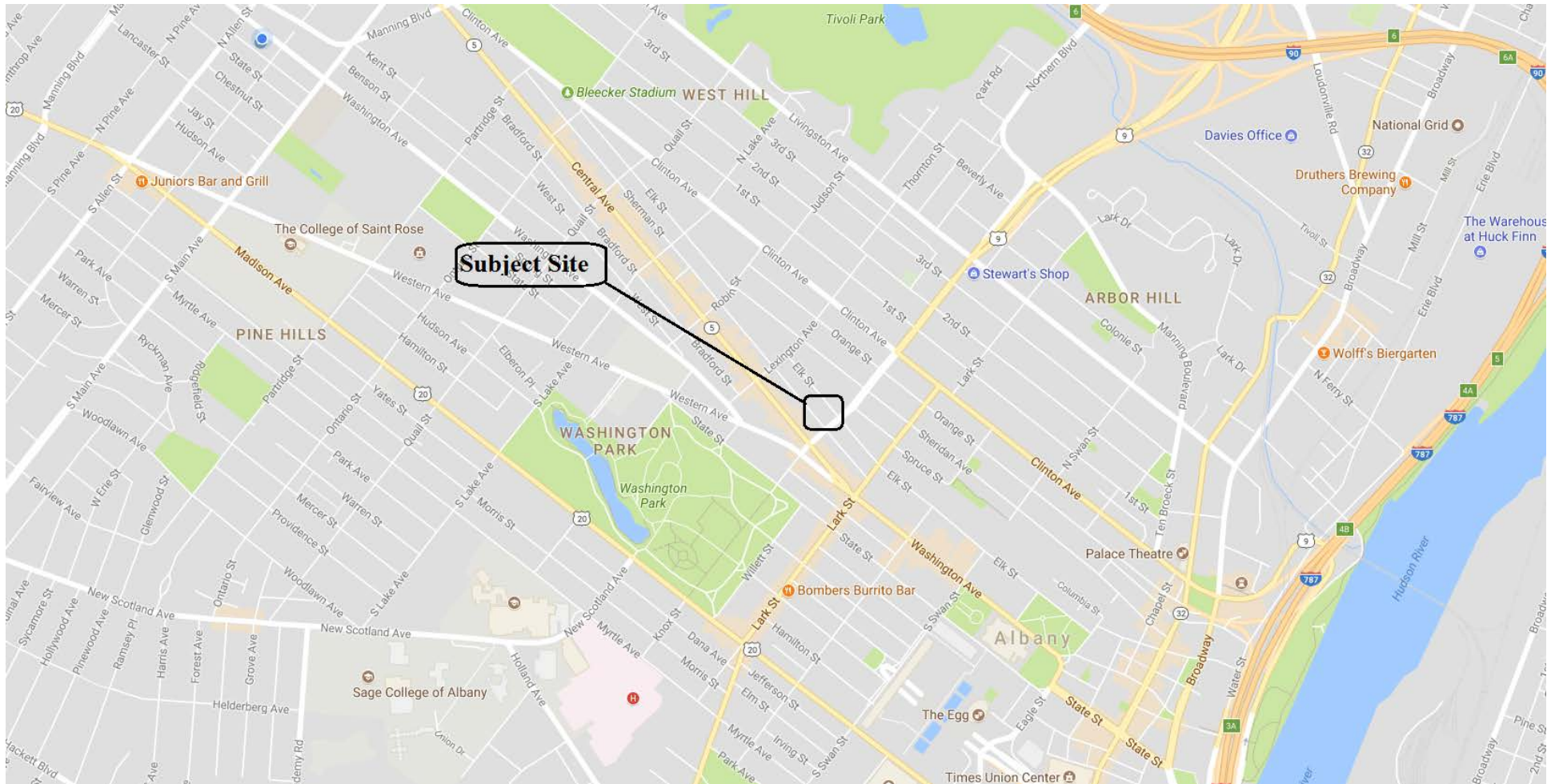


Figure 1. Site Location Map. Albany, New York.






Figure 2. Elk Street and Sherman Street lots, Albany, NY

Attachment D

Photographic Log

Photographic Log
Elk/Sherman Street Lots, Albany NY
Site Visit- 01 June 2017
Ambient Environmental

<p>Photograph 1</p> <p>Example of trash and debris found on Site.</p>	
<p>Photograph 2</p> <p>Example of trash and debris found on Site.</p>	
<p>Photograph 3</p> <p>"Hole" found at former footprint of building at 236 Elk Street.</p>	

Photographic Log
Elk/Sherman Street Lots, Albany NY
Site Visit- 01 June 2017
Ambient Environmental

Photograph 4

Tires and oil containers observed at 242 Elk Street.



Photograph 5

Stressed vegetation at 61 Sherman Street.



Photograph 6

Car parts observed at 61 Sherman Street.



Attachment E

Topographic Maps

AHP Spruce Street

238 Spruce Street

Albany, NY 12210

Inquiry Number: 4945417.4

May 23, 2017

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

05/23/17

Site Name:

AHP Spruce Street
238 Spruce Street
Albany, NY 12210
EDR Inquiry # 4945417.4

Client Name:

Ambient Environmental, Inc.
828 Washington Ave
ALBANY, NY 12203
Contact: Catey Kielb



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Ambient Environmental, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	42.658707 42° 39' 31" North
Project:	AHP Spruce Street	Longitude:	-73.762853 -73° 45' 46" West
		UTM Zone:	Zone 18 North
		UTM X Meters:	601394.78
		UTM Y Meters:	4723657.77
		Elevation:	173.82' above sea level

Maps Provided:

2013	1895
1994	1893
1980	
1953	
1950	
1947	
1927, 1928	
1898	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets



Albany
2013
7.5-minute, 24000



Troy South
2013
7.5-minute, 24000

1994 Source Sheets

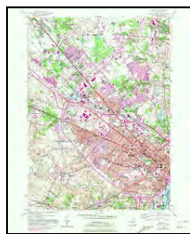


Albany
1994
7.5-minute, 24000
Aerial Photo Revised 1994

1980 Source Sheets



Troy South
1980
7.5-minute, 24000
Aerial Photo Revised 1978



Albany
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1953 Source Sheets



Troy South
1953
7.5-minute, 24000
Aerial Photo Revised 1952



Albany
1953
7.5-minute, 24000
Aerial Photo Revised 1952

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1950 Source Sheets



Albany
1950
15-minute, 62500



Troy
1950
15-minute, 62500

1947 Source Sheets

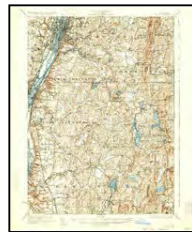


Albany
1947
15-minute, 62500

1927, 1928 Source Sheets



Albany
1927
15-minute, 62500

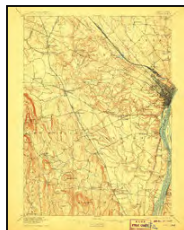


Troy
1928
15-minute, 62500

1898 Source Sheets



Troy
1898
15-minute, 62500



Albany
1898
15-minute, 62500

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1895 Source Sheets



Troy
1895
15-minute, 62500

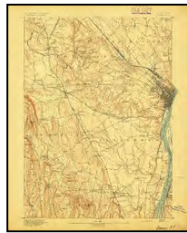


Albany
1895
15-minute, 62500

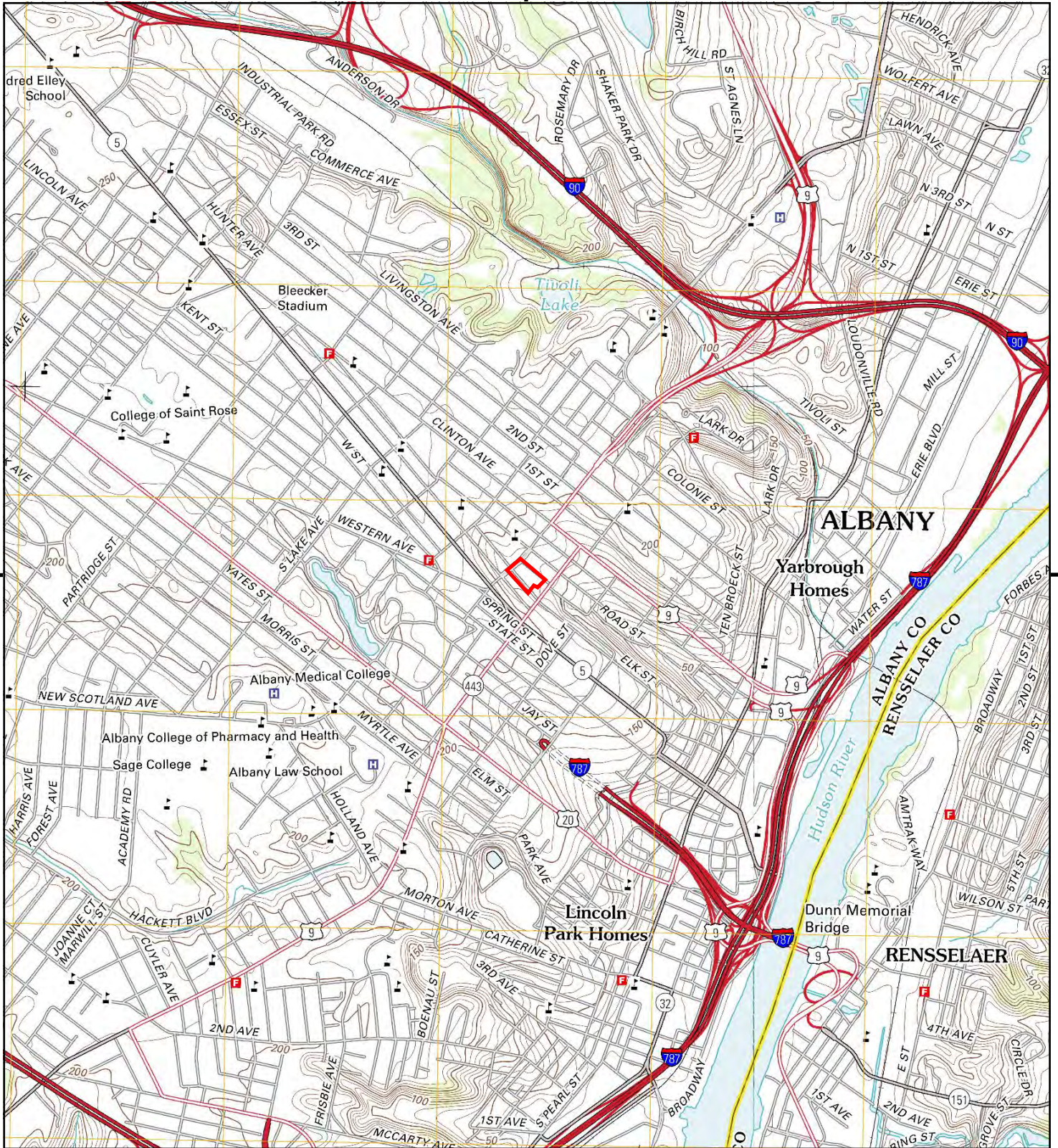
1893 Source Sheets



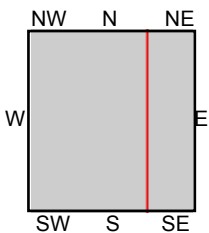
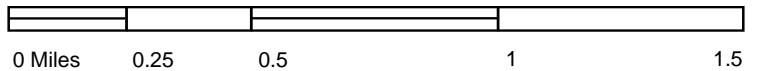
Troy
1893
15-minute, 62500



Albany
1893
15-minute, 62500



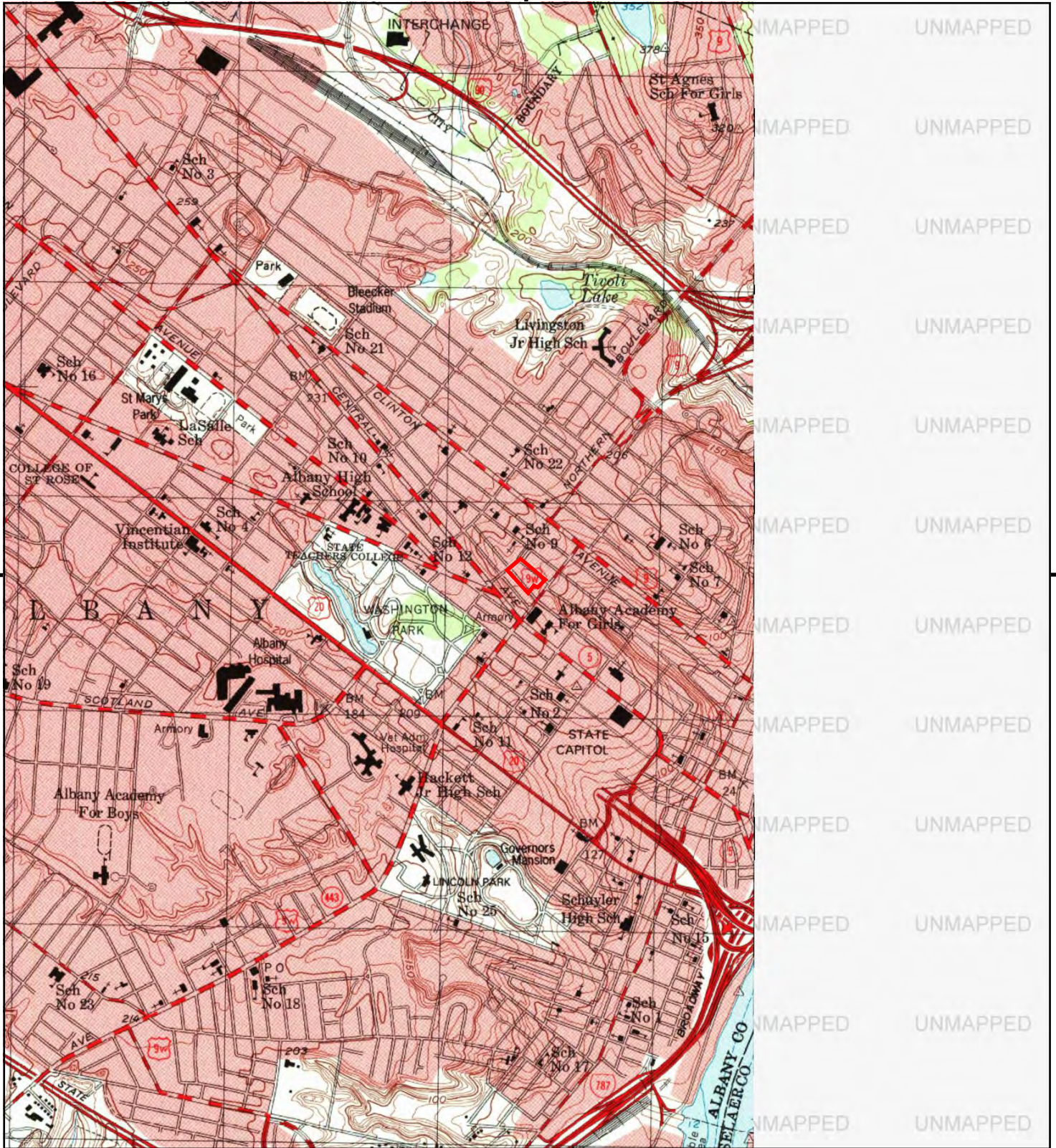
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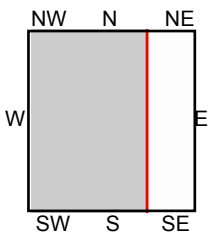
TP, Albany, 2013, 7.5-minute
NE, Troy South, 2013, 7.5-minute

SITE NAME: AHP Spruce Street
ADDRESS: 238 Spruce Street
Albany, NY 12210
CLIENT: Ambient Environmental, Inc.





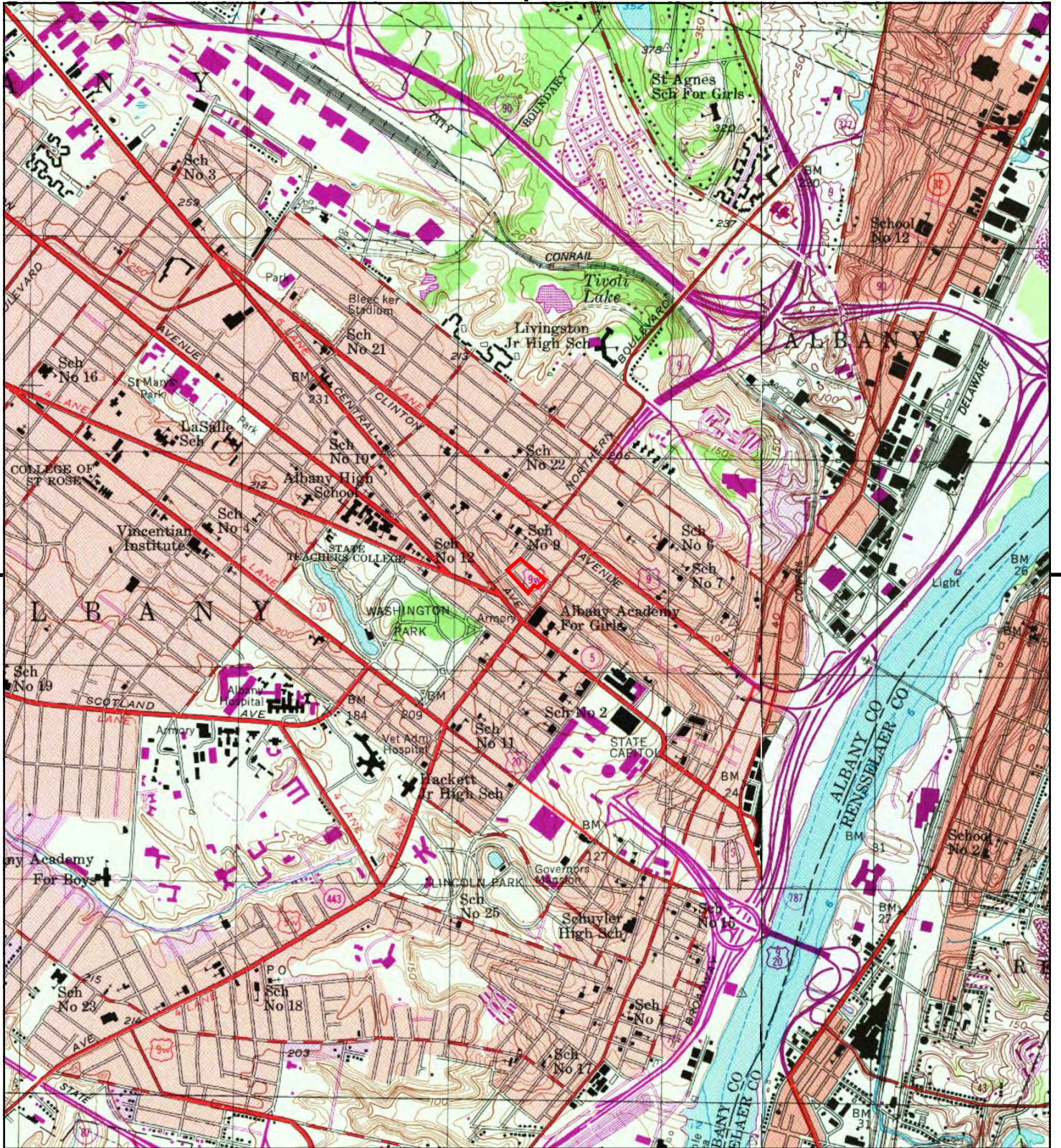
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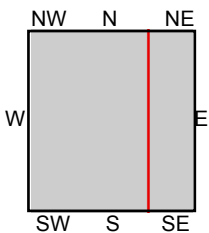
TP, Albany, 1994, 7.5-minute

SITE NAME: AHP Spruce Street
 ADDRESS: 238 Spruce Street
 Albany, NY 12210
 CLIENT: Ambient Environmental, Inc.





