

APPENDIX D
Phase 1 Environmental Site Assessment

Phase I Environmental Site Assessment

Niagara Engine Co. No. 6 Property

114-118 Fort Road

Village of Schoharie

Schoharie County, New York

November 12, 2012

Chazen Project No. 91238.00



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TABLE OF CONTENTS

| | | |
|------------|--|-----------|
| 1.0 | INTRODUCTION | 1 |
| 1.1 | Purpose | 1 |
| 1.2 | Scope of Services | 1 |
| 1.2.1 | Review Existing Site Background Information (Current and Historical) | 1 |
| 1.2.2 | Site Reconnaissance and Interviews..... | 2 |
| 1.3 | Qualifications | 2 |
| 1.4 | Significant Assumptions..... | 2 |
| 1.5 | Special Terms and Conditions..... | 3 |
| 1.6 | Limitations and Exceptions of Assessment | 3 |
| 1.7 | Deviations | 4 |
| 1.8 | User Reliance | 4 |
| 2.0 | SITE DESCRIPTION | 5 |
| 2.1 | Site Location and Total Site Area..... | 5 |
| 2.2 | Current Site Uses/Operations..... | 5 |
| 2.3 | General Site Configuration | 5 |
| 2.3.1 | Roadways On or Adjoining the Site | 5 |
| 2.3.2 | Easements and Right of Ways | 6 |
| 2.4 | Structures..... | 6 |
| 2.5 | Site Utilities..... | 7 |
| 2.6 | Topographic Description..... | 7 |
| 2.7 | Site Soils and Geology..... | 7 |
| 2.8 | Site Hydrology and Hydrogeology | 8 |
| 2.9 | Surrounding Land Uses..... | 8 |
| 3.0 | USER PROVIDED INFORMATION..... | 9 |
| 3.1 | Title records | 9 |
| 3.2 | Environmental Liens or Activity and Use Limitations (AULs) | 9 |
| 3.3 | Specialized Knowledge | 9 |
| 3.4 | Commonly Known or Reasonably Ascertainable Information | 9 |
| 3.5 | Valuation Reduction for Environmental Issues | 9 |
| 3.6 | Reason for Performing the Phase I ESA..... | 9 |
| 4.0 | SITE AND SURROUNDING AREA HISTORICAL REVIEW..... | 10 |
| 4.1 | Summary | 10 |
| 4.1.1 | Site | 10 |
| 4.1.2 | Adjoining/Surrounding Properties | 10 |
| 4.2 | Title Search Information | 10 |
| 4.3 | Sanborn Fire Insurance Maps..... | 11 |

TABLE OF CONTENTS

Continued

| | | |
|------------|---|-----------|
| 4.4 | Aerial Photographs | 11 |
| 4.5 | USGS Topography Maps | 12 |
| 4.6 | Municipal Records/ Local Government Interviews | 12 |
| 4.6.1 | Assessor's Office | 12 |
| 4.6.2 | Building Department | 12 |
| 4.6.3 | Fire Department | 13 |
| 4.6.4 | Local Historian | 13 |
| 4.7 | Owner, Operator and Occupant Interviews | 13 |
| 4.7.1 | Property Owner/Key Site Representative | 13 |
| 4.7.2 | Current Operators and/or Site Occupants | 14 |
| 4.7.3 | Past Owners, Occupants, and Operators | 14 |
| 4.8 | Previous Environmental Investigations | 15 |
| 5.0 | ENVIRONMENTAL REGULATORY AGENCY RECORD REVIEW | 16 |
| 5.1 | Standard ASTM Environmental Record Sources | 16 |
| 5.2 | Supplemental Non-ASTM Environmental Record Sources | 17 |
| 5.3 | Information from Regulatory Agency Officials..... | 18 |
| 5.3.1 | County Department of Health | 18 |
| 5.3.2 | New York State Department of Environmental Conservation | 18 |
| 6.0 | SITE RECONNAISSANCE | 19 |
| 6.1 | Conditions of Reconnaissance | 19 |
| 6.2 | Chemical and Petroleum Substances | 19 |
| 6.3 | Site Waste Profile | 20 |
| 6.4 | Site Drainage..... | 21 |
| 6.5 | PCB-Containing Equipment | 21 |
| 7.0 | EVIDENCE OF POTENTIAL/KNOWN SITE CONTAMINATION..... | 22 |
| 8.0 | REPORT FINDINGS, OPINIONS AND CONCLUSIONS..... | 23 |
| 8.1 | Findings and Opinions..... | 23 |
| 8.2 | Conclusions | 26 |
| 9.0 | SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S) | 28 |