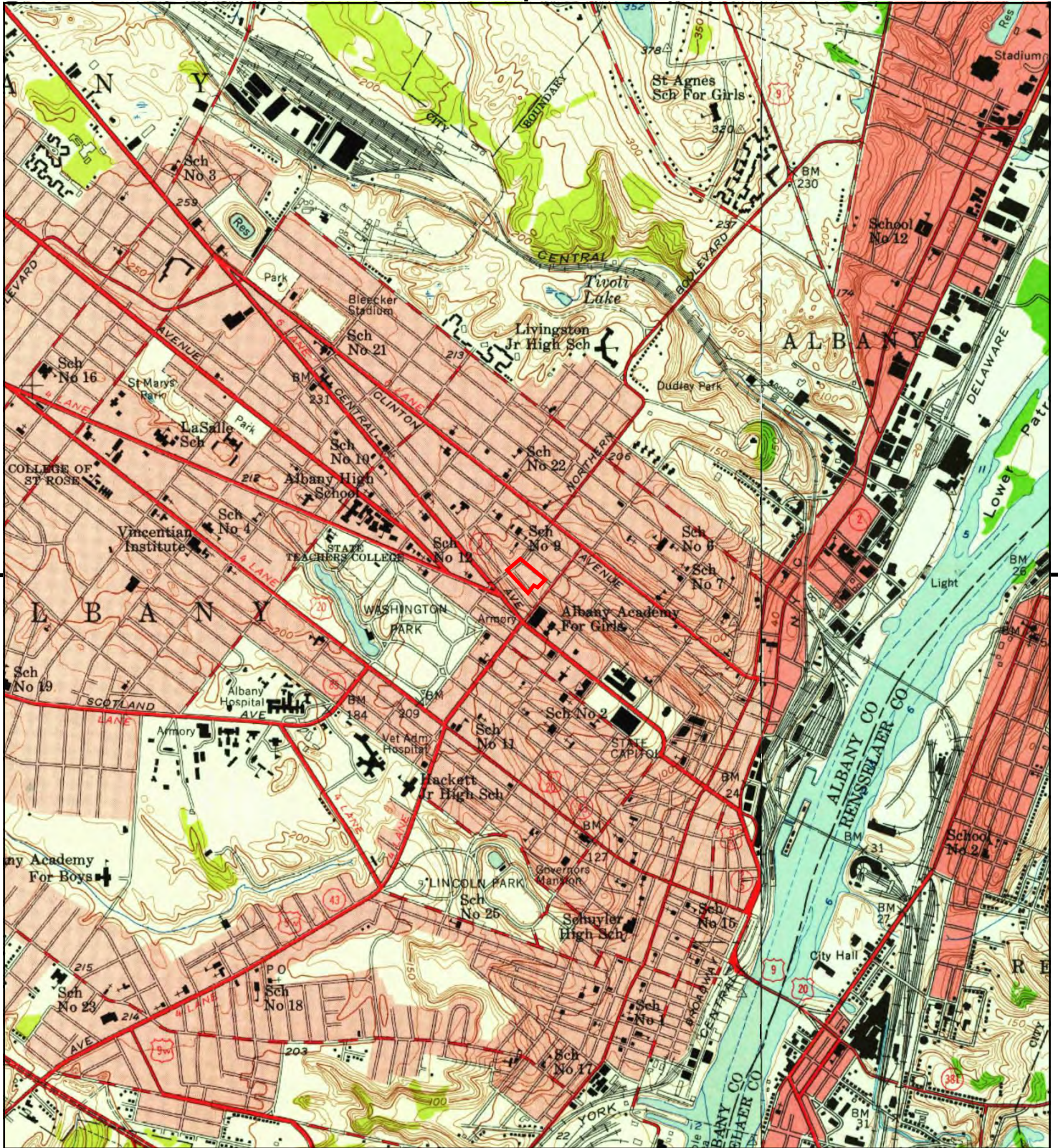
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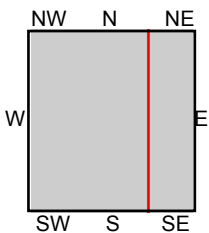
TP, Albany, 1980, 7.5-minute
NE, Troy South, 1980, 7.5-minute

SITE NAME: AHP Spruce Street
ADDRESS: 238 Spruce Street
Albany, NY 12210
CLIENT: Ambient Environmental, Inc.





This report includes information from the following map sheet(s).



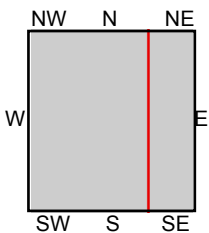
TP, Albany, 1953, 7.5-minute
NE, Troy South, 1953, 7.5-minute

SITE NAME: AHP Spruce Street
ADDRESS: 238 Spruce Street
Albany, NY 12210
CLIENT: Ambient Environmental, Inc.





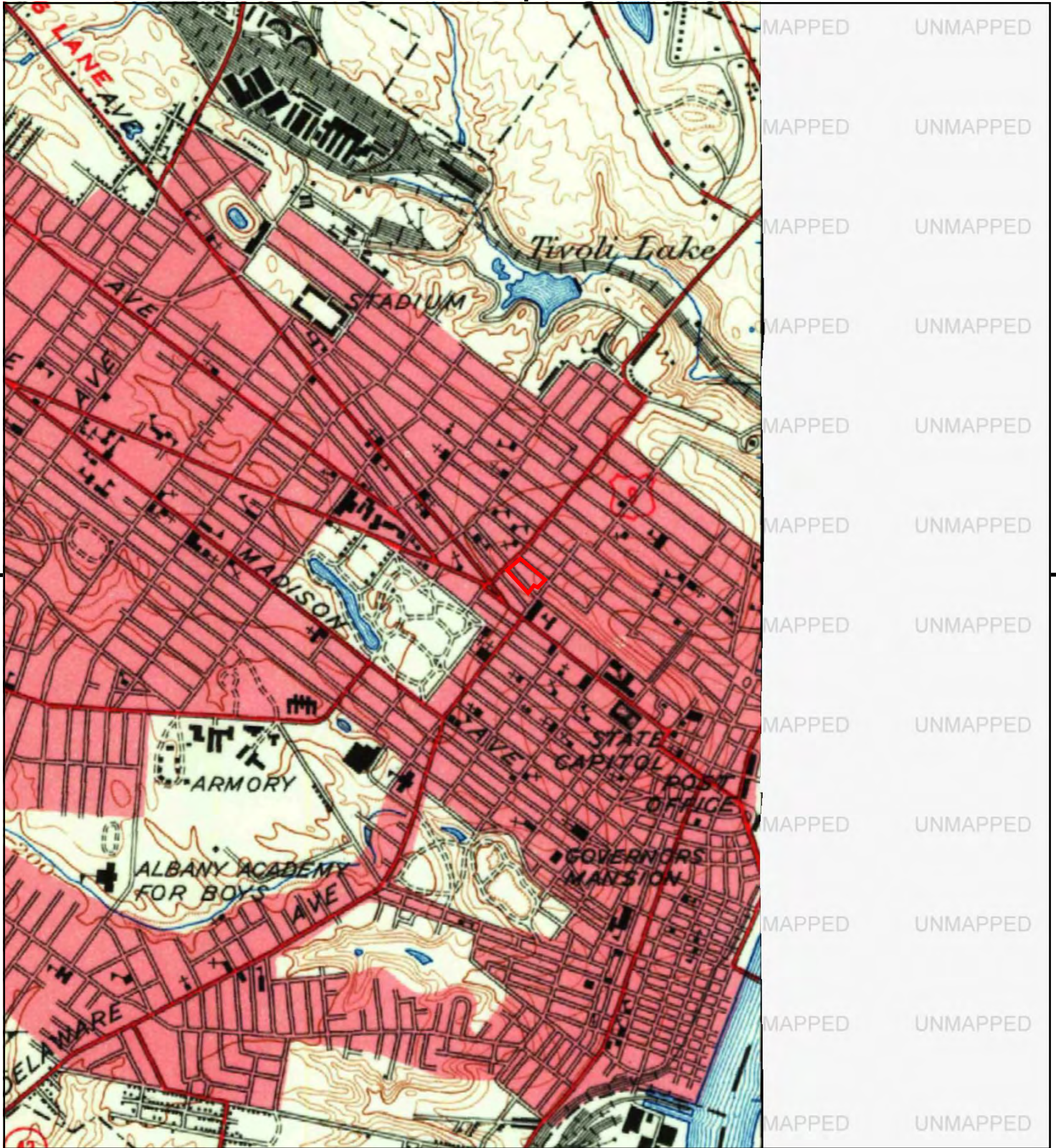
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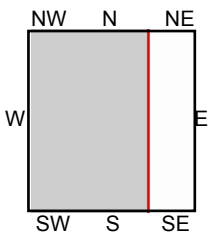
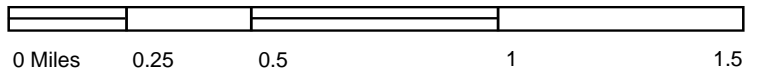
TP, Albany, 1950, 15-minute
E, Troy, 1950, 15-minute

SITE NAME: AHP Spruce Street
ADDRESS: 238 Spruce Street
Albany, NY 12210
CLIENT: Ambient Environmental, Inc.





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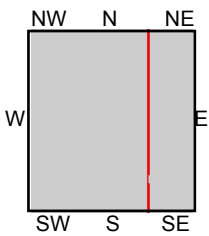
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SITE NAME: AHP Spruce Street
 ADDRESS: 238 Spruce Street
 Albany, NY 12210
 CLIENT: Ambient Environmental, Inc.





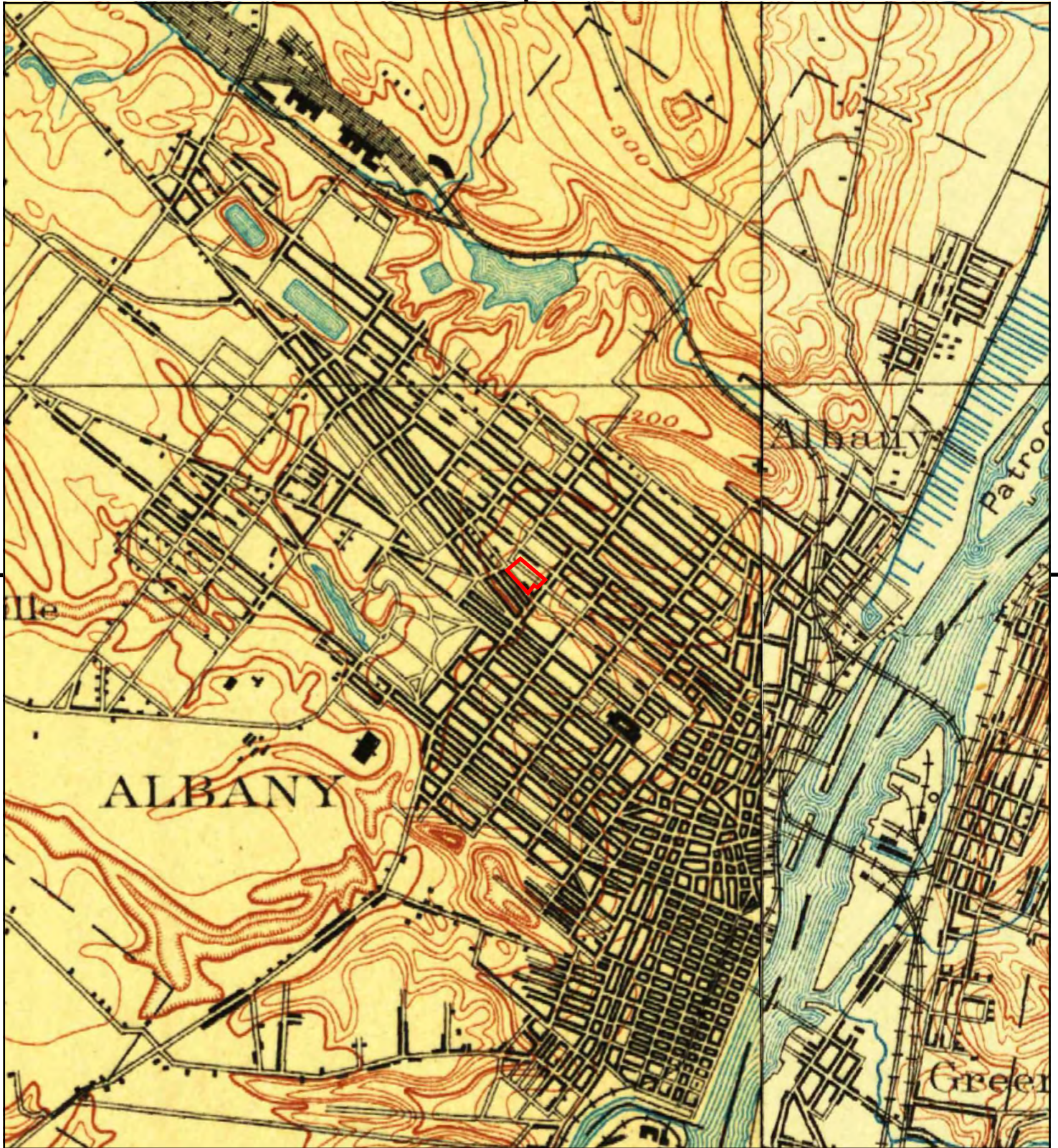
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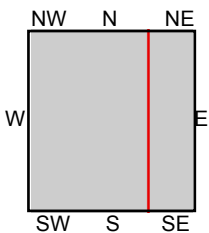
TP, Albany, 1927, 15-minute
E, Troy, 1928, 15-minute

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ADDRESS: 238 Spruce Street
Albany, NY 12210
CLIENT: Ambient Environmental, Inc.





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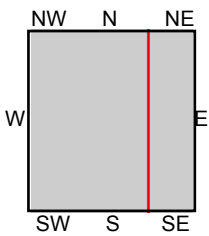
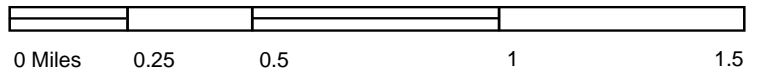
TP, Albany, 1898, 15-minute
E, Troy, 1898, 15-minute

SITE NAME: AHP Spruce Street
ADDRESS: 238 Spruce Street
Albany, NY 12210
CLIENT: Ambient Environmental, Inc.





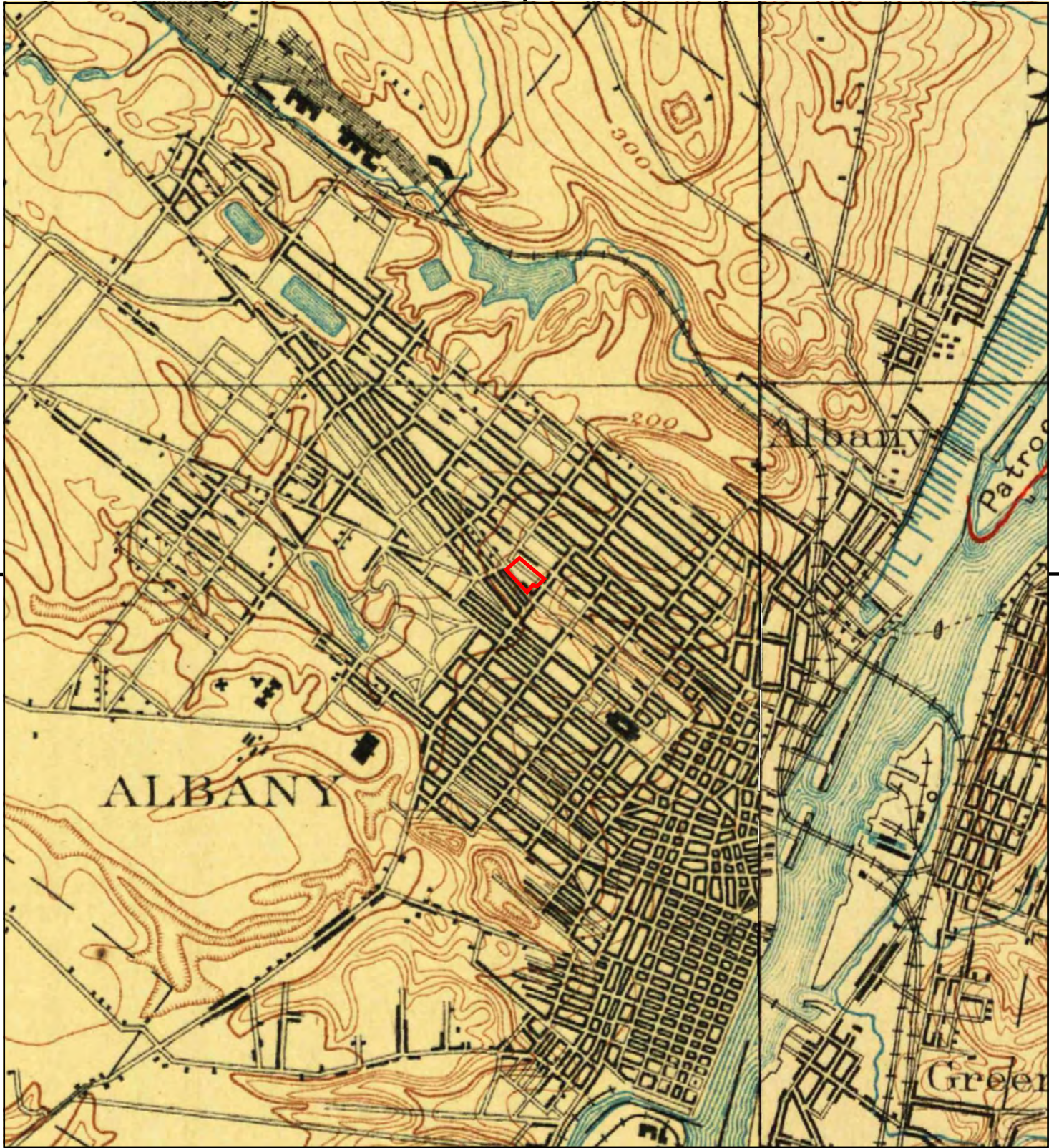
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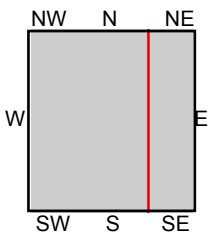
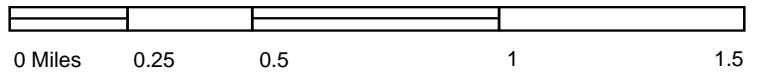
TP, Albany, 1895, 15-minute
E, Troy, 1895, 15-minute

SITE NAME: AHP Spruce Street
ADDRESS: 238 Spruce Street
Albany, NY 12210
CLIENT: Ambient Environmental, Inc.





This report includes information from the following map sheet(s).



TP, Albany, 1893, 15-minute
E, Troy, 1893, 15-minute

SITE NAME: AHP Spruce Street
ADDRESS: 238 Spruce Street
Albany, NY 12210
CLIENT: Ambient Environmental, Inc.



Attachment F

Sanborn Fire Insurance Maps

AHP Elk Street Lots

234 Elk Street

Albany, NY 12206

Inquiry Number: 4969315.1

June 18, 2017

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

06/18/17

Site Name:

AHP Elk Street Lots
234 Elk Street
Albany, NY 12206
EDR Inquiry # 4969315.1

Client Name:

Ambient Environmental, Inc.
828 Washington Ave
ALBANY, NY 12203
Contact: Catey Kielb



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Ambient Environmental, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 851E-47B9-8EC9
PO # AHP Elk Street Lots
Project AHP Elk Street Lots

Maps Provided:

1997	1934
1995	1908
1994	1892
1993	
1992	
1990	
1989	
1950	



Sanborn® Library search results

Certification #: 851E-47B9-8EC9

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Key

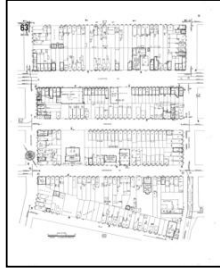
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1997 Source Sheets



Volume 1, Sheet 70
1997

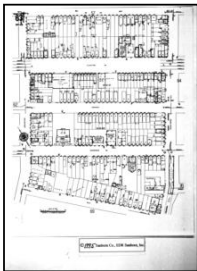


Volume 1, Sheet 63
1997



Volume 1, Sheet 69
1997

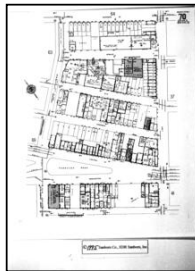
1995 Source Sheets



Volume 1, Sheet 63
1995

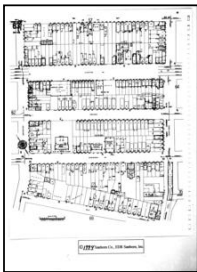


Volume 1, Sheet 69
1995

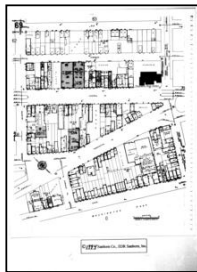


Volume 1, Sheet 70
1995

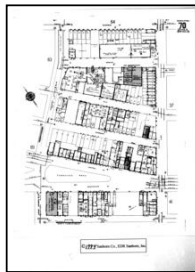
1994 Source Sheets



Volume 1, Sheet 63
1994

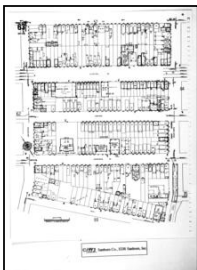


Volume 1, Sheet 69
1994



Volume 1, Sheet 70
1994

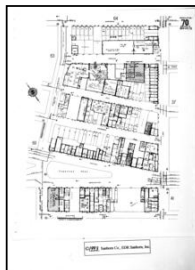
1993 Source Sheets



Volume 1, Sheet 63
1993



Volume 1, Sheet 69
1993



Volume 1, Sheet 70
1993

Sanborn Sheet Key

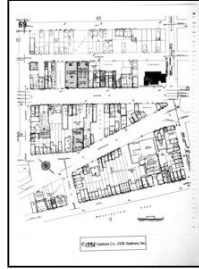
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1992 Source Sheets



Volume 1, Sheet 63
1992



Volume 1, Sheet 69
1992

1990 Source Sheets



Volume 1, Sheet 63
1990



Volume 1, Sheet 69
1990



Volume 1, Sheet 70
1990

1989 Source Sheets



Volume 1, Sheet 69
1989



Volume 1, Sheet 70
1989



Volume 1, Sheet 63
1989

1950 Source Sheets



Volume 1, Sheet 63
1950



Volume 1, Sheet 69
1950



Volume 1, Sheet 70
1950

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1934 Source Sheets



Volume 1, Sheet 63
1934



Volume 1, Sheet 69
1934

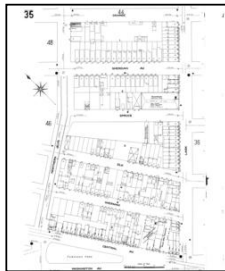


Volume 1, Sheet 70
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1908 Source Sheets

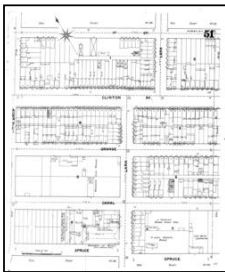


Volume 1, Sheet 46
1908



Volume 1, Sheet 35
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1892 Source Sheets



Volume 1, Sheet 51
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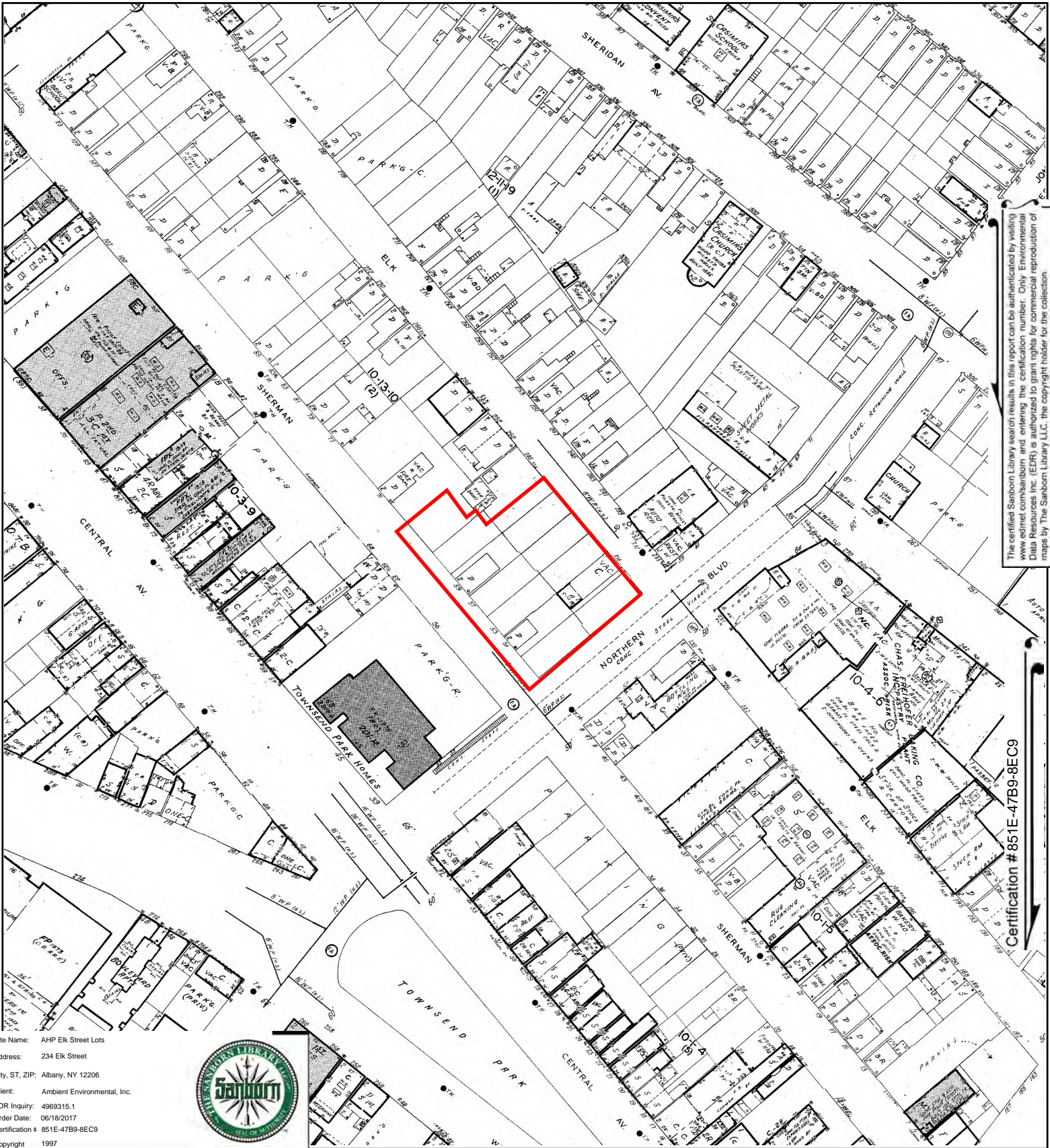
Volume 1, Sheet 58
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Volume 1, Sheet 59
1892



Volume 1, Sheet 56
1892



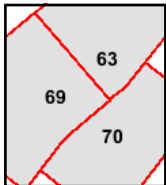
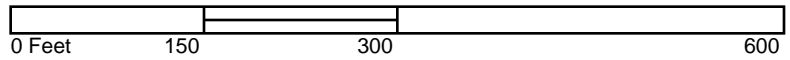
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Site Name: AHP Elk Street Lots
 Address: 234 Elk Street
 City, ST, ZIP: Albany, NY 12206
 Client: Ambient Environmental, Inc.
 EDR Inquiry: 4969315.1
 Order Date: 06/18/2017
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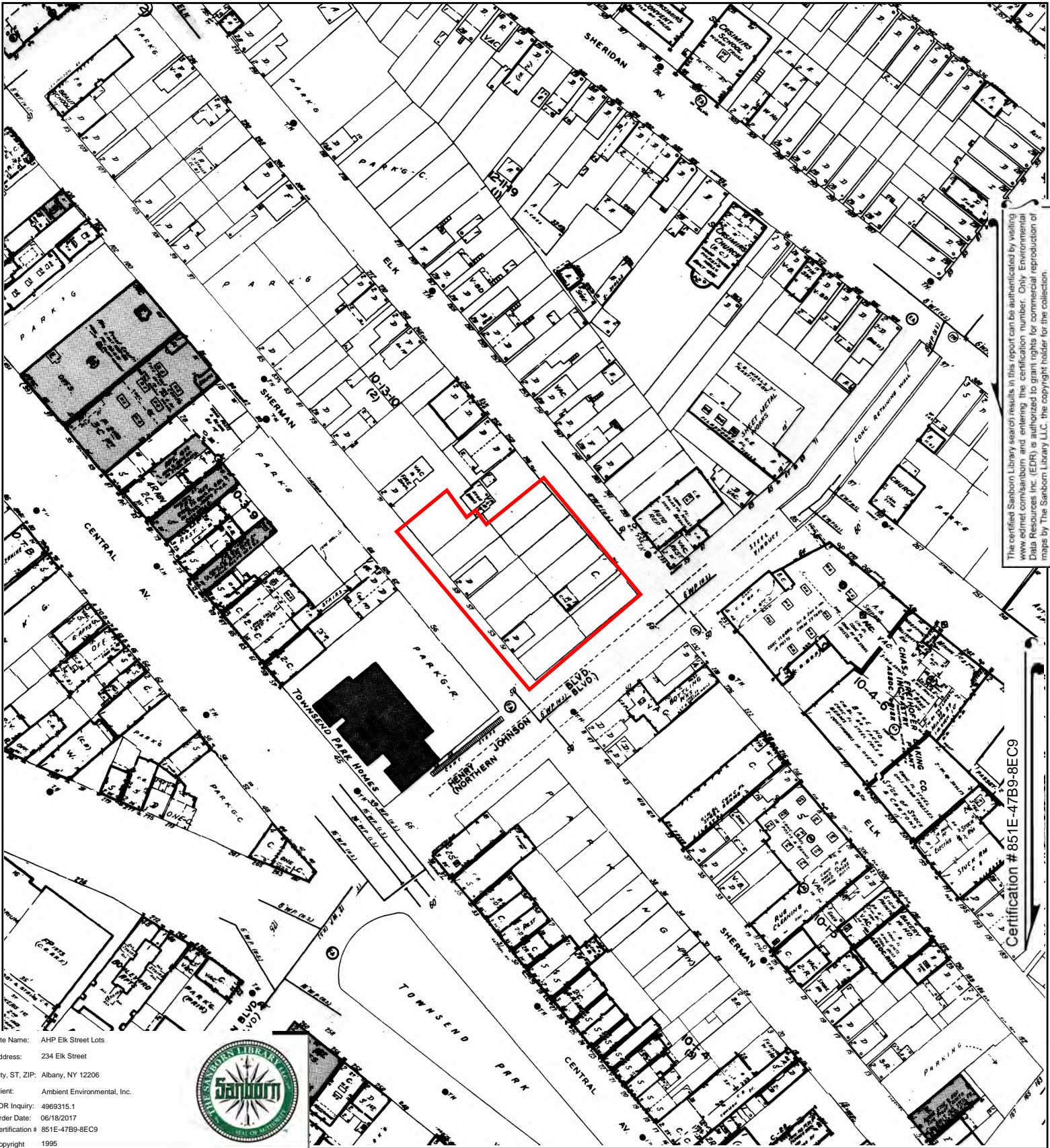


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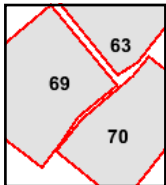
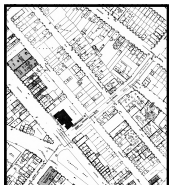
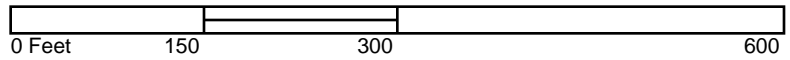
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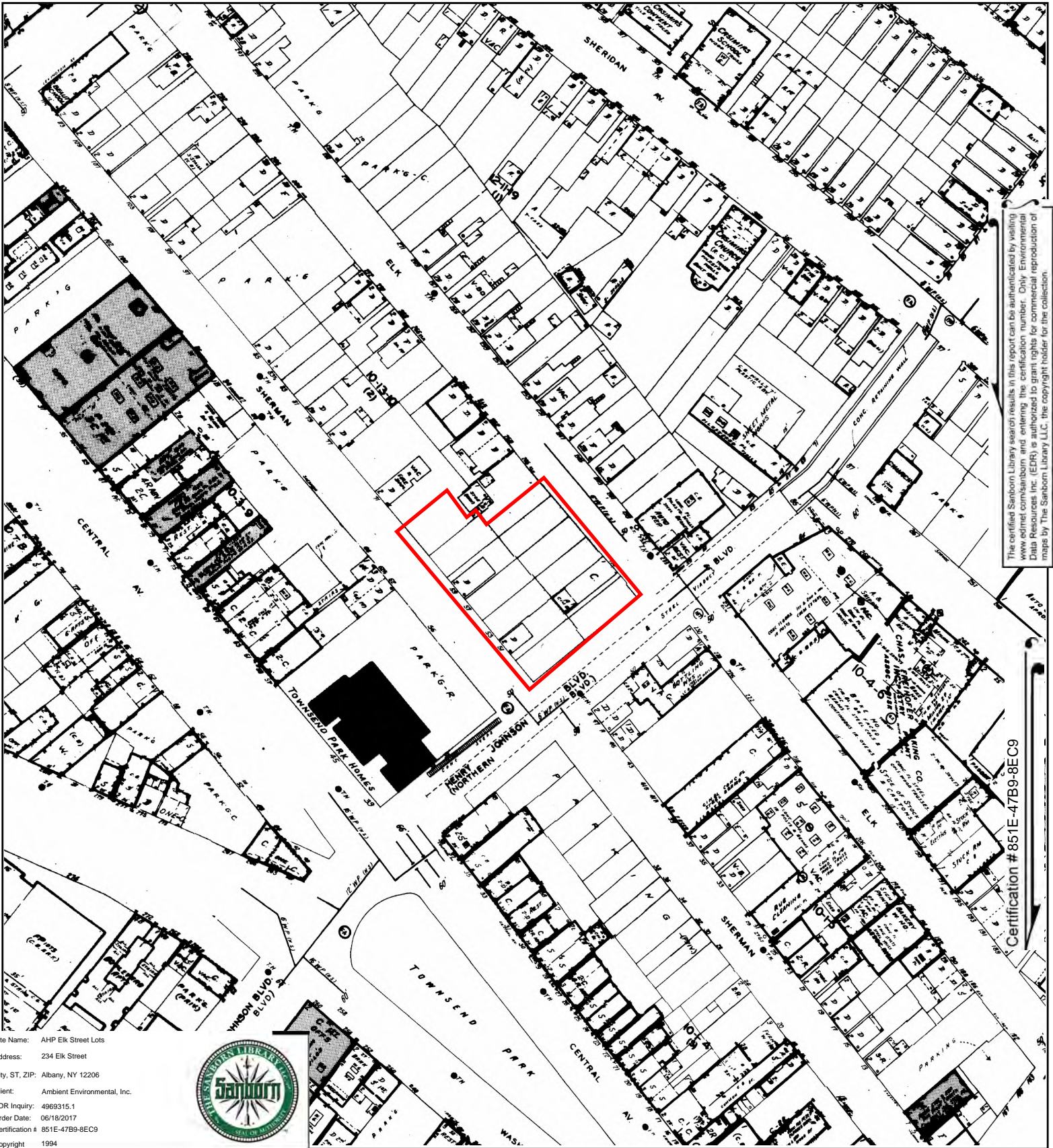


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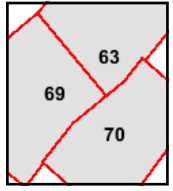
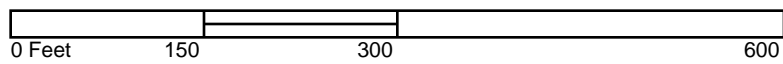
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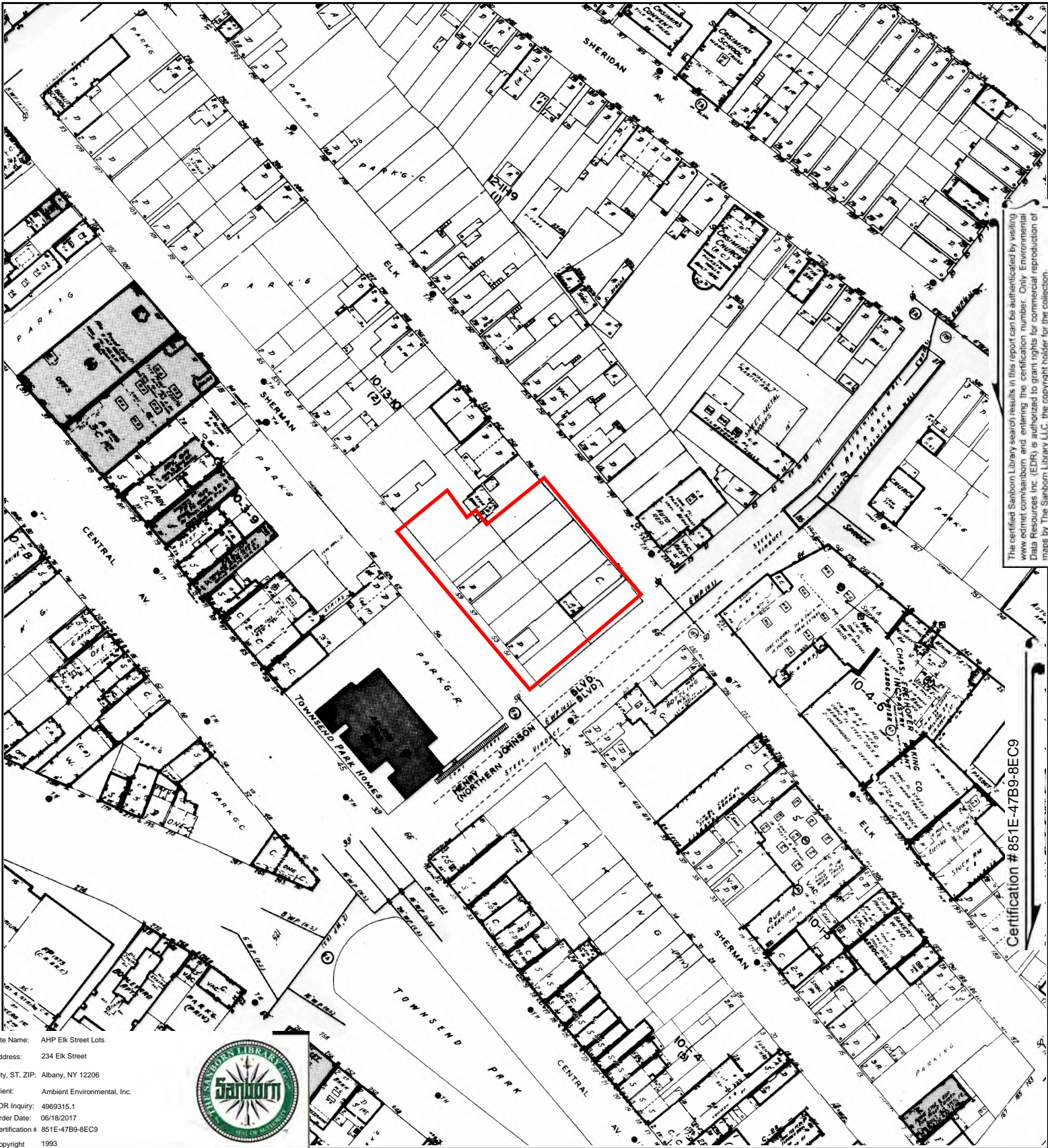