TABLE OF CONTENTS
Continued

REFERENCES

List of People and Agencies Contacted
Documents Reviewed

FIGURES

Figure 1: Site Location Map
Figure 2: Tax Map
Figure 3: 2010 Orthophoto
Figure 4: Site Layout on Survey – Western Side of Site
Figure 5: Survey – Eastern Side of Site

APPENDICES

Appendix A: Site Photographs
Appendix B: Historical Resources
Appendix C: Environmental Database Report
Appendix D: Interview Documentation
Appendix E: Qualifications

1.0 INTRODUCTION

The Chazen Companies (Chazen) performed a Phase I Environmental Site Assessment (ESA) for the property located at 114-118 Fort Road, in the Village of Schoharie in Schoharie County, New York ("the site"). This Phase I ESA was performed as part of due diligence activities being completed by Niagara Engine Company No. 6 prior to their anticipated purchase of the property from Mr. John Miller. Following the Hurricane Irene flooding in 2011, Niagara Engine Company No. 6 needed to move to a new location, and this new property acquisition and development involves funding from the Federal Emergency Management Agency (FEMA).

The site consists of two parcels. The parcel at 118 Fort Road includes an unoccupied house and the parcel at 114 Fort Road includes the fire station for Niagara Engine Company No. 6, Inc. The fire station property was formerly occupied by a New Holland tractor sales and maintenance/repair facility. Structures on the 114 Fort Road parcel include the fire house/meeting room, a Quonset hut that is used for fire truck storage, a lean-to attached to the east side of the Quonset hut that is also used for fire truck storage, and a pole barn and a junk shed that are not currently utilized by the fire department. A loading dock and two concrete pads abut the parking areas south and southeast of the fire house building. The eastern portion of Lot 19 is bisected by a parcel owned by Niagara Mohawk containing overhead utility lines.

1.1 Purpose

The purpose of this Phase I ESA is to reasonably identify potential or known recognized environmental conditions (RECs) and Significant Data Gaps (SDGs) as defined by ASTM E 1527-05. The ASTM Standard Practice allows a lender or property owner to satisfy one of the requirements necessary to qualify for either the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses for liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). RECs are defined as "the presence or likely presence of any hazardous substances (including wastes) 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 such products into structures, the ground, groundwater, or surface water of the property" even under conditions in compliance with laws. SDGs are information shortages which affect the ability to identify RECs.

1.2 Scope of Services

The methodology employed for the performance of this Phase I ESA is consistent with, or exceeds the requirements of, ASTM E 1527-05 and comprises the following steps.

Information obtained from the performance of these tasks is described in this Phase I ESA report in Sections 2.0 through 7.0 below. Conclusions regarding the findings of this investigation are provided in Section 8.0.

1.2.1 Review Existing Site Background Information (Current and Historical)

In accordance with ASTM E 1527-05, Chazen attempts to review existing background information describing sites, including: historic aerial photographs, historic Sanborn fire

insurance maps (if available), environmental databases, a current United States Geological Survey (USGS) topographic map, and local government records. Discussion of particular identified sources is found in Sections 4.0 through 6.0.

1.2.2 Site Reconnaissance and Interviews

In accordance with ASTM E 1527-05, Chazen seeks available site information from the following sources. Discussion of sources contacted is found in Sections 4.0 through 6.0:

- A visual site reconnaissance, including review of operations, chemical/petroleum handling, waste management systems, and prior waste handling practices at the site;
- Visual observations of adjacent properties from the site and adjacent roadways;
- Interviews with the user, site owner, operator, and/or occupants, if identified and available;
- Interviews with identified past owners, operators, and occupants for which contact information was provided;
- Interviews with neighbors (if site is abandoned);
- Contacting regulatory and local officials to determine if the presence of hazardous substances or petroleum products has been a concern at the site;
- Assessment of the current and past use of hazardous substances and petroleum products (from visual observations and interviews with knowledgeable persons); and
- Determination of the existence and use of site utilities.

1.2.3 Environmental Regulatory Database Search

Chazen obtained a commercially-available database report of a search of Federal and State regulatory databases to determine the possible presence of hazardous substances or petroleum product at the site and/or within the search distances identified in ASTM E 1527-05.