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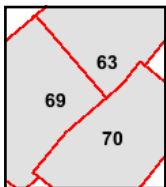
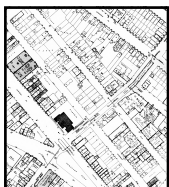
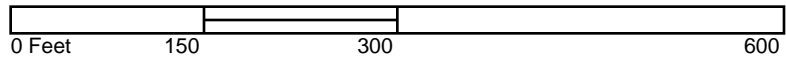
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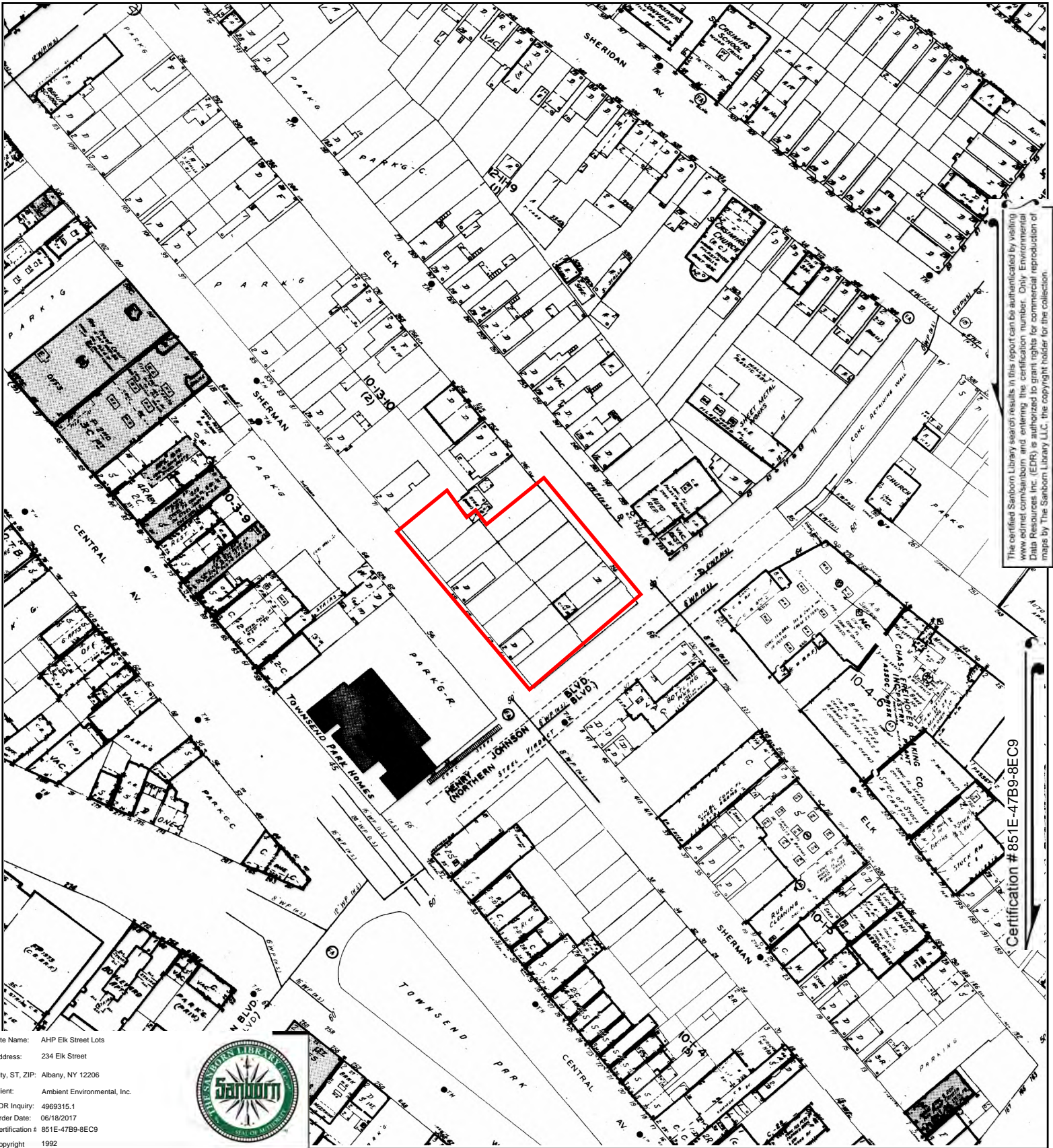


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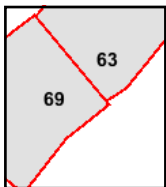
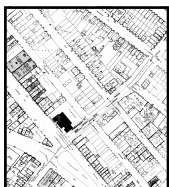
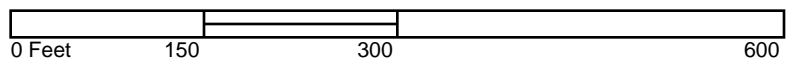
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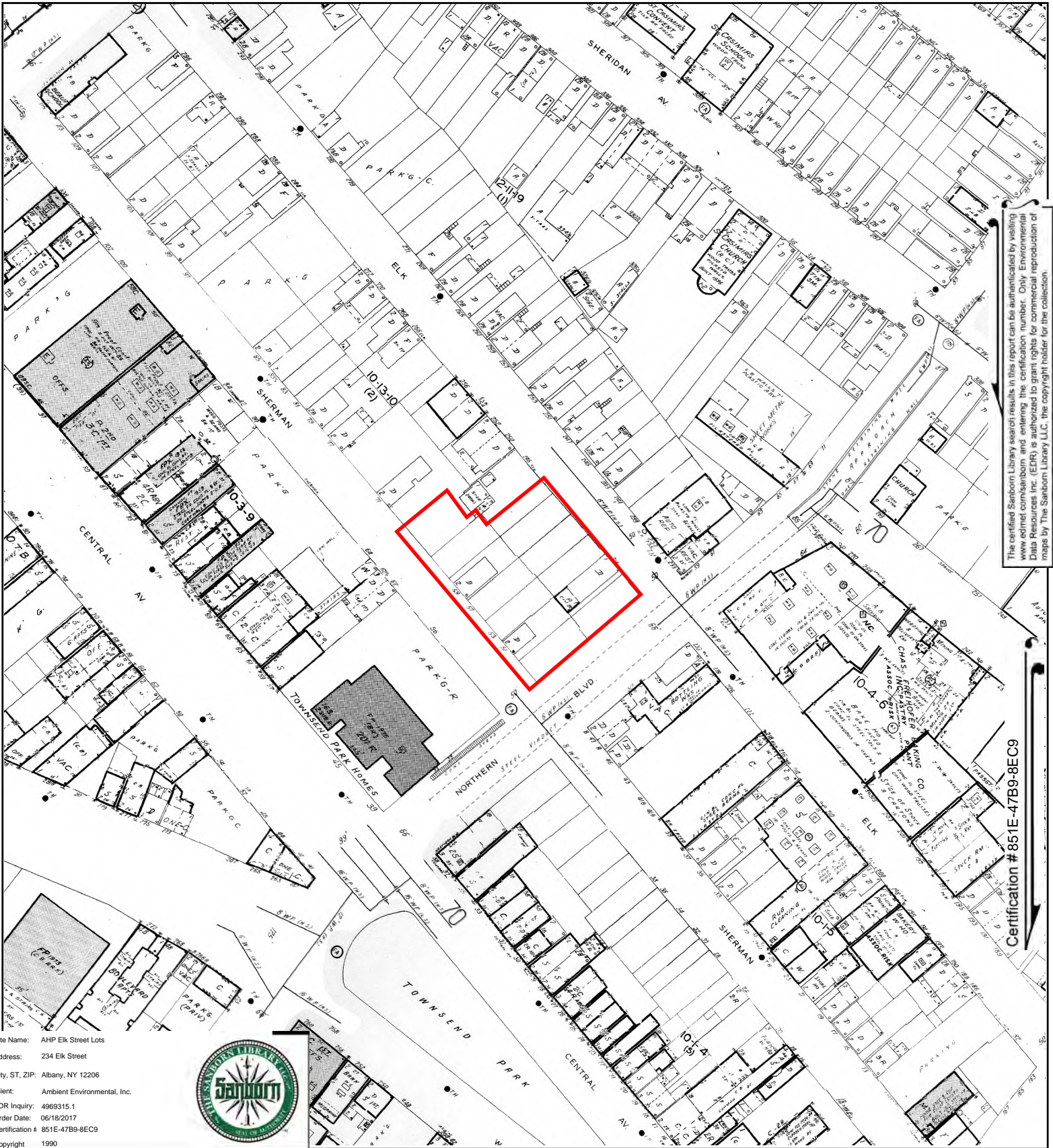


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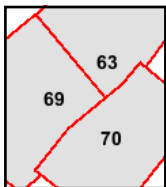
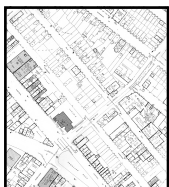
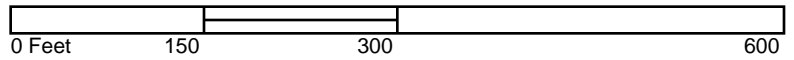
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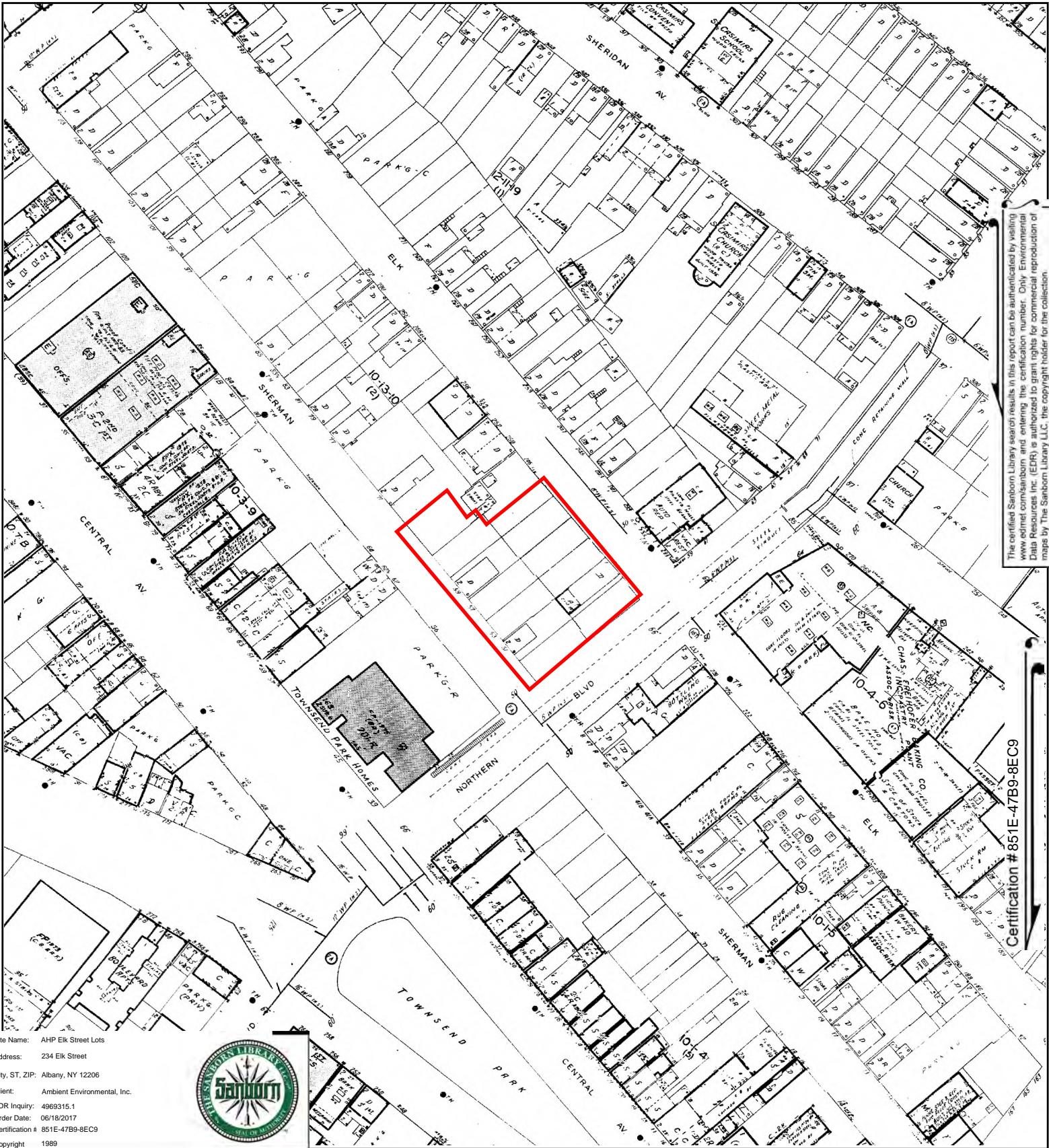


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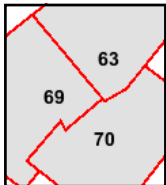
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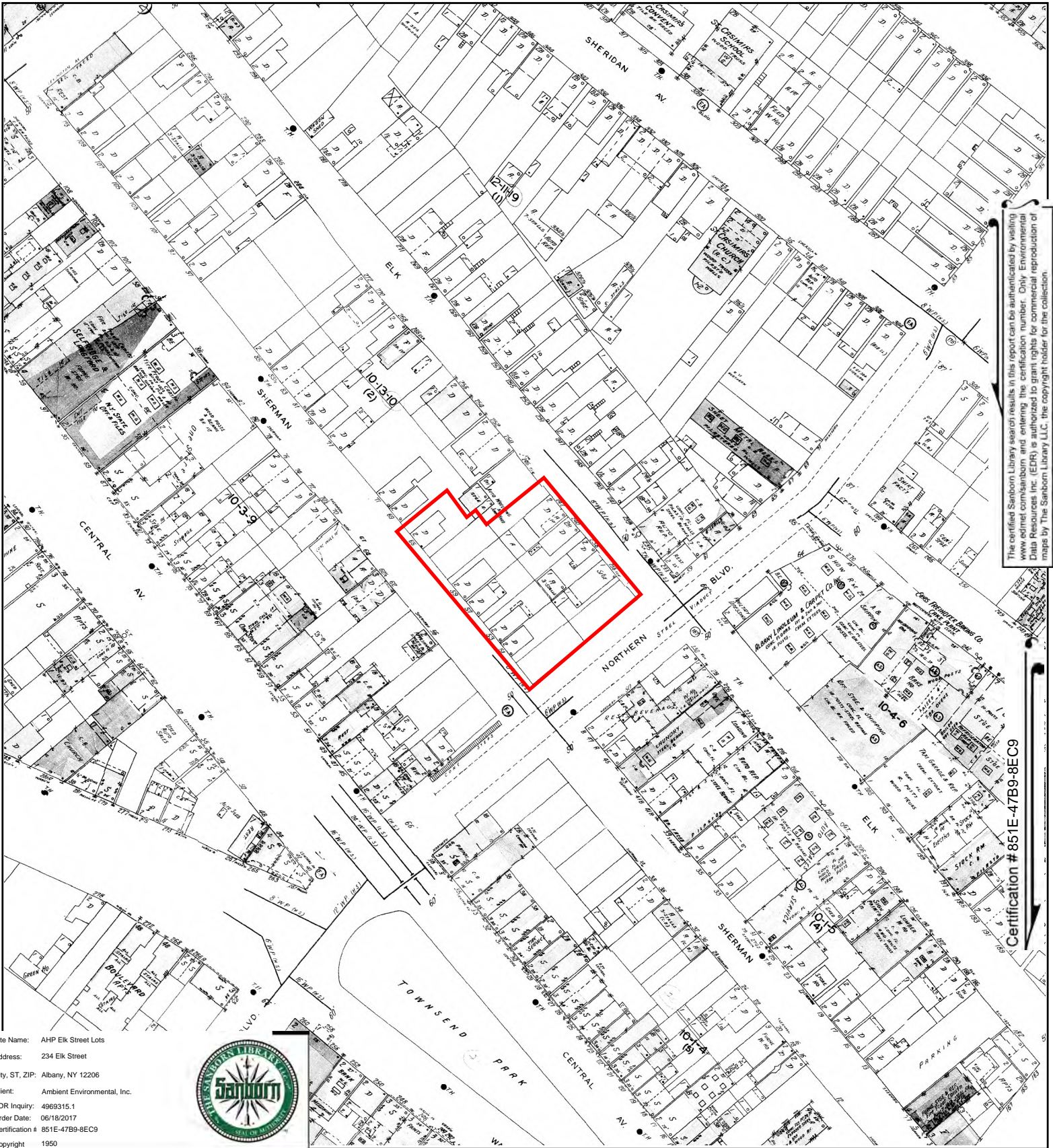


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Volume 1, Sheet 63
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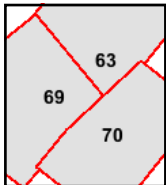
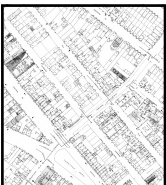
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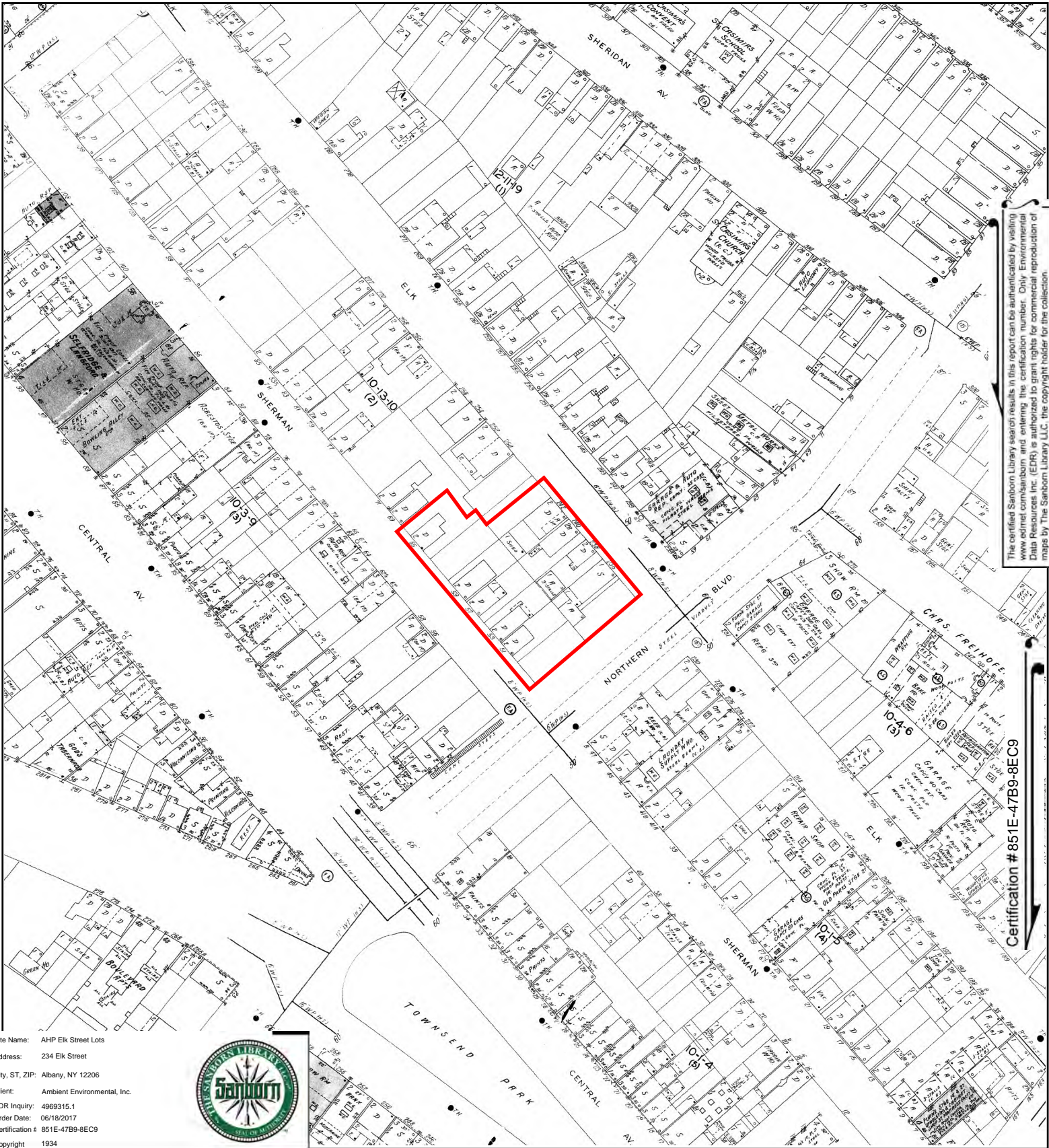


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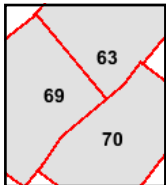
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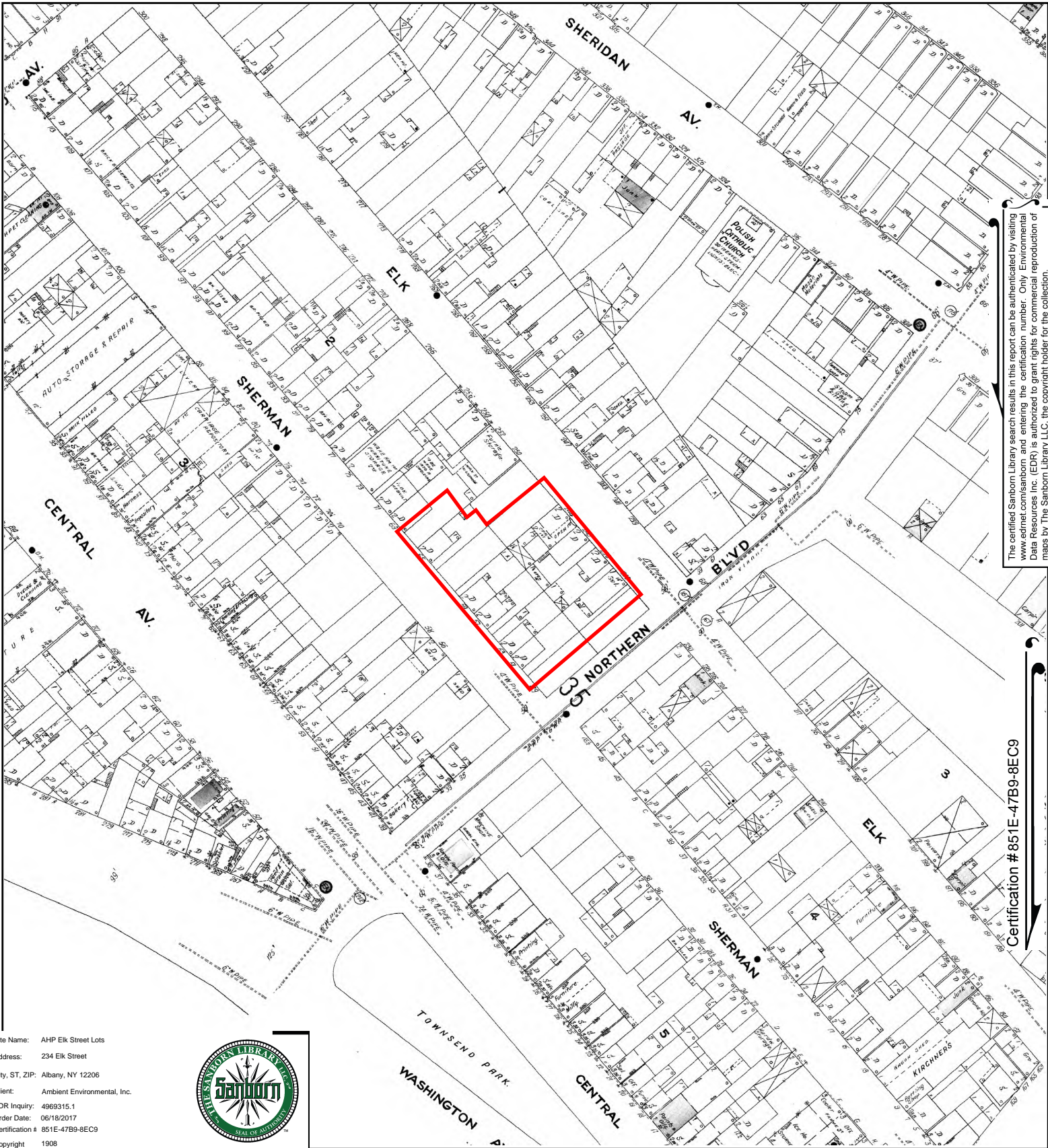


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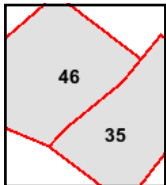
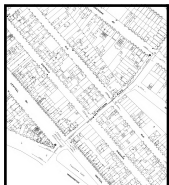
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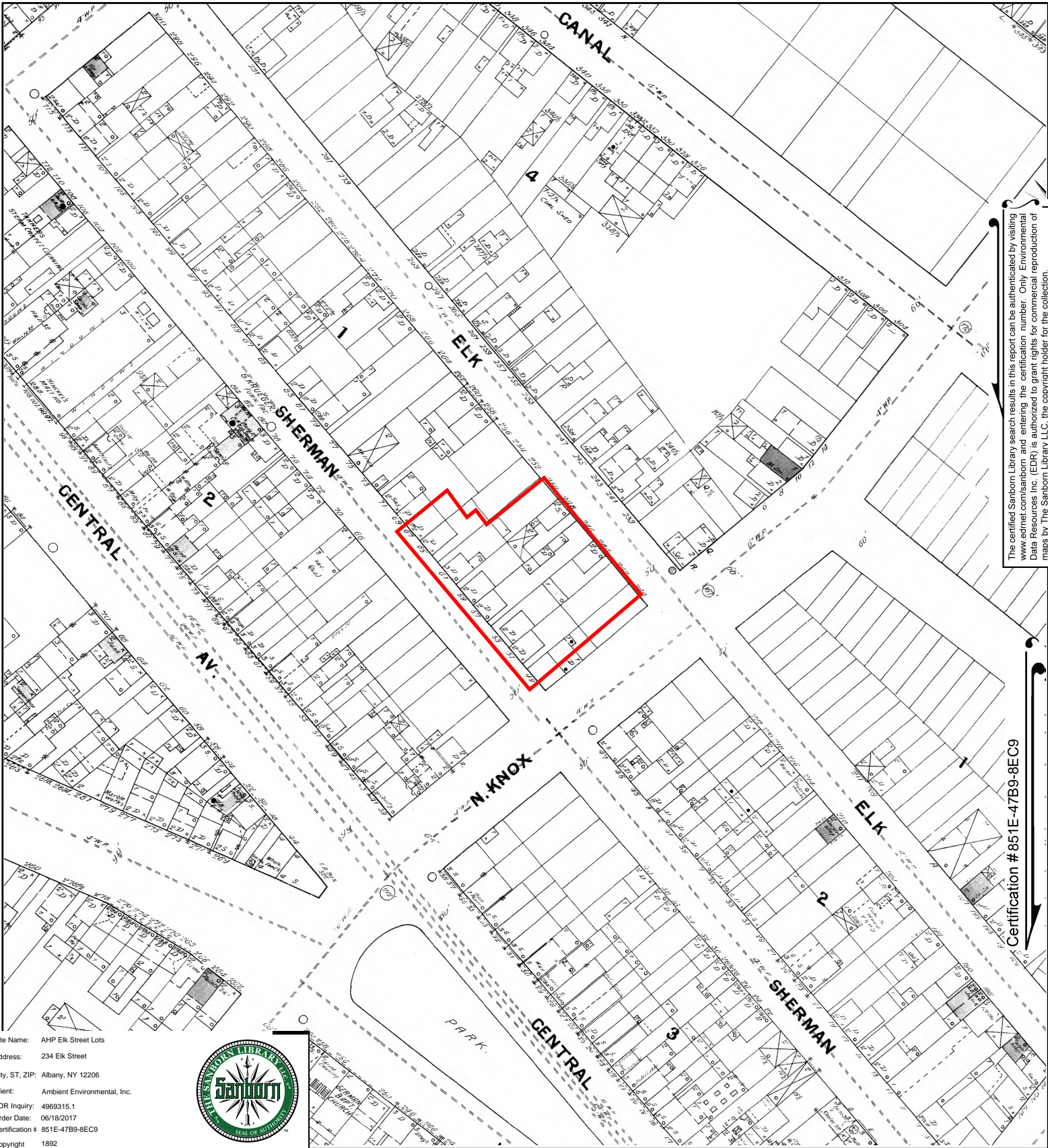


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 Volume 1, Sheet 46





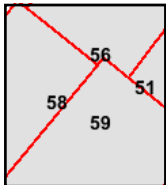
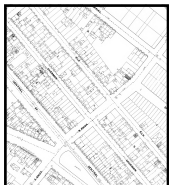
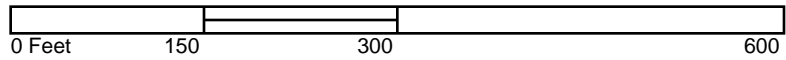
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Volume 1, Sheet 56
 Volume 1, Sheet 59
 Volume 1, Sheet 58
 Volume 1, Sheet 51



Attachment G

ASTM E1527-13 User Questionnaire

Albany Housing Authority lots, Sherman, Henry Johnson, Elk Streets, Albany NY

Questionnaire completed by Susan Cotner, Affordable Housing Partnership as a third party with funding from the NYS Dept of State Brownfield program to complete phase I environmental assessments. AHP has never had title to these lots

ASTM E1527-13 User Questionnaire

1. Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).

Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law?
UNKNOWN

2. Activity and land use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26 (a)(1)(v) and vi).

Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place on the property and/or have been filed or recorded against the property under federal, tribal, state, or local law?
UNKNOWN

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? NO, UNKNOWN

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?
UNKNOWN, not applicable

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

- (a.) Do you know the past uses of the property? There was until recently a vacant, abandoned commercial property at 234 Elk Street that has since been demolished.
- (b.) Do you know of specific chemicals that are present or once were present at the property?
Unknown
- (c.) Do you know of spills or other chemical releases that have taken place at the property?
Unknown
- (d.) Do you know of any environmental cleanups that have taken place at the property? Unknown

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? Unknown

Attachment H

Phase II ESA Report, by PSI

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

For

Contiguous Properties located at:
#238-#242 Elk Street and
#53, #57, #61 and #65 Sherman Street
Albany, Albany County, New York

Prepared for

ALBANY HOUSING AUTHORITY
200 South Pearl Street
Albany, NY 12202

Prepared by

PROFESSIONAL SERVICE INDUSTRIES, INC.
104 Erie Boulevard, Suite #1
Schenectady, New York 12206

PSI PROJECT NUMBER: 0836276-1

August 25, 2011

August 25, 2011

Mr. Ted Koch
ALBANY HOUSING AUTHORITY
200 South Pearl Street
Albany, NY 12202

Re: Phase II Environmental Site Assessment Report
CONTIGUOUS LOTS OF ELK & SHERMAN STREETS
#238-#242 Elk Street and #53, #57, #61 and #65
Sherman Street
Albany, Albany County, New York

PSI Project Number: 0836276-1

Dear Mr. Koch:

Pursuant to your request, Professional Service Industries, Inc. (PSI) has performed Phase II Environmental Site Assessment (ESA) activities at the above-referenced properties. Four (4), hard copies of the Phase II ESA Report have been prepared for your use. One (1), PDF version of the report has been sent via electronic mail.

Thank you for choosing PSI as your consultant for this project. If you have any questions regarding the information contained herein, or if we can be of additional service, please contact the undersigned at (518) 377-9841.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.



Adrian D. Bilger
Senior Geologist &
Environmental Specialist



Paul Misiaszek, CHMM
Principal Consultant &
Environmental Specialist

Enclosures

TABLE OF CONTENTS

	PAGE
1 INTRODUCTION	2
1.1 Authorization	2
1.2 Site Description	2
1.3 Project Background, Purpose, and Scope	2
1.4 Scope of Services Performed.....	2
1.5 Quality Assurance / Quality Control Measures.....	4
2 SOIL AND GROUNDWATER ASSESSMENT ACTIVITIES	5
2.1 Soil Assessment Activities.....	5
2.2 Groundwater Assessment Activities.....	7
3 DATA ANALYSIS AND INTERPRETATION	8
3.1 Physical Characteristics of the Assessment Area	8
3.2 Soil Assessment Results.....	8
3.2.1 Soil Boring Sample Assessment Laboratory Results	8
3.3 Groundwater Assessment Results	10
3.4 ACM Assessment Results	11
4 CONCLUSIONS AND RECOMMENDATIONS	12
4.1 Conclusions.....	12
4.2 Recommendations	13
5 REPRESENTATIONS	14
5.1 Warranty.....	14
5.2 Use By Third Parties	14

TABLES

Table 1	Summary of Soil Laboratory Results (VOCs)
Table 2	Summary of Soil Laboratory Results (RCRA-8 Metals)
Table 3	Summary of Surface Soil Laboratory Results (SVOCs)
Table 4	Summary of Surface Soil Laboratory Results (RCRA-8 Metals)
Table 5	Summary of Surface Soil/Solid Laboratory Results (Lead)
Table 6	Summary of Groundwater Laboratory Results (VOCs)
Table 7	Summary of Groundwater Laboratory Results (RCRA-8 Metals)

FIGURES

Figure 1	USGS Vicinity Map
Figure 2	Subject Property Tax Map
Figure 3	Site Map with Sampling Locations

APPENDICES

Appendix A	Laboratory Analytical Report and Chain-Of-Custody
Appendix B	Suspect ACM Analysis Report and Chain-Of-Custody



1 INTRODUCTION

Professional Service Industries (PSI) has conducted Phase II Environmental Site Assessment (ESA), activities at the subject properties located at #238-#242 Elk Street and #53, #57, #61 and #65 Sherman Street in Albany, Albany County, New York (the site). A United States Geological Survey (USGS) vicinity map is provided as **Figure 1**.

1.1 Authorization

Authorization to perform the Phase II ESA was given by the approval of PSI's June 9, 2011 Proposal (PSI Proposal No. 0836-46776) between the Albany Housing Authority (AHA), and PSI and as per AHA Purchase Order Number TN-00466.

1.2 Site Description

PSI understands that the subject property consists of seven (7), vacant lots located at #238, #240 and #242 Elk Street and #53, #57, #61 and #65 Sherman Street in Albany. The rectangular lots are contiguous, presently vacant and surround a residence at #59 Sherman Street. The parcels are located approximately one (1), parcel west of Henry Johnson Boulevard in the City of Albany.

The subject properties consist of approximately 14,400 square feet. The lots are predominantly vacant with some scattered debris, equipment, and building materials observed on the properties. One lot is currently fenced and used for material and car storage. According to the Albany County Assessor's Office, the subject property is composed of seven (7), land parcels (see **Figure 2**). A site map with sampling locations is provided as **Figure 3**.

PSI had developed the scope of services described below based on the June 7, 2011 Phase I ESA prepared by PSI at the request of Mr. Ted Koch, Senior Superintendent of Construction for the Albany Housing Authority (AHA). The recent Phase I ESA indicated evidence of three (3), recognized environmental conditions (RECs), and two (2), other environmental conditions present at the site.

One (1), on-site and two (2), off-site recognized environmental conditions (RECs) were identified. The on-site REC (REC #1), is related to the observation of stained soils in the eastern portion of the #242 Elk Street lot. The two (2), off-site RECs are related to the Junk Dealer/Auto Repair facility on the adjacent property located to the west on Elk Street (REC #2), and from underground storage tanks (USTs), located on the three (3), adjacent properties to the south at Townsend Park Homes, east at #236 Elk Street and to the north at a former auto repair facility (REC #3).

Two, (2), other environmental conditions were noted in the Phase I ESA Report, namely the observed presence of suspect asbestos containing material (ACM), and potential lead containing paint chips. The suspect ACM was observed at the #238 Elk Street lot, consisting of a small pile of drywall-like material, and miscellaneous suspect tar coated corrugated metal at the rear of the lot at #61 Sherman Street. Paint chips were observed on the surface soils along the eastern perimeter of the #238 Elk Street lot.



1.3 Project Background, Purpose, and Scope

The purpose of the Phase II ESA activities described herein was to assess the recognized environmental conditions as identified by PSI during the performance of a Phase I ESA (PSI Project Number 0663546) at the subject property. The RECs identified during the Phase I ESA are described below:

On-Site REC (1)

- The on-site REC (REC #1), is related to the observation of stained soils in the eastern portion of the #242 Elk Street lot.

Off-Site RECs (2)

- The first off-site REC is related to the former presence of a Junk Dealer/Auto Repair facility on the adjacent property located to the west on #242 Elk Street and
- Underground storage tanks (USTs), located on the three (3), adjacent properties to the south at Townsend Park Homes, north of the #238 Elk Street lot, at the former auto repair facility and east at #236 Elk Street (REC #3).

Other Environmental Conditions

Two (2), other environmental conditions were noted during the Phase I ESA. Suspect ACM were sampled both on the #238 Elk Street lot and on the #61 Sherman Street lot. The suspect ACM consisted of discarded drywall like material on the eastern portion of the #238 Elk Street lot and suspect tar coated corrugated metal located along the north side of the #61 Sherman Street lot. Paint chips were observed on the surface soils along the eastern perimeter of the #238 Elk Street lot, and samples were collected to determine if the soil was impacted by lead.

1.4 Scope of Services Performed

The Albany Housing Authority requested that PSI perform Phase II ESA activities at the subject property with the intent of obtaining information as to whether on-site soil and/or groundwater has been impacted by petroleum-, solvent-, or metals-related test parameters associated with the past uses of the on-site facility. The general Phase II ESA scope of services is described below:

- PSI personnel performed the collection of two (2), composite surface soil samples within the previously-identified 10' X 10' stained area, located along the eastern side of the #242 Elk Street parcel. Each composite surface soil sample was comprised of four (4), separate locations proximate to a central point within the stained area. The sampling was performed to facilitate the collection of surface soil samples at for field screening utilizing a photoionization detector (PID), for measurement of volatile organic compounds in the affected soils. Surface soil samples were submitted for laboratory analysis to Pace Analytical Labs (Pace), of Schenectady, NY for analysis by Environmental Protection Agency (EPA) Method 8260B for volatile organic compounds (VOCs), EPA Method 8270C for semi-volatile organic compounds (SVOCs), Method 8082 for polychlorinated biphenyls (PCBs), and eight (8), Resource and Conservation



Recovery Act (RCRA), metals; arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver (via EPA Methods 6010B/7471).