1.3 Qualifications

This Phase I ESA has been conducted by a qualified environmental professional with the required level of education in an environmental field of study and experience in the performance of Phase I ESAs and ASTM Standard requirements. These qualifications are consistent with environmental professional requirements referenced in the ASTM E 1527-05 standard. Appendix E includes resumes of qualified environmental professional qualifications.

1.4 Significant Assumptions

Significant assumptions made in the performance of this Phase I ESA are as follows:

- Groundwater flow approximately mimics major topographic gradients.
- Representations made during interviews are accurate.

1.5 Special Terms and Conditions

No special terms and conditions beyond the ASTM E 1527-05 scope of work have been included in this ESA.

1.6 Limitations and Exceptions of Assessment

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. The performance of this Phase I ESA is consistent with ASTM Standard E 1527-05 and is intended to reduce, but not eliminate, such uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost. The information presented in this report is limited to the investigation conducted and described herein, and is not necessarily all inclusive of conditions present at the site.

This Phase I ESA is site specific in that it relates to the assessment of environmental conditions at the site. Opinions presented in this report apply to site conditions existing at the time of the Chazen evaluation and may not necessarily apply to future site or surrounding area conditions. Chazen can render no opinion as to the presence or absence of RECs in areas of the property where access was not provided or was limited.

The accuracy and completeness of the information provided by the sources referenced in this Phase I ESA report was not independently verified. Accordingly, Chazen accepts no responsibility for any deficiencies, misstatements or inaccuracies contained in this report that occur as a result of misrepresentations, omissions, or fraudulent acts of the sources questioned or documentation provided. Persons knowledgeable of the site were interviewed only to the extent that these individuals were available and forthcoming during the investigation period.

This practice does not address whether requirements, in addition to all appropriate inquiry (AAI), have been met in order to qualify for the landowner liability protections (LLPs), including "the continuing obligation not to impede the integrity and effectiveness of activity and use limitations (AULs), or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting operations." Failure to meet continuing obligations may forfeit CERCLA liability protection.

Additionally, this practice does not address the requirements of any state or local laws, or any federal laws other than the AAI provisions of the LLPs. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice.

Responses from public agencies typically can take three to four weeks to obtain. Client-imposed time constraints that are less than what is considered to be a reasonable timeframe by this standard (i.e., 20 days) may result in a data gap that could affect CERCLA liability protection.

Vehicles and equipment stored in and around buildings substantially limited views of site areas. A shed on the southern portion of the property near the southwestern adjacent property is being utilized by the adjacent property owner but is located on the site; this shed was locked and could not be accessed during the site visit. The house on lot 20 was locked at the time of the site visit; therefore, the first and second floors could not be accessed. The basement was accessed through an unlocked door.

1.7 Deviations

No deviations from the ASTM E 1527-05 standard were performed during this Phase I ESA.

1.8 User Reliance

This report is intended for the sole and exclusive use of Niagara Engine Company No. 6 and FEMA, and not for the benefit use of others, and may not be used or relied upon by others. The findings of the report are limited to those specifically expressed in the report and no other representations can be relied upon other than those expressly stated in the report and as limited by Chazen's terms and conditions.

This Phase I ESA report is considered valid under one of the two following conditions:

- 1) It was (a) completed less than 180 days prior to the date of acquisition or (for transactions not involving an acquisition) the date of the intended transaction, and (b) the user(s) satisfies the user's responsibilities identified in Section 3.
- 2) It was (a) completed within one year prior to the date of acquisition or (for transactions not involving an acquisition) the date of the intended transaction; (b) the following components were conducted or updated within 180 days of the acquisition or transaction: interviews, search for environmental cleanup liens, review of government records, visual inspection of the property and adjoining properties, and declaration by the environmental professional; and (c) the user(s) satisfies the user's responsibilities identified in Section 3.

2.0 SITE DESCRIPTION

2.1 Site Location and Total Site Area

The Niagara Engine Company No. 6 Property is an irregular-shaped parcel of land located at 114-118 Fort Road, in the Village of Schoharie, Schoharie County, New York. The site is situated approximately 300 feet northeast of the intersection of Fort Road and Route 30.

The site is a 3.59-acre property comprised of two tax lots identified on the Village of Schoharie tax map as Section 72.6, Block 2, Lots 19 and 20. Lot 20 shares its eastern and southern boundaries with Lot 19.

A map illustrating the site location is attached as Figure 1 and a copy of the Village of Schoharie tax map is included as Figure 2. An orthophoto of the site is provided as Figure 3. One of the site survey sheets is included as Figure 4 with building and site features labeled by Chazen.

2.2 Current Site Uses/Operations

The site includes an unoccupied house on Lot 20 and a fire station on Lot 19. Some structures on Lot 19 are not used by the fire station and contain equipment and materials belonging to the site owner, Mr. John Miller. One shed is used by an adjoining property owner and was not accessible.

Site reconnaissance photographs, depicting observed property conditions are attached as Appendix A.

2.3 General Site Configuration

The site is irregular-shaped and includes several buildings. The house is situated in the western corner of lot 20.

Structures on Lot 19 include the fire house/meeting room (formerly the tractor sales building and parts room), a Quonset hut attached to the north of the fire house that is used for fire truck storage (formerly the tractor repair building), a lean-to attached to the east side of the Quonset hut that is used for fire truck storage and still contains a steel rack for steel parts storage from the tractor operations, a pole barn and a shed that contain tractor parts and are not used by the fire department. The shed with tractor parts is referred to by site personnel as a junk shed, so for convenience is referred to in the same manner here. A loading dock and two concrete pads are located south and southeast of the fire house building. The eastern portion of Lot 19 is bisected by a parcel owned by Niagara Mohawk containing overhead utility lines.

2.3.1 Roadways On or Adjoining the Site

The site has approximately 275 feet of frontage along the east side of Fort Road. Two gravel driveways provide access to the property from Fort Road. The gravel road north of the house extends along the northeastern side of the site in a northwest-southeast orientation. The gravel access on the southwestern side of the firehouse includes parking to the northwestern and

southwestern sides of the fire house and Quonset hut. This gravel road extends towards the southeast, and then turns toward the northeast to meet up with the northern gravel road.

2.3.2 Easements and Right of Ways

The site survey (Figure 5) shows a permanent easement to National Grid on the western corner of eastern, bisected section of Lot 19.

No visible suggestion of likely easements or rights-of-way was observed on the site. No deed search was conducted to confirm the presence or absence of any on-site rights-of-way or easements.

2.4 Structures

| Structures | Year Constructed | Description | Heating and Cooling |
|---|---|---|---|
| House | 1884 | Two-story house. | Fuel oil AST in basement. No A/C noted. |
| Fire house/meeting room | 1980 | Single-story building with meeting areas and offices. Direct access into Quonset Hut. | Fuel oil AST in eastern corner of building. No A/C noted. |
| Quonset hut | 1980 | Single-story with concrete floor. Direct access into fire house. | Fuel oil AST in eastern corner of building. No A/C noted. |
| Lean-to | 1950s | Single-story, open air, covered area with concrete floor. Used for storage | None |
| Pole barn | 1950s | Single-story, half of building is enclosed and the other half is open air storage. | None |
| Junk shed | 1950s | Singles-story shed with three walls and concrete floor. | None |
| Loading dock | Circa 2000 | Concrete | None |
| Concrete pad in parking lot south of fire house | Unknown originally part of residence to the south | Former two-car garage for vehicle parking. Structure was moved to another property. | None |
| Concrete pad near southern-most part of site | Late 1970s | Former garage. | None |

2.5 Site Utilities

| Utility | Description |
|----------------------------------|--|
| Potable Water | Municipal |
| Sanitary Sewage Disposal Systems | Municipal |
| Storm Sewer Disposal | Onsite ditch connects to culvert system in roadway |
| Electricity | National Grid |
| Natural Gas | No gas |

Backup generator located north of the Quonset hut uses liquefied propane.

2.6 Topographic Description

Site topography is relatively flat with a gradual downward slope to the west towards an unnamed tributary to Fox Creek. A review of the United States Geologic Survey (USGS) Topographic Map (Schoharie, New York Quadrangle – Figure 1) indicates that the surface elevations on the site range from approximately 640 feet above mean sea level (msl) on the eastern portion of the property to 620 feet above msl on the western portion of the property. Surrounding area topography slopes downward to the north towards Fox Creek and to the west toward an unnamed tributary to Fox Creek.