- PSI performed limited testing of suspect asbestos-containing material (ACM), found at the subject property. The testing was performed by Mr. Jason Teagle, an EPA-accredited and State of New York Department of Labor (NYSDOL)-Licensed Asbestos Inspector, on August 12, 2011. PSI collected five (5), samples from two (2), suspect ACMs and submitted them for analysis at our New York State Department of Health Environmental Laboratory Accreditation Program (ELAP)-certified Laboratory in Schenectady, New York. These suspect ACMs consisted of discarded drywall like material and tar coating on corrugated metal siding.
- PSI personnel performed surface soil sampling at four (4), locations along the perimeter of the eastern-adjointing property located at #236 Elk Street. The purpose of these samples was to facilitate the collection of surface soil samples from 0.5 – 1.0' below ground surface (bgs), for laboratory testing for lead due to the observed presence of flaking paint chips from the adjacent property building onto the lot located at #238 Elk Street. Samples were submitted to Pace for analysis via EPA Method 6010B for Lead.
- PSI performed the installation of two (2), soil borings via DPT, Geoprobe™ methodology, along the western perimeter of the #242 Elk Street lot, to a depth of approximately twenty (20), feet bgs. Soils were recovered on a continuous basis and field-screened for visual, olfactory and PID evidence of subsurface impact related to Recognized Environmental Condition (REC), #2 (the former Junk Dealer / Auto Repair facility west of the subject property. A total of two (2), soil samples and one (1), groundwater sample were collected to address this REC. Both the soil and groundwater samples were analyzed by Pace for the following:
 - EPA Method 8260B for VOCs;
 - EPA Method 8270C for SVOCs;
 - EPA Method 6010B/7471 for RCRA-8 Metals; and
 - EPA Method 8082 for PCBs.
- Finally, PSI installed a total of four (4), soil borings at adjacent properties in order to address REC #3 (two [2], borings located at the northeastern corner of the #238 Elk Street lot and two [2], borings from the western perimeter of the southern-most Sherman Street lot). One (1), soil sample was submitted to Pace for laboratory analysis specifically from the #238 Elk Street lot, specifically sample number SB-2A (11-12), collected from the northeast corner of the #238 Elk Street lot. Three (3), of the four (4), soil borings were subsequently converted into temporary monitoring wells to facilitate the collection of groundwater samples. Groundwater samples from these three (3), locations were submitted for laboratory analysis by EPA Method 8260 STARS for VOCs and EPA Method 8270 STARS for SVOCs. Sufficient groundwater was not recovered from boring SB-2B. The volume of groundwater was not sufficient to provide ample water sample volume for both VOCs and SVOCs from boring location SB-2A, so that sample was analyzed for only VOCs via EPA Method 8260 STARS.



- Authorization to perform the additional groundwater and soil analysis at SB-1A, SB-1B SB-2A and SB-3B was provided by Mr. Keith Burger on August 4, 2011. Authorization to analyze the groundwater sample at SB-1B for dissolved metals was provide by Mr. Ted Koch on August 11, 2011.

PSI has prepared this Phase II ESA Report to include appropriate sampling location maps, data summary maps, tables and a technical evaluation of the data. This report summarizes the results from the field studies, methodologies employed, and provide conclusions based on the data obtained. Only the analytical sample results that exceed the laboratory method detection limits (LMDLs), has been reported in the summary tables associated with this report.

1.5 Quality Assurance / Quality Control Measures

All field decontamination and sampling procedures were performed in general accordance with the New York State Department of Environmental Conservation's (NYSDEC's), Division of Environmental Remediation (DER), DER-10: "Technical Guidance for Site Investigation and Remediation (May 3, 2011)." All down-hole equipment utilized during field activities was decontaminated prior to and between each soil boring and temporary monitoring well installation. Decontamination of said equipment was accomplished by washing the equipment with a non-phosphate detergent and distilled water solution followed by a distilled water rinse, subsequent isopropanol rinse, and final distilled water rinse. Single-use disposable gloves and a peristaltic pump with disposable tubing were used for each sampling point in an attempt to eliminate cross-contamination between sampling locations.

All laboratory analytical procedures were performed by ELAP-certified NEA/Pace Laboratories, Inc. (Pace, NYS Department of Health # 11078). Pace is located in Schenectady, New York.



2 SOIL AND GROUNDWATER ASSESSMENT ACTIVITIES

Field investigation and sampling activities were conducted on July 29, 2011 by PSI personnel. All soil cuttings generated during the performance of the soil borings and/or installation of the temporary monitoring well were returned to their respective boreholes and restored to original site conditions. The purge and development water from the temporary monitoring well was spread onto an impervious surface and allowed to evaporate. The soil boring, surface soil sampling, suspect ACM sampling and temporary monitoring well locations are provided on **Figure 3**.

2.1 Soil Assessment Activities

On July 29, 2011, utilizing DPT Geoprobe™ methodology, PSI personnel completed a total of six (6), soil borings (SB-1A & B, SB-2A & B and SB-3A & B) within the subject property limits, two (2), surface soil sampling locations (SA-SS-1 and SA-SS-2) and four (4), surface soil/solid samples (Pb-1 through PB-4), at the subject property in order to address the previously-identified RECs presented in PSI's Phase I ESA Report, dated June 7, 2011.

To determine the presence of organic vapor concentrations within the on-site soil, samples were collected at continuous intervals from each of the soil boring locations for field screening using a calibrated MiniRae 2000 PID following guidelines for headspace analysis. Sample containers were half-filled with soil, covered, and set aside to allow the volatiles to equilibrate throughout the headspace. The organic vapor response for each soil sample was determined by inserting the probe of the PID into the headspace of the sample container and recording the highest sustained reading.

Groundwater was encountered in the soil borings at approximately eleven (11), to twelve (12), feet below ground surface (bgs), in the northeastern corner of the #238 Elk Street lot, ten (10), to fifteen (15) feet bgs along the western perimeter of the #242 Elk Street lot and at approximately twelve (12), to fifteen (15), feet bgs in the vicinity of the #53-#57 Sherman Street lots. The highest PID response at the #238 Elk Street Lot of 12 parts per million (ppm), was recorded in Soil Boring SB-2A at approximately 11.5 feet BLS. The highest PID response in the vicinity of the #242 Elk Street lot of 20.4 ppm was recorded in Soil Boring SB-1B at approximately eleven (11), to twelve (12), feet bgs. Odors generally associated with petroleum hydrocarbon compounds were noted in several of the soil borings, and grey to black stained soils were also observed at these locations.

Based on PID responses and field observations, PSI personnel collected one (1), soil sample (SB-1A [15-17']) from Soil Boring SB-1A at a depth of fifteen (15), to seventeen (17), feet bgs, one (1), soil sample (SB-1B [12-13]), from Soil Boring SB-1B at a depth of twelve (12), to thirteen (13), feet bgs and one (1), soil sample (SB-2A [11-12]), from Soil Boring SB-2A at a depth of eleven (11), to twelve (12), feet bgs.

The samples from SB-1A and SB-1B were submitted for laboratory analysis via the following:

- EPA Method 8260B for VOCs;
- EPA Method 8270C for SVOCs;
- EPA Method 8082 for PCBs; and
- EPA Methods 7471/6010B for RCRA-8 metals.



The sample from SB-2A was submitted for laboratory analysis via the following:

- EPA Method 8260 STARS for VOCs; and
- EPA Method 8270 STARS for SVOCs.

All sample locations are provided on **Figure 3**.

2.1.1 Surface Soil Sample Assessment Activities

On July 29, 2011, two (2), surface soil samples were collected to address on-site REC #1. The surface soil samples were collected from the 10' X 10' stained-area, previously-identified in PSI's Phase I ESA (SA-SS-1 [0.5-1]), and (SA-SS-2 [0.5-1]). The surface soil samples were collected utilizing a stainless-steel hand trowel, after the near-surface root-mass and other organic debris was removed from the sample area.

The samples from SA-SS-1 and SA-SS-2 were submitted for laboratory analysis via the following:

- EPA Method 8260B for VOCs;
- EPA Method 8270C for SVOCs; and
- EPA Methods 7141 / 6010B for RCRA-8 Metals.

The sample locations are provided on **Figure 3**.

2.1.2 Surface Soil Sample Assessment Activities for Potential Lead-Based Paint

On July 29, 2011, four (4), surface soil/solid samples were collected to address the on-site environmental concern related to the observed flaking paint chips originating from the building located on the eastern boundary of the #238 Elk Street lot. The surface soil samples were collected from subject property perimeter along the length of the building located at #236 Elk Street. These samples are identified as (Pb-1 [0.5-1]) through (Pb-4 [0.5-1]). The surface soil/solid samples were collected utilizing a stainless-steel hand trowel, after the near-surface root-mass and other organic debris was removed from the sample area.

The samples from Pb-1 through Pb-4 were submitted for laboratory analysis via the following:

- EPA Method 6010B for Lead.

The sample locations are provided on **Figure 3**.

2.1.3 Suspect Asbestos Containing Material Sampling

Five (5), samples were collected from the two (2), suspect materials of ACM. Sample locations are identified on **Figure 3**. The samples were submitted to PSI's New York State accredited laboratory for analysis by polarized light microscopy (PLM), gravimetric reduction with PLM or Transmission Electron Microscopy (TEM). The analysis was performed as required by NYS ELAP protocol.



2.2 Groundwater Assessment Activities

On July 29, 2011, utilizing DPT Geoprobe™ methodologies, PSI personnel installed Temporary Monitoring Wells at the following locations, based on the PID response and field observations: SB-1B, SB-2A, SB-3A and SB-3B. The temporary monitoring well was constructed using five (5) feet of 2-inch diameter, 0.010-inch factory-slotted Schedule 40 polyvinyl chloride (PVC), well screen coupled with 2-inch diameter solid Schedule 40 PVC riser. The annular space between the well and the borehole of each well was filled with #1 grade silica sand. The temporary monitoring wells were installed to an approximate depth of fifteen (15), to twenty (20), feet bgs so that the well screen intersected the observed groundwater table.

A grab groundwater sample was collected from each of the temporary monitoring wells and submitted for laboratory analysis.

The sample from SB-1B GW was submitted for laboratory analysis via the following:

- EPA Method 8260B for VOCs;
- EPA Method 8260C for SVOCs;
- EPA Methods 7471 / 6010B for RCRA-8 Metals; and
- EPA Method 8082 for PCBs.

The sample from SB-2A GW, SB-3A GW and SB-3B GW were submitted for laboratory analysis via the following:

- EPA Method 8260 STARS for VOCs; and
- EPA Method 8270 STARS for SVOCs.

The temporary monitoring well locations are provided as part of **Figure 3**.



3 DATA ANALYSIS AND INTERPRETATION

Analysis and interpretation of the data generated during the field investigation and laboratory analyses is presented in the following sections. Where appropriate, the results are compared with regulatory limits for the chemicals identified in the applicable media. A copy of the laboratory analytical report and chain-of-custody documentation is provided in **Appendix A**. The Suspect ACM Analysis Report is provided in **Appendix B**.

3.1 Physical Characteristics of the Assessment Area

The USGS "Albany, NY Quadrangle" map, dated 2010, showing the area where the property is located was reviewed. According to the contour lines on the topographic map, the property is located approximately 193 feet above mean sea level (MSL). The contour lines in the vicinity of the property indicate the area is relatively flat, with a slight elevation gradient to the southeast. The closest named body of water is the Hudson River, located approximately 1.15 miles southeast of the subject property. The regional groundwater flow in the vicinity of the subject property is generally to the south/southeast, towards the flow direction of the Hudson River. Improvements to the subject property were not noted on the USGS map, since the subject lots are essentially vacant.

During the performance of the July 2011 field activities, PSI observed the soil at the site to be varying shades of brown and grey fine- to medium-grained sand and gravel, with a distinct grey clay layer which was encountered at approximately seven (7.0), to nine (9.0), feet bgs, to the termination depth of the soil borings, approximately twenty (20), feet bgs. Groundwater at the subject site was encountered at an approximate depth of ten (10), to fifteen (15), feet bgs in the areas investigated.

3.2 Soil Assessment Results

3.2.1 Soil Boring Sample Assessment Laboratory Results

The laboratory analytical results for the subsurface soil samples collected to address the Junk Dealer / Auto Repair Facility REC, specifically from Soil Borings SB-1A (15-17) and SB-1B (12-13), revealed the presence of one VOC compound, specifically Acetone, in each sample, at a concentration of 0.0402 and 0.0504 mg/kg, respectively. Of the two (2), samples, the result from sample SB-1B (12-13) was above the Unrestricted Use SCO for Acetone. No other VOC or SVOC compounds were detected in excess of their respective SCOs. The laboratory results also indicated that PCBs were not detected above the LMDLs.

Laboratory analytical results also indicated the presence of five (5), separate RCRA-8 metals related to the two (2), samples, specifically:

- Mercury – 0.177 / 4.04 mg/kg;
- Arsenic – 7.71 / 7.93 mg/kg;
- Barium – 93.6 / 118 mg/kg;
- Chromium – 16.1 / 14 mg/kg; and
- Lead – 28.6 / 330 mg/kg.



Of the detections reported from boring SB-1B, Mercury at 4.04 mg/kg was reported in excess of the NYSDEC Commercial Use SCO, and Lead at 330 mg/kg was reported in excess of the Unrestricted Use SCO. Sample results for RCRA-8 metals at boring SB-1A were below the NYSDEC SCOs for Unrestricted Use.

The laboratory analytical results for the subsurface soil samples collected at Soil Borings SB-2A indicate test parameters for VOCs and SVOCs were not detected above their respective LMDLs.

The VOC analytical data summary (detected parameters only), has been included as **Table 1**. The RCRA-8 Metals analytical data summary (detected parameters only), has been included as **Table 2**. A copy of the laboratory analytical report and chain-of-custody documentation is provided in **Appendix A**.

3.2.2 Surface Soil Assessment Laboratory Results

The laboratory analytical results for Surface Soil Samples SA-SS-1 (0.5-1) and SA-SS-2 (0.5-1), collected from the 10' X 10' stained area at #242 Elk Street, both indicated the presence of the following compounds:

- Benz(a)anthracene – 0.689 / 0.242 mg/kg;
- Benzo(a)pyrene – 0.72 / 0.317 mg/kg;
- Benzo(b)fluoranthene – 0.83 / 0.338 mg/kg;
- Benzo(g,h,i)perylene – 0.708 / 0.25 mg/kg;
- Benzo(k)fluoranthene – 0.467 / 0.264 mg/kg;
- Chrysene – 0.784 / 0.337 mg/kg;
- Fluoranthene – 1.77 / 0.686 mg/kg;
- Indeno(1,2,3-cd)pyrene – 0.597 / 0.198 mg/kg;
- Phenanthrene – 0.804 / 0.368 mg/kg; and
- Pyrene – 1.11 / 0.422 mg/kg.

Of the test parameters detected, only Indeno (1,2,3-cd) pyrene at 0.597 mg/kg was detected in excess of the Unrestricted Part 375 SCO for the sample collected from SA-SS-1 (0.5-1). No other test parameters were detected above their respective Unrestricted or Commercial Use SCOs. The area was observed to be visibly stained.

Additionally, laboratory analytical results for Surface Soil Samples SA-SS-1 (0.5-1) and SA-SS-2 (0.5-1), collected from the 10' X 10' stained area at #242 Elk Street, indicate detections of six (6), RCRA-8 Metals. The RCRA-8 metals that were detected were as follows: Mercury, Arsenic, Barium, Cadmium, Chromium and Lead. Of those six (6), analytes, both Mercury (0.654 & 0.213 mg/kg, respectively) and Lead (327 & 262 mg/kg, respectively), were in excess of NYSDEC Unrestricted Use SCOs for those compounds, in both samples collected from this area.

Please reference **Table 3 & Table 4** for a summary of the laboratory analytical data. A copy of the laboratory analytical report and chain-of-custody documentation is provided in **Appendix A**.



3.2.3 Soil Assessment Laboratory Results for Lead-Based Paint

Laboratory analytical results for the Surface Soil/Solid Samples collected with respect to the observed on-site environmental condition of flaking paint chips originating from the building located at #236 Elk Street, results indicated that the paint chips are lead-based, as the results are as follows:

- PB-1 (0.5-1) – 7,660 mg/kg;
- PB-2 (0.5-1) – 11,100 mg/kg;
- PB-3 (0.5-1) – 12,400 mg/kg; and
- PB-4 (0.5-1) – 334 mg/kg.

Of the lead detected in these four (4), samples, Pb-1 through Pb-3 were all in excess of the NYSDEC Commercial and Industrial Use SCO for Lead, and Pb-4 was in excess of the NYSDEC Unrestricted Use SCO for Lead.

Please reference **Table 5** for a summary of the laboratory analytical data. A copy of the laboratory analytical report and chain-of-custody documentation is provided in **Appendix A**.

3.3 Groundwater Assessment Results

Laboratory analytical results for the groundwater sample collected from temporary Monitoring Well SB-1B GW indicated the presence of Acetone at a concentration of 10.2 micrograms per liter ($\mu\text{g/L}$), which is above the practical quantitative limit (PQL) but below its NYSDEC Technical and Operational Guidance Series (TOGS), 1.1.1 Groundwater Guidance Value of 50 $\mu\text{g/L}$. No other VOC, PCB or SVOC test parameters were detected above their respective LMDLs.

The results of the RCRA-8 Metals analysis for the groundwater sample recovered from SB-1B GW indicated the detection of five (5), RCRA-8 metals: Mercury at 9.19 $\mu\text{g/L}$, Arsenic at 184 $\mu\text{g/L}$, Barium at 1,440 $\mu\text{g/L}$, Chromium at 226 $\mu\text{g/L}$ and Lead at 4,220 $\mu\text{g/L}$. All five (5), of these RCRA-8 Metals results were initially reported as totals.

PSI, after approval from the AHA, authorized Pace to analyze the sample for the dissolved component of these analytes. Results were reported as below the NYSDEC guidance for all five (5) metals requested.

Laboratory analytical results for the groundwater samples collected from temporary Monitoring Wells SB-3B GW, SB-3A GW and SB-2A GW indicate concentrations for tested compounds are below NYSDEC TOGS 1.1.1 Groundwater Guidance Values or Standards.

A Summary of the groundwater analytical data (detected parameters only), has been included as **Table 6 & Table 7**. A copy of the laboratory analytical report and chain-of-custody documentation is provided in **Appendix A**.



3.4 ACM Assessment Results

PSI performed limited testing of suspect ACM, observed at the subject property. The testing was performed by Mr. Jason Teagle, an EPA accredited and State of New York Department of Labor (NYSDOL)-Licensed Asbestos Inspector, on August 12, 2011. PSI collected five (5), samples from two (2), suspect ACMs and submitted them for analysis at our New York State Department of Health Environmental Laboratory Accreditation Program (ELAP)-certified Laboratory in Schenectady, New York. These suspect ACMs consisted of drywall like material debris and tar coated corrugated metal. Analytical results determined the tar coated corrugated metal is an ACM. None of the drywall like material samples were analyzed to contain asbestos. Regulated ACM (RACM) must be properly removed by a licensed asbestos abatement contractor prior to activities that would disturb the material. Federal, State and Local regulations and guidelines should be strictly adhered to when removing the ACM.



4 CONCLUSIONS AND RECOMMENDATIONS

PSI has performed Phase II ESA activities at the subject property in compliance with PSI Proposal No. 0836-46776. PSI has collected sufficient data to determine that the subject property is impacted with petroleum and hazardous substances. Based on the results of this assessment, the following conclusions and recommendations have been developed.

4.1 Conclusions

Based on the analytical results for the soil and groundwater samples collected at the subject property, the following conclusions can be drawn:

- With respect to REC #1, there remains a 10' X 10' stained soil area on the lot located at #242 Elk Street that is impacted with Mercury, Lead and Indeno(1,2,3-cd)pyrene above unrestricted use SCOs in that recognized portion of the lot. Other petroleum compounds (SVOCs), were found to be present and the area is obviously stained. Furthermore, based on the Lead concentrations in the surface soil, this material may also be a characteristic hazardous waste for Lead, as sample results indicate the concentrations are just above the NYSDEC "20 Rule" or "TCLP Trigger" threshold of 20 X's the TCLP levels that indicate a material is a RCRA hazardous waste;
- With respect to REC #2, PSI identified subsurface conditions indicating possible impact from the former Junk Dealer / Repair shop, as Acetone, and Lead were reported in the soil sample recovered from boring SB-1B (12-13 ft bgs) at levels exceeding NYSDEC Unrestricted Use SCOs and Mercury which exceed the Restricted Commercial Use SCO (however, the result was under the Restricted Industrial Use SCO). Additionally, the groundwater sample collected for the purpose of addressing this REC also revealed the presence of Acetone and five (5), RCRA-8 metals (totals); however, concentrations in the dissolved groundwater sample did not exceed NYSDEC guidance values (including Mercury), as it appears these elements have not impacted the groundwater at the site. Furthermore, based on the Mercury concentrations in the soil, this material may also be a characteristic hazardous waste for Mercury, as sample results indicate the concentrations are just slightly above the NYSDEC "20 Rule" or "TCLP Trigger" threshold of 20 X's the TCLP levels that indicate a material is a RCRA hazardous waste.
- With respect to REC #3, the off-site leaking fuel oil tanks, PSI did not identify any impacts to site soil or groundwater which could be attributed to the previously-identified, potential source(s);
- With respect to the two (2), additional on-site observed environmental conditions:
 - ACM: ACM was identified in the black tar substance located on the corrugated metal at #61 Sherman Street. The sample results from the



other drywall like debris noted at the subject property was analyzed not to contain asbestos.

- Flaking paint chips: Surface soil sample results indicated that the area along the perimeter of Elk Street lot #238 near the adjacent building located at #236 Elk Street is impacted with concentrations of lead that exceed the NYSDEC SCOs for Unrestricted Use. Three (3), soil samples Pb-1, Pb-2 and Pb-3 also exceed the Restricted Commercial and Industrial Use SCOs. Furthermore based on the elevated lead concentrations, this material may also be a characteristic hazardous waste for Lead, as sample results indicate the concentrations are **well above** the NYSDEC "20 Rule" or "TCLP Trigger" threshold of 20 X's the TCLP levels that indicate a material is a RCRA hazardous waste.

4.2 Recommendations

Based on the conclusions presented above, PSI makes the following recommendations:

- Have a licensed asbestos contractor remove and dispose of the identified ACM, black tar on the corrugated metal located at the 61 Sherman St. property.;
- Remove the Lead-impacted soils identified along the perimeter of the subject property and the adjacent building at #236 Elk Street. Handle these soil materials as Lead-impacted solids and dispose of the materials according to all local, state and Federal guidelines. Collect samples for waste characterization and secure the waste approvals before commencing with removal activities.
- PSI recommends calling the NYSDEC Spills Hotline at 1-800-457-7362 to document the observed and laboratory confirmed petroleum compounds in the stained soil at the surface area located proximate to SA-SS-1 which indicates a release at the property. Remove the 10 by 10 foot area of stained soil materials and associated debris. Dispose of these materials according to all local, state and Federal guidelines.
- While the elevated Mercury levels in the soil sample collected from location SB-1B (12-13), were reported at levels above the NYSDEC Unrestricted Use and Restricted Commercial Use SCOs, when compared to the NYSDEC Restricted Industrial Use SCO of 5.7 ppm, the results were reported less than the Restricted Industrial Use SCO. If site development, in the area proximate to location SB-1B is expected to require significant excavation, PSI recommends a sub-surface investigation to delineate the soils for mercury impacts horizontally and vertically. Collect samples from any excavated soils for waste characterization and secure the waste approvals before commencing with removal activities. Dispose of these materials according to all local, state and Federal guidelines.



5 REPRESENTATIONS

5.1 Warranty

The field observations, measurements, and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a Phase II ESA of this property. The assessment, conclusions, and recommendations presented herein are based upon the subjective evaluation of limited data. They may not represent all conditions at the subject site as they reflect the information gathered from specific locations. PSI warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted environmental investigation methodologies and only for the site described in this report.

The Phase II ESA has been developed to provide the client with information regarding degree of impact (not delineation), relating to the subject property. It is necessarily limited to the conditions observed and to the information available at the time of the work.

Due to the limited nature of the work, there is a possibility that there may exist conditions which could not be identified within the scope of the assessment or which were not apparent at the time of report preparation. It is also possible that the testing methods employed at the time of the report may later be superseded by other methods. The description, type, and composition of what are commonly referred to as "hazardous materials or conditions" can also change over time. PSI does not accept responsibility for changes in the state of the art, nor for changes in the scope of various lists of hazardous materials or conditions. PSI believes that the findings and conclusions provided in this report are reasonable. However, no other warranties are implied or expressed.

5.2 Use By Third Parties

This report was prepared pursuant to the contract PSI has with The Albany Housing Authority. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than The Albany Housing Authority and their respective affiliates, successors and assigns can rely on the report, under the same conditions as if it had been prepared for them, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to PSI's contract with The Albany Housing Authority. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.



TABLES

Table 1
 Summary of Soil Laboratory Results (VOCs)
 Phase II ESA Soil Boring Results
 Elk & Sherman Streets Properties
 City of Albany, NY
 Albany Housing Authority
 July 29, 2011

Volatile Organic Compounds (EPA Method 8260B)	Units ppm	SB-1A (15-17)	SB-1B (12-13)	NYSDEC Part 375 Soil Cleanup Objectives	
				Unrestricted Use, ppm	Commercial Use, ppm
Acetone	ppm	0.0402	0.0514	0.05	500
Total VOCs	ppm	0.0402	0.0514	-	-

Notes:

All results presented in **Table 1** are reported in milligrams per kilogram (mg/kg), or parts per million (ppm).

- No SCO developed for analyte.

NYSDEC Recommended Soil Cleanup Objectives (SCOs), refer to Unrestricted Use 6 NYCRR Part 375-6.8(a).

The Restricted and Commercial Use SCOs are noted in 6 NYCRR Part 375-6.8(b).

Samples analyzed by EPA Analytical Method 8260B for VOCs.

BDL indicates parameter not detected above the laboratory method detection limit.

Results in **BOLD/BLUE** indicate values in excess of the Unrestricted Use Part 375 SCO.

Results in **BOLD / RED** indicate values in excess of the Commercial Use Part 375 SCO.

Table 2
 Summary of Soil Laboratory Results (RCRA-8 Metals)
 Phase II ESA Soil Boring Results
 Elk & Sherman Streets Properties
 City of Albany, NY
 Albany Housing Authority
 July 29, 2011

RCRA-8 Metals (EPA Methods 6010B / 7471)	Units ppm	SB-1A (15-17)	SB-1B (12-13)	NYSDEC Part 375 Soil Cleanup Objectives	
				Unrestricted Use, ppm	Commercial Use, ppm
Mercury [†]	ppm	0.177	4.04	0.18	2.8
Arsenic	ppm	7.71	7.93	13	16
Barium	ppm	93.6	118	350	400
Cadmium	ppm	BDL	BDL	2.5	9.3
Chromium [‡]	ppm	16.1	14	30	1,500
Lead	ppm	28.6	330	63	1,000
Selenium	ppm	BDL	BDL	3.9	1,500
Silver	ppm	BDL	BDL	2.0	1,500

Notes:

All results presented in **Table 2** are reported in milligrams per kilogram (mg/kg), or parts per million (ppm).

NYSDEC Recommended Soil Cleanup Objectives (SCOs), refer to Unrestricted Use 6 NYCRR Part 375-6.8(a).

The Restricted and Commercial Use SCOs are noted in 6 NYCRR Part 375-6.8(b).

RCRA-8 Metals Analyses via EPA Analytical Method 6010B, except where noted.

[†] Mercury analyzed by EPA Analytical Method SW-846 7471A.

[‡] Results reported as Total Chromium, SCO refers to Trivalent-State Chromium only.

BDL indicates parameter not detected above the laboratory method detection limit.

Results in **BOLD/BLUE** indicate values in excess of the Unrestricted Use Part 375 SCO.

Results in **BOLD / RED** indicate values in excess of the Commercial Use Part 375 SCO.

Table 3
 Summary of Surface Soil Laboratory Results (SVOCs)
 Phase II ESA Surface Soil Samples
 Elk & Sherman Streets Properties
 City of Albany, NY
 Albany Housing Authority
 July 29, 2011

Semi-Volatile Organic Compounds (SVOCs), via EPA Method 8270C	Units ppm	SA-SS-1 (0.5-1)	SA-SS-2 (0.5-1)	NYSDEC Part 375 Soil Cleanup Objectives	
				Unrestricted Use, ppm	Commercial Use, ppm
Benzo(a)anthracene	ppm	0.689	0.242	1.0	5.6
Benzo(a)pyrene	ppm	0.72	0.317	1.0	1.0
Benzo(b)fluoranthene	ppm	0.83	0.338	1.0	5.6
Benzo(g,h,i)perylene	ppm	0.708	0.25	100	500
Benzo(k)fluoranthene	ppm	0.467	0.264	0.8	56
Chrysene	ppm	0.784	0.337	1.0	56
Fluoranthene	ppm	1.77	0.686	100	500
Indeno(1,2,3-cd)pyrene	ppm	0.597	0.198	0.5	5.6
Phenanthrene	ppm	0.804	0.368	100	500
Pyrene	ppm	1.11	0.422	100	500
Total SVOCs	ppm	8.479	3.422	-	-

Notes:

All results presented in **Table 3** are reported in milligrams per kilogram (mg/kg), or parts per million (ppm).

- No SCO developed for analyte.

NYSDEC Recommended Soil Cleanup Objectives (SCOs) refer to Unrestricted Use 6 NYCRR Part 375-6.8(a).

The Restricted and Commercial Use SCOs are noted in 6 NYCRR Part 375-6.8(b).

Samples analyzed by EPA Analytical Method 8260B for VOCs.

BDL indicates parameter not detected above the laboratory method detection limit.

Results in **BOLD/BLUE** indicate values in excess of the Unrestricted Use Part 375 SCO.

Results in **BOLD / RED** indicate values in excess of the Commercial Use Part 375 SCO.

Table 4
 Summary of Surface Soil Laboratory Results (RCRA-8 Metals)
 Phase II ESA Surface Soil Samples
 Elk & Sherman Streets Properties
 City of Albany, NY
 Albany Housing Authority
 July 29, 2011

RCRA-8 Metals (EPA Methods 6010B / 7471)	Units ppm	SA-SS-1 (0.5-1)	SA-SS-2 (0.5-1)	NYSDEC Part 375 Soil Cleanup Objectives	
				Unrestricted Use, ppm	Commercial Use, ppm
Mercury [†]	ppm	0.654	0.213	0.18	2.8
Arsenic	ppm	7.01	7.5	13	16
Barium	ppm	121	79.4	350	400
Cadmium	ppm	1.69	1.14	2.5	9.3
Chromium [‡]	ppm	18.8	18.8	30	1,500
Lead	ppm	327	262	63	1,000
Selenium	ppm	BDL	BDL	3.9	1,500
Silver	ppm	BDL	BDL	2.0	1,500

Notes:

All results presented in **Table 4** are reported in milligrams per kilogram (mg/kg), or parts per million (ppm).

NYSDEC Recommended Soil Cleanup Objectives (SCOs) refer to Unrestricted Use 6 NYCRR Part 375-6.8(a).

The Restricted and Commercial Use SCOs are noted in 6 NYCRR Part 375-6.8(b).

RCRA-8 Metals Analyses via EPA Analytical Method 6010B, except where noted.

[†] Mercury analyzed by EPA Analytical Method SW-846 7471A.

[‡] Results reported as Total Chromium, SCO refers to Trivalent-State Chromium only.

BDL indicates parameter not detected above the laboratory method detection limit.

Results in **BOLD/BLUE** indicate values in excess of the Unrestricted Use Part 375 SCO.

Results in **BOLD / RED** indicate values in excess of the Commercial Use Part 375 SCO.

Table 5
 Summary of Surface Soil/Solid Laboratory Results (Lead)
 Phase II ESA Surface Soil Samples
 Elk & Sherman Streets Properties
 City of Albany, NY
 Albany Housing Authority
 July 29, 2011

Total Lead (EPA Method 6010B)	Units ppm	Pb-1 (0.5-1)	Pb-2 (0.5-1)	Pb-3 (0.5-1)	Pb-4 (0.5-1)	NYSDEC Part 375 Soil Cleanup Objectives	
						Unrestricted Use, ppm	Commercial Use, ppm
Lead	ppm	7,660	11,100	12,400	334	63	1,000

Notes:

All results presented in **Table 5** are reported in milligrams per kilogram (mg/kg), or parts per million (ppm).

NYSDEC Recommended Soil Cleanup Objectives (SCOs), refer to Unrestricted Use 6 NYCRR Part 375-6.8(a).

The Restricted and Commercial Use SCOs are noted in 6 NYCRR Part 375-6.8(b).

Lead Analyses via EPA Analytical Method 6010B.

BDL indicates parameter not detected above the laboratory method detection limit.

Results in **BOLD/BLUE** indicate values in excess of the Unrestricted Use Part 375 SCO.

Results in **BOLD / RED** indicate values in excess of the Commercial Use Part 375 SCO.

Table 6
 Summary of Groundwater Laboratory Results (VOCs)
 Phase II ESA Groundwater Samples
 Elk & Sherman Streets Properties
 City of Albany, NY
 Albany Housing Authority
 July 29, 2011

Volatile Organic Compounds (EPA Method 8260B)	Units ppb	SB-1B GW	NYSDEC TOGS 1.1.1 June 1998
			micrograms / Liter (µg/L)
Acetone	ppb	10.2	50*
Total VOCs	ppb	10.2	-

Notes:

VOC Analyses via EPA Analytical Method 8260B.

* Guidance Value only.

Results displayed in micrograms per Liter (µg/kg) or parts per billion (ppb).

BDL: Below the Method Detection Limit.

- No Standard or Guidance Value developed for Total VOCs developed.

Results in **BOLD** indicate values in excess of the referenced NYSDEC TOGS 1.1.1 Standard or Guidance Value.

Table 7
 Summary of Groundwater Laboratory Results (RCRA-8 Metals)
 Phase II ESA Groundwater Samples
 Elk & Sherman Streets Properties
 City of Albany, NY
 Albany Housing Authority
 July 29, 2011

RCRA-8 Metals (EPA Methods 6010B / 7471)	Units ppb	SB-1B GW (totals)	SB-1B GW (dissolved)	NYSDEC TOGS 1.1.1 June 1998
				micrograms / Liter (µg/L)
Mercury [†]	ppb	9.19	BDL	0.7
Arsenic	ppb	184	15.2	25
Barium	ppb	1,440	139	1,000
Cadmium	ppb	BDL	-	5.0
Chromium	ppb	226	BDL	50
Lead	ppb	4,220	BDL	25
Selenium	ppb	BDL	-	10
Silver	ppb	BDL	-	50

Notes:

RCRA-8 Metals Analyses via EPA Analytical Method 6010B, except where noted.

[†] Mercury analyzed by EPA Analytical Method SW-846 7470A.

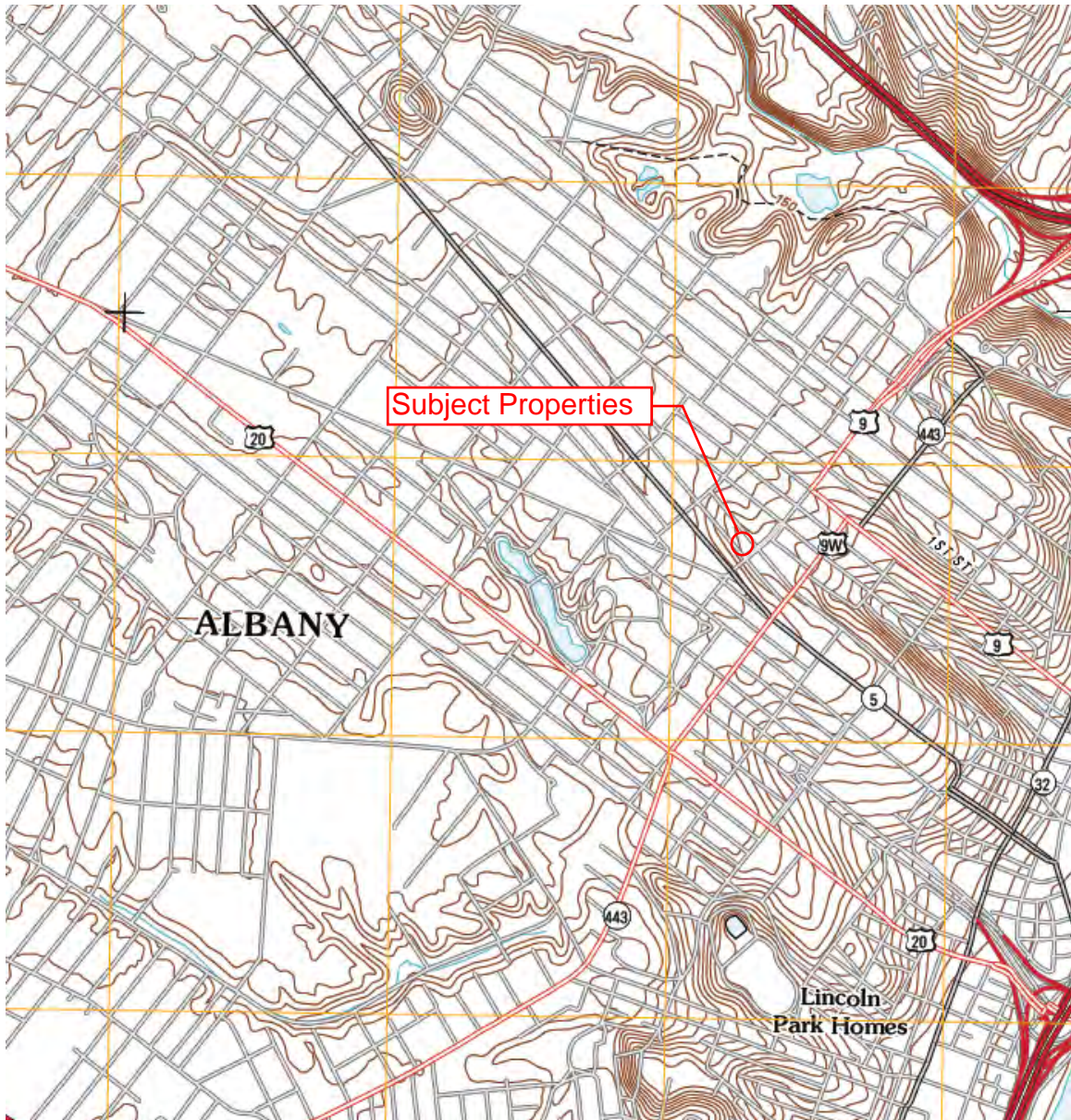
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BDL: Below the Method Detection Limit.

- Dissolved phase not analyzed due to total results being report below the method detection limit.

Results in **BOLD** indicate values in excess of the referenced NYSDEC TOGS 1.1.1 Standard or Guidance Value.

FIGURES



Source: USGS Albany, NY Quadrangle Map, 2010.