2.7 Site Soils and Geology

A review of the Surficial Geologic Map of New York (Hudson Mohawk Sheet, 1987) indicates that surficial soils in the area of the site are mapped as till of variable texture and thickness. The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey of Schoharie County, New York (accessed November 1, 2012) maps soils on the site as being composed of three soil types.

- A majority of the site is comprised of Schoharie and Hudson silt loams, at 2 to 6 percent slopes (ShB) and 6 to 12 percent slopes (ShC). These soils consist of moderately well drained soils comprised of reddish clayey and silty glaciolacustrine deposits. This soil type is found on former glacial lake plains.
- A small area of Howard gravelly silt loam, 0 to 5 percent slopes (HgA) is located on the southwestern corner of the property. This soil consists of well drained soils comprised of gravelly loamy glaciofluvial deposits over sandy and gravelly glaciofluvial deposits, containing significant amounts of limestone. This soil is found on valley glacial outwash trains and terraces.

Bedrock in the area of the site is greater than 80 inches below grade according to the above-referenced Soil Survey and Surficial Geologic Map and is mapped on the Geologic Map of New York (Hudson Mohawk Sheet, 1970) as Paleozoic-aged rocks of the Schenectady Formation consisting of greywacke, sandstone, siltstone and shale.

2.8 Site Hydrology and Hydrogeology

A ditch, identified as a linear wetland flowing in a westerly direction, extends through the central portion of the property. A wetland was also identified on the northeastern portion of the property. No other surface water bodies were noted on the property. The nearest off-site water body is Fox Creek located approximately 170 feet east of the site. This water body flows to the northwest and connects with Schoharie Creek, which flows to the north.

Groundwater flow is best determined using site-specific well data and may be affected by surface topography, hydrology, hydrogeology, and characteristics of the soil and nearby wells. No site-specific well data or hydrology information was provided or is known to exist for the site. In the absence of site-specific data, other sources of information are typically used including surface topographic information, hydrogeologic information collected from nearby properties, etc.

Based on a review of available information, including area topography, regional groundwater flow is expected to be towards Fox Creek and west towards Schoharie Creek. The site lies midway between the Fox Creek to the east and a Fox Creek tributary to the west and south, so groundwater is likely to flow radially away from this site toward any of these three streams. On-site groundwater flow would be influenced by site-specific geologic conditions.

2.9 Surrounding Land Uses

The surrounding land uses, as identified during the site reconnaissance and from other available sources, are described as follows.

| Direction | Adjoining | Surrounding |
|-----------|---|---|
| North | -Residential land -Wooded/vegetated land | -Residential land -Cemetery |
| East | - Electrical utility corridor -Fox Creek -Agricultural fields | -Wooded land -Agricultural fields |
| South | -Agricultural fields -Residential land | -Agricultural fields -Quarry |
| West | - Fort Road -Residential land -Agricultural fields | -Agricultural fields -Recreational field -Schoharie Creek |

3.0 USER PROVIDED INFORMATION

Mr. John Wolfe, Building Chairman of Niagara Engine Company No. 6, completed the User Questionnaire. As such, Mr. Wolfe is the representative of the recognized site "User" referenced in this section of this ESA. A copy of the questionnaire is included in Appendix D. Mr. Martin Shrederis, President of the fire company, previously worked on this site when it was used for tractor sales and repair. Information from Mr. Shrederis has been incorporated into relevant sections of this report, including Section 4.7.2, as a supplemental source of User information.

3.1 Title records

Information provided by Title Records is pending and has not been received by the User.

3.2 Environmental Liens or Activity and Use Limitations (AULs)

The User is not aware of environmental cleanup liens against the property. The user is not aware of AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

3.3 Specialized Knowledge

The User does have specialized knowledge or experience related to the property. The Niagara Engine Company No. 6 currently occupies lot 19.

3.4 Commonly Known or Reasonably Ascertainable Information

Except as noted in Section 4.7.2, the User is not aware of commonly known or reasonably ascertainable information (i.e., past uses, specific chemicals currently or historically present, spills or chemical releases, environmental cleanups) about the property that would help identify conditions indicative of a release or threatened releases.

3.5 Valuation Reduction for Environmental Issues

The User considers the purchase price to be a reasonable reflection of the property's fair market value and is not aware of a reduction to the purchase price because of environmental issues.

3.6 Reason for Performing the Phase I ESA

The User has indicated that their purpose for this Phase I ESA is to satisfy requirements of their lending institution and FEMA.

4.0 SITE AND SURROUNDING AREA HISTORICAL REVIEW

4.1 Summary

4.1.1 Site

Based on the historical sources reviewed as part of this Phase I ESA, as well as interviews conducted with knowledgeable individuals, the area was used for agriculture and the house of Lot 20 was built in 1884. Lot 19 appears to have been used as a New Holland Tractor sales and maintenance/repair facility from the 1950 until 2007. Lot 19 is now occupied by the Niagara Engine Company No. 6, with some remnant owner storage.

4.1.2 Adjoining/Surrounding Properties

Based on the historical sources reviewed as part of this Phase I ESA, the area has been used for agriculture and residences. The nearby Stone Fort dates to the Revolutionary War.

4.2 Title Search Information

Information available from the Village of Schoharie Assessor's Office indicates that the property (Section 72.6 Block 2, Lots 19 and 20) has been owned by John and Karen Miller since 1980 through the present. Prior ownership history presented in table below includes Town/Village data and information from the owner. A property/deed abstract was not performed under the scope of this Phase I ESA.

Historic Property Ownership

| From | To | Date |
|---------------------------------------|---------------------------------------|--------------------|
| Lot 19 | | |
| Jack Miller's Tractor and Truck, Inc. | John A. and Karen A. Miller | December 27, 1989 |
| John A. and Karen A. Miller | Jack Miller's Tractor and Truck, Inc. | September 15, 1989 |
| Edward Keyser | John A. and Karen A. Miller | 1980 |
| Harry Manz | Edward Keyser | 1976 |
| Lot 20 | | |
| Robert Jacobson (deceased) | John A. and Karen A. Miller | 1980 |

4.3 Sanborn Fire Insurance Maps

Environmental Data Resources, Inc. (EDR), owner of the historic Sanborn Fire Insurance Map collection, was contacted to provide Sanborn Fire Insurance Maps. Fire insurance maps indicate uses of properties at specified dates. These maps are one of the sources used to understand the historical use of the site and surrounding area. The site was not included in the Sanborn map collection coverage areas. A copy of the “No Coverage” letter is included in Appendix B.

4.4 Aerial Photographs

A comparative analysis using historic aerial photographs was conducted to help understand the historical use of the site and surrounding area. Aerial photographs for the site and surrounding area for the years 1988, 1995/1997, and 2006 were available from EDR. Copies of the historic aerial photographs are included in Appendix B. Additionally, a 2010 aerial orthophoto is included as Figure 3.

Provided below is a summary of the information obtained from the comparative analysis of these photographs.

| Year | | Description |
|---------------|------------------|--|
| 1988 | Site | The tractor sales building and Quonset hut appear visible on Lot 19. Land east of these buildings appears disturbed, but activities/uses are not clearly visible. The location of the present-day concrete pad near southern-most part of site appears visibly occupied but resolution is not sufficient to determine if this is a building or stored items. The residence is visible on Lot 20. The remaining areas of both lots appear to have low vegetation and on the edges of agricultural fields. |
| | Surrounding Area | The overhead electrical utility that bisects Lot 19 is visible, as is the substation to the southwest of the site. Residences along Fort Road and Route 30 are visible. The majority of the area to the north, south and west of the site appears to be agricultural fields with some residences. Fox Creek is located east of the site. A quarry is located southeast of the site. |
| 1995/ 1997 | Site | Additional buildings visible on Lot 19 include the pole barn and lean-to and junk shed. The two-car garage appears visible south of the tractor sales building. A swimming pool is visible east of the house on lot 20. A U-shaped gravel drive provides site access on the north side of the house and south side of the tractor sales building. This single drive loops around the east of the site buildings. In addition, a less developed path appears to extend off the loop towards the east-southeast (i.e., the beginning of the present-day path that continues to the eastern edge of the site). Unidentified items are stored along much of the gravel drive and around the buildings. |

| Year | | Description |
|---------------|------------------|---|
| | Surrounding Area | The surrounding area appears similar to the 1988 photo. |
| 2006 and 2008 | Site | The driveway extending east off of the horseshoe-shaped driveway appears to have been widened and extended to the eastern edge of the property and is consistent with the present-day configuration. Some tractor trailers appear to be stored along this road. |
| | Surrounding Area | The surrounding area appears similar to the 1995/1997 photo. Three blue circles of varying sizes appear in an adjoining agricultural field to the south of the site. Their cause is unknown. |
| 2010 | Site | The site appears similar to the 2008 photo. |
| | Surrounding Area | The surrounding area appears similar to the 2008 photo. |