Figure Not to Scale

Figure 1 – USGS Vicinity Map



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Professional Service Industries, Inc.
 104 Erie Boulevard, Suite 1
 Schenectady, New York 12305

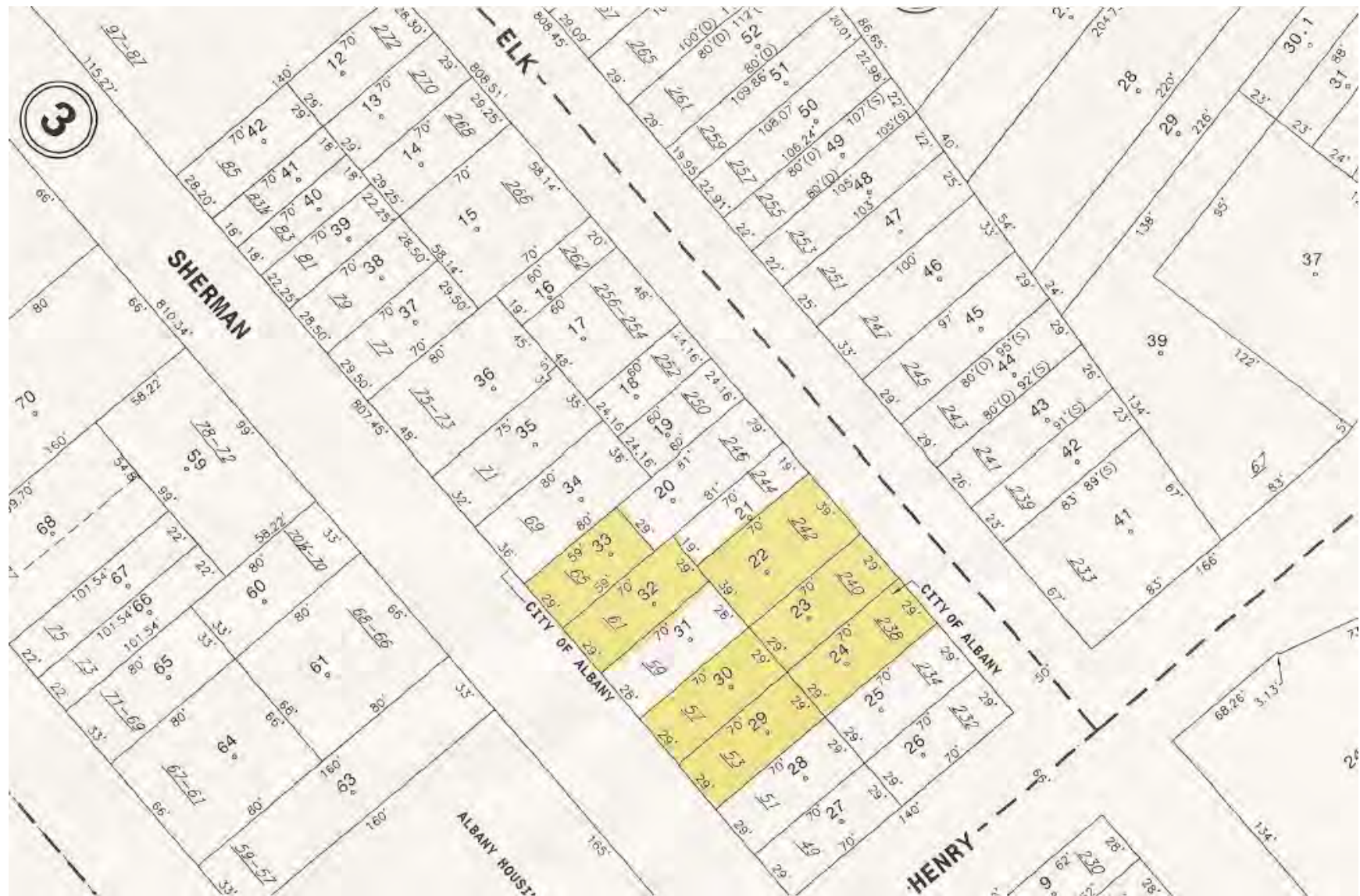
(518) 377-9841 phone
 (518) 377-9847 fax

Client: Albany Housing Authority

Name: Elk & Sherman Lots, Albany, NY

PSI Project#:
 0836276-1

Date:
 8/22/11



Drawing Not to Scale.

Figure 2 – Subject Property Tax Map



Professional Service Industries, Inc.
104 Erie Boulevard, Suite 1
Schenectady, New York 12305

(518) 377-9841 phone
(518) 377-9847 fax

Client: Albany Housing Authority

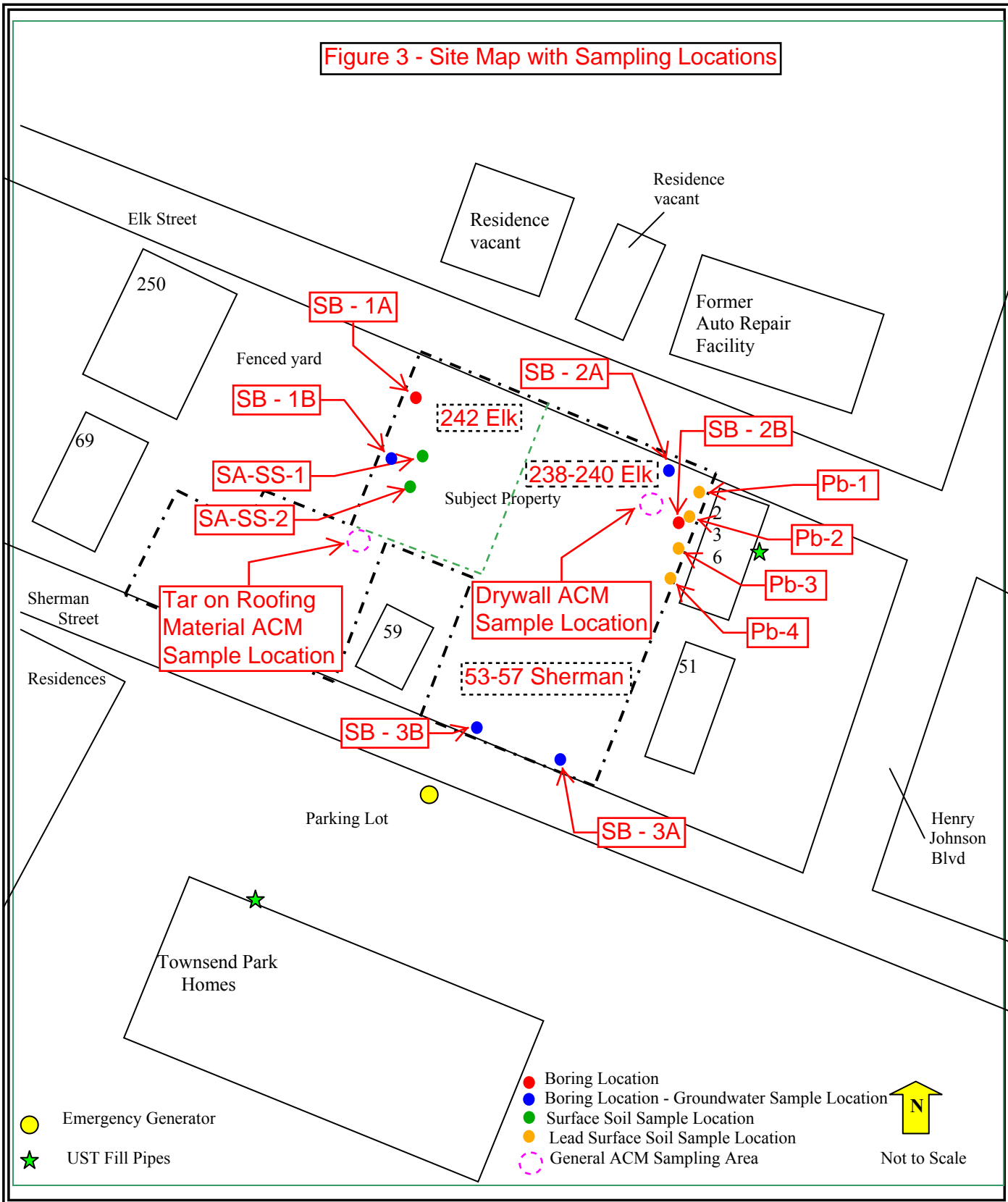
Date:

PSI Project#: 0836276-1

8/22/11

Name: Elk & Sherman Streets Contiguous Properties, Albany, NY 12206

Figure 3 - Site Map with Sampling Locations



● Emergency Generator
★ UST Fill Pipes

● Boring Location
● Boring Location - Groundwater Sample Location
● Surface Soil Sample Location
● Lead Surface Soil Sample Location
○ General ACM Sampling Area



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(518) 377-9841 phone
(518) 377-9847 fax

Client: Albany Housing Authority	
Name: Contiguous Lots Elk & Sherman Sts	
PSI Project#: 0836276-1	Date: July 29, 2011

Attachment I

EDR Radius Map™ with Geoscheck®

This document is on separate Jump Drive

Attachment J

Aerial Photographs

AHP Spruce Street
238 Spruce Street
Albany, NY 12210

Inquiry Number: 4945417.9

May 23, 2017

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Site Name:

AHP Spruce Street
 238 Spruce Street
 Albany, NY 12210
 EDR Inquiry # 4945417.9

Client Name:

Ambient Environmental, Inc.
 828 Washington Ave
 ALBANY, NY 12203
 Contact: Catey Kielb



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1995	1"=500'	Acquisition Date: April 20, 1995	USGS/DOQQ
1994	1"=500'	Flight Date: April 23, 1994	USGS
1985	1"=500'	Flight Date: March 16, 1985	USGS
1977	1"=500'	Flight Date: April 17, 1977	USDA
1973	1"=500'	Flight Date: June 16, 1973	USGS
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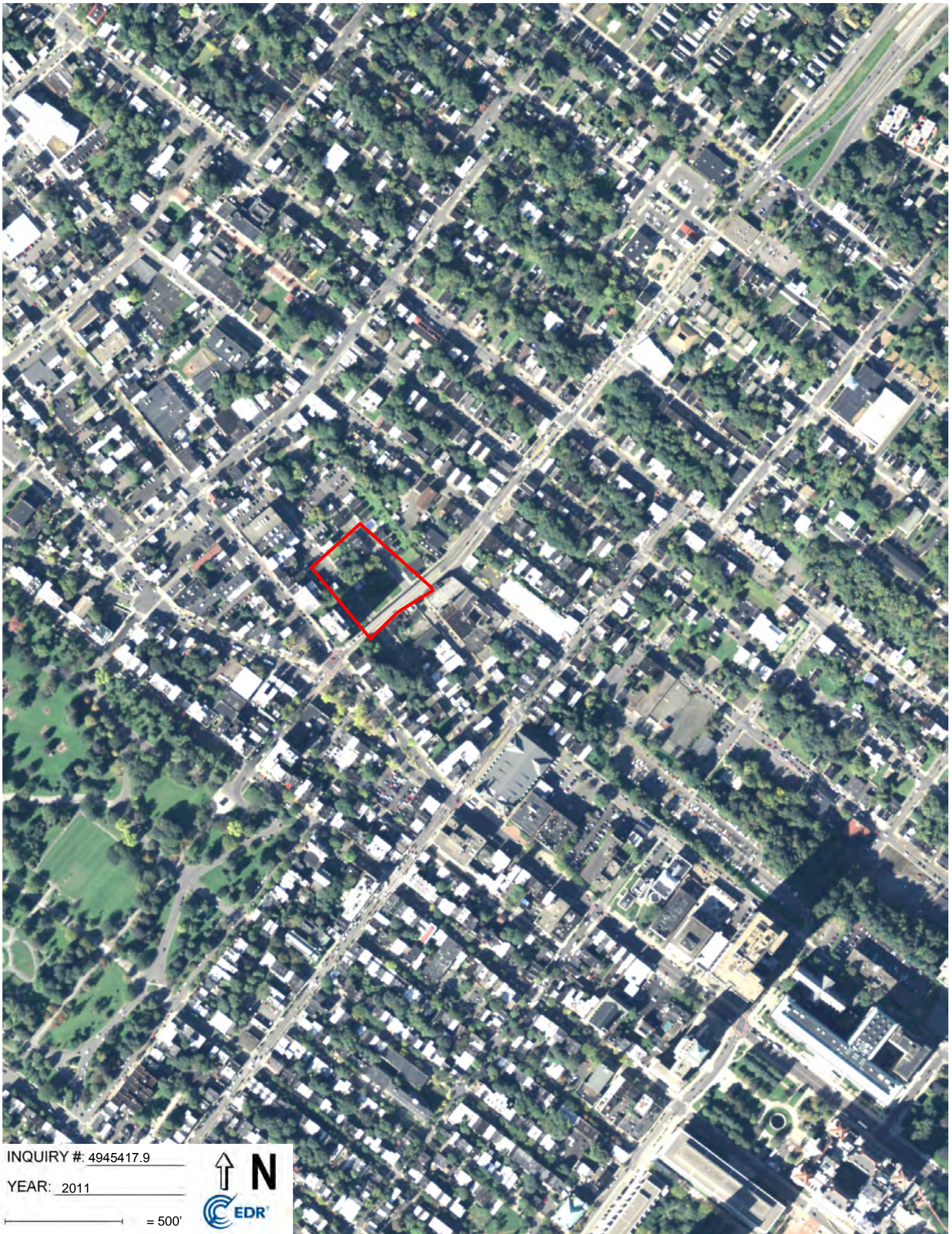
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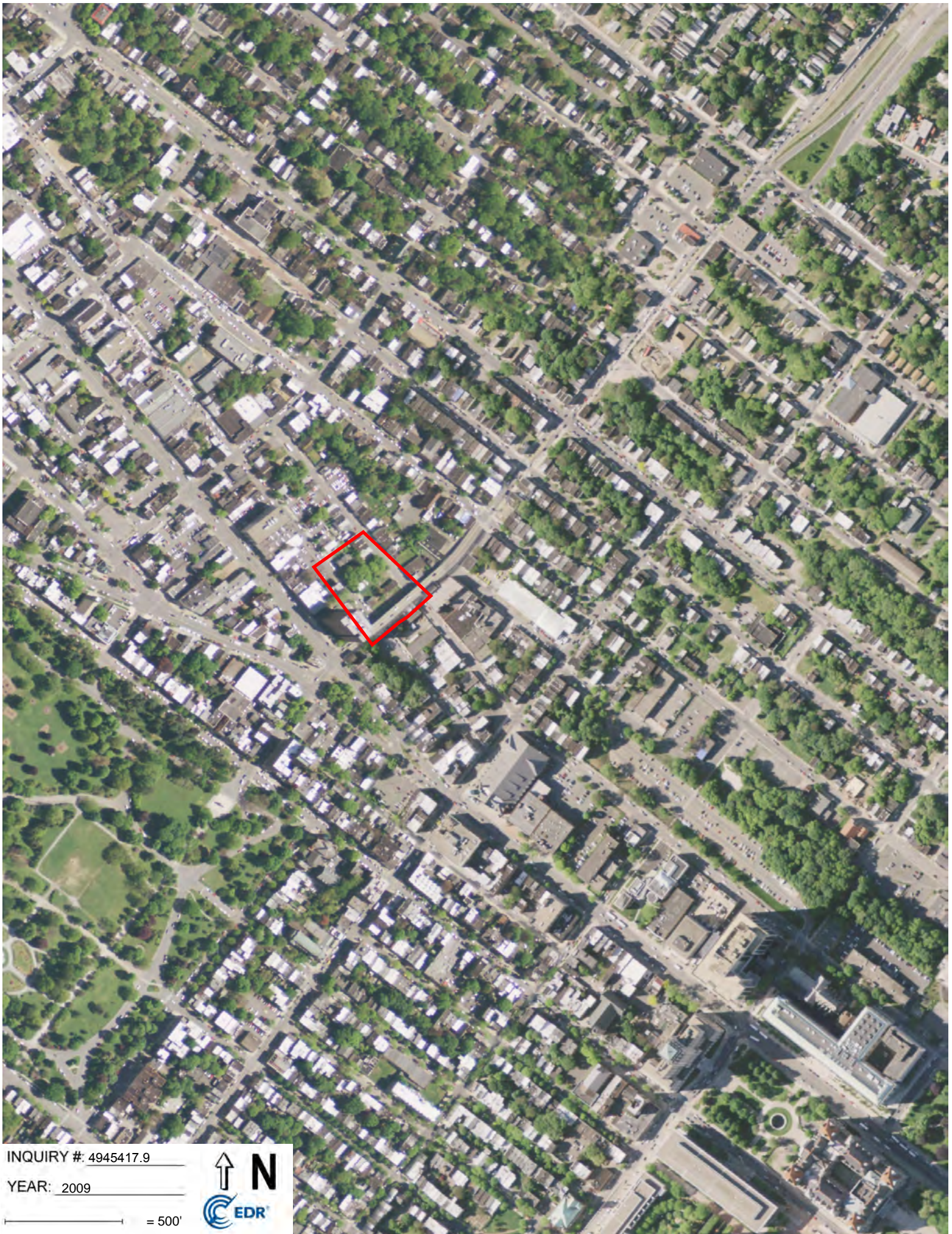


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INQUIRY #: 4945417.9

YEAR: 2009

— = 500'





INQUIRY #: 4945417.9

YEAR: 2006

— = 500'



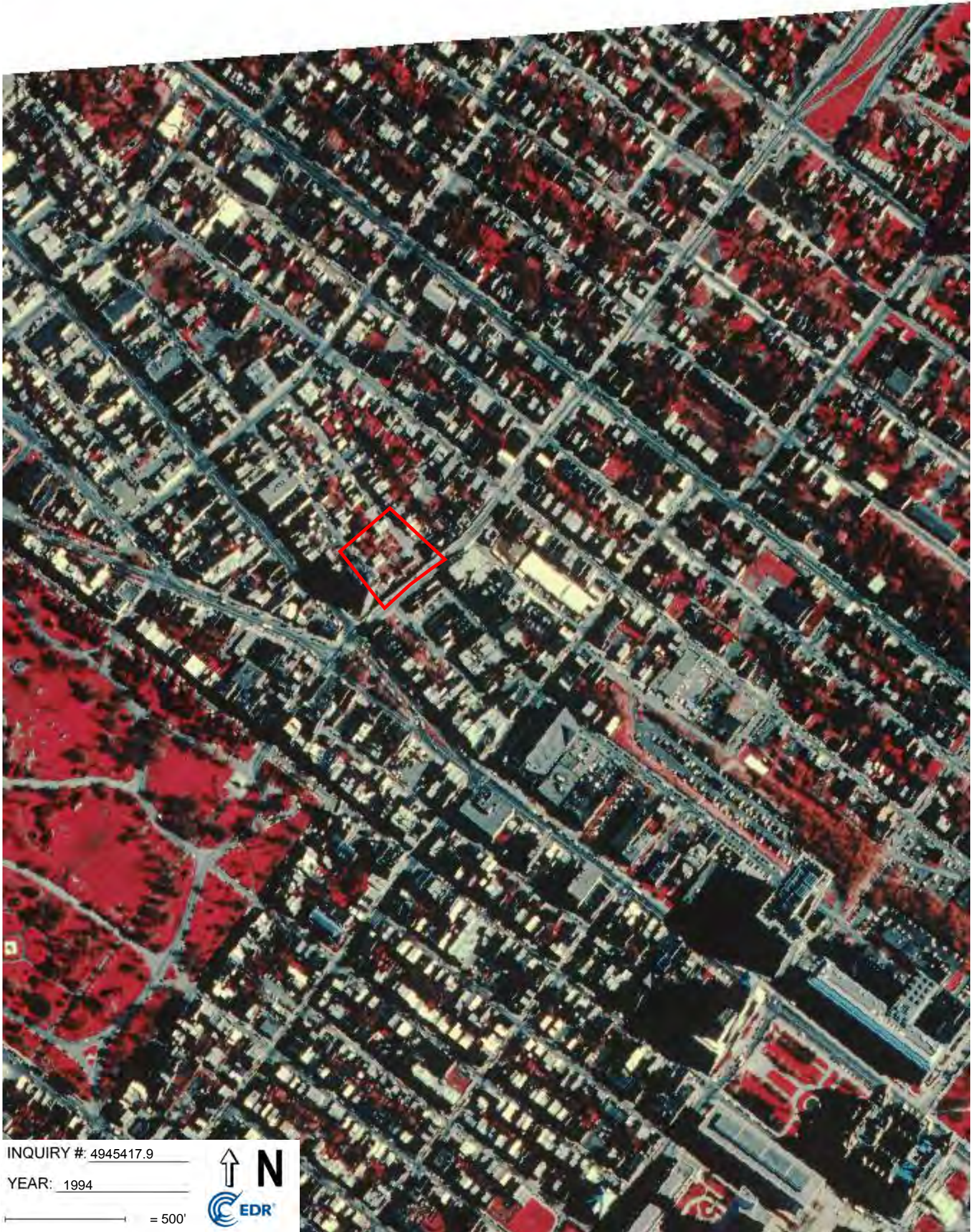


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YEAR: 1995

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YEAR: 1994

— = 500'





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YEAR: 1985

— = 500'





INQUIRY #: 4945417.9

YEAR: 1977

— = 500'





INQUIRY #: 4945417.9

YEAR: 1973

— = 500'





INQUIRY #: 4945417.9

YEAR: 1952

— = 500'





INQUIRY #: 4945417.9

YEAR: 1942

— = 500'