4.5 USGS Topography Maps

A comparative analysis using historic topographic maps was conducted for the site and surrounding area to help understand the historical use of the site and surrounding area. Topographic maps for the site and surrounding area for the years 1900, 1943, 1980, and 1994 were available from EDR. Copies of the historic topographic maps are included in Appendix B. Based on the maps, the house on Lot 20 appears to be shown on the 1900 map. The electrical utility corridor that bisects Lot 19 is present by 1943. Between 1943 and 1980, a portion of Route 30 was re-routed to the west and changing Fort Road from the main road in this area. The quarry located southeast of the site is depicted in the 1943 topographic map. The quarry expanded in size in the 1980 and 1994 topographic maps. Topography in the site and surrounding area appears relatively unchanged.

4.6 Municipal Records/ Local Government Interviews

4.6.1 Assessor's Office

Information on file with the Village of Schoharie Assessor's Office was reviewed by Chazen on October 26, 2012. Provided property record cards are discussed in Section 4.2.

4.6.2 Building Department

The Village of Schoharie Building Inspector's Office stated that records were destroyed during Hurricane Irene in August 2011.

4.6.3 Fire Department

Chazen asked Niagara Engine Company No. 6 if they had knowledge of responding to spill events at the site before they relocated to the property. The site representatives were not aware of spill events. Mr. Martin Shrederis recalled that the former building at the Quonset hut location burned down in the 1950s.

4.6.4 Local Historian

Chazen contacted the local historian, Ms. Ann Hendrix on October 18, 2012. Ms. Hendrix reported that the area was originally fairly isolated and has since been developed into a mix of agriculture land, commercial land and residential land. The fort down the road was attacked by the British in 1780.

4.7 Owner, Operator and Occupant Interviews

4.7.1 Property Owner/Key Site Representative

Ms. Arlette Meader of Chazen interviewed the current owner of the property, John Miller. Mr. Miller provided pertinent information regarding the site which has been included in the appropriate sections of this report with a summary below.

- Mr. Miller worked on the site since 1968 and purchased it in 1980 from Mr. Manz. Mr. Manz started the tractor sales operations in 1953.
- No tanks have been buried at the site.
- The building located where the Quonset hut is located now, burned in a fire in 1955. He does not know where the debris was buried but the site did not extend east of the Pole Barn at that time, so he thinks no debris would have been buried on the subject property.
- Edward Keyser built the concrete pad near the southern corner of the site. Mr. Miller thinks that this building was used for storage and then sold by the bank. He does not know if the floor drain was connected or where it goes to if it is connected. He thought it might go to the parking lot.
- Site operations included tractor sales, maintenance and repair. They were a full service facility. Safety Kleen provided waste pickup every two weeks. Some minor spills may have occurred, but no major releases were known to have happened at the site.
- A former floor drain in the Quonset hut was sealed 10 to 15 years ago (circa 2000). He thinks this drain went to the sewer system. The drain was closed because of "something with the State" associated with a pit that would fill up and then get cleaned up.

- A drum was installed in the ground between the sales building and Quonset hut to drain water from the corner of the Quonset hut. He stated that the pipe observed entering the southeastern side of the drum is an outlet to discharge water towards the driveway.
- Soil borings were previously installed at the site by another party. Mr. Miller recalls that no issues were identified but he does not have a copy of the report.

4.7.2 Current Operators and/or Site Occupants

Mr. Martin Shrederis, President of the Niagara Engine Company No. 6, indicated that the Fire Department performs minimal work on vehicles at the site (primarily fluid refills and truck washing) with maintenance performed off-site. He is not aware of spills on the property. In addition, Mr. Shrederis worked at this address when the site was used for tractor sales and repair. Information from Mr. Shrederis includes:

- The gravel area between the sales building and the pole barn had been used to power wash tractors and equipment, and the gravel has been occasionally replaced in this area. A pipe was installed beneath the gravel to drain water to a drum was installed in the ground between the sales building and Quonset hut. Mr. Shrederis has not observed a sheen on water in this drum.
- The concrete foundation remains in the southern area of Lot 19 are from a former machinery assembly area.
- Rubble from the 1950s site building fire was buried near the southern corner of the site.
- The owner brought shale and rubble to fill to the back of the site behind the tractor sales building area.
- Used oil generated from vehicle management on the site has always been drummed for off-site disposal. He recalls good housekeeping and no floor drains.

4.7.3 Past Owners, Occupants, and Operators

ASTM E 1527-05 states that interviews be conducted with past owners, operators, and occupants who are likely to have material information regarding the potential for contamination at the property to the extent that 1) they have been identified and 2) the information likely to be obtained is not duplicative of information already obtained from other sources.

Mr. Edward Keyser owned the property before Mr. Miller. Chazen spoke with Mr. Keyser on November 8, 2012. He owned the tractor sales/repair facility from 1976 to 1980; he did not own the house property. The majority of site structures existed when he bought the property, but he did build the garage located in the southern corner of the site in the late 1970s. Chazen observed a floor drain in this concrete pad and Mr. Keyser could not recall where the drain discharges. Mr. Keyser also stated that there were no floor drains in the Quonset hut tractor repair area. He reported that waste oil, batteries and solvents were taken care of by the

supplier and he was not aware of spills of these types of materials on the site. Mr. Keyser did not recall interior drainage problems at the Quonset hut.

An internet search for contact information for Harry, Harold, Harrison or Henry Manz did not identify a person or contact information in Schoharie. Caryn and Timothy Manz were listed in Schoharie; however, their ages indicate that even if the site was owned by a family member, they were likely too young to have knowledge of site activities. Therefore, they were not interviewed.

4.8 Previous Environmental Investigations

No documentation of previous environmental investigations was provided.

5.0 ENVIRONMENTAL REGULATORY AGENCY RECORD REVIEW

The environmental regulatory agency record review conducted by Chazen consisted of database searches of ASTM standard sources (Section 5.1) as well as supplemental databases (Section 5.2), and interviews with regulatory agency personnel (Section 5.3). A copy of the database search conducted by EDR for Chazen is provided in Appendix C. For sites whose locations could not be mapped by EDR (i.e., “orphan sites”), Chazen attempted to locate these sites through the use of maps, site reconnaissance or other means; as appropriate, these sites are included in their respective regulatory agency record section. Likewise, conflicting or supplemental information obtained during the site reconnaissance or from interviews is discussed where appropriate below.

5.1 Standard ASTM Environmental Record Sources

The United States Environmental Protection Agency (USEPA) and New York State Department of Environmental Conservation (NYSDEC) regulatory agency record sources listed below and their corresponding search distances were reviewed per ASTM E 1527-05. Results of the review are summarized in the table below and additional information, where sites were identified, is provided in the subsequent text.

Standard ASTM Environmental Record Sources

| Database | Search Distance | Sites Listed Within Search Distance (Yes/No) |
|--|------------------|--|
| USEPA National Priorities List (NPL) | 1.0 mile | No |
| USEPA Delisted NPL | 0.5 mile | No |
| USEPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List | 0.5 mile | No |
| USEPA CERCLIS No Further Remedial Action Planned (NFRAP) List | 0.5 mile | No |
| USEPA Resource Conservation and Recovery Act (RCRA) CORRACTS Facilities List | 1.0 mile | No |
| USEPA RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) Facilities List | 0.5 mile | No |
| USEPA RCRA Generators List | site & adjoining | No |
| USEPA Institutional Control/ Engineering Control Registries | site only | No |
| USEPA Emergency Response Notification System (ERNS) List | site only | No |

| Database | Search Distance | Sites Listed Within Search Distance (Yes/No) |
|---|------------------|--|
| State and Tribal Registries of Hazardous Waste Sites (NPL equivalent) | 1.0 mile | No |
| State and Tribal Registries of Hazardous Waste Sites (CERCLIS equivalent) | 0.5 mile | No |
| State and Tribal Landfill and Solid Waste Disposal Site List | 0.5 mile | No |
| State and Tribal Spills Database - Leaking Storage Tank Events (LUSTs) | 0.5 mile | Yes |
| State and Tribal Registered Storage Tank List | site & adjoining | No |
| State and Tribal Institutional Control/ Engineering Control Registries | site only | No |
| State and Tribal Voluntary Cleanup Sites | 0.5 mile | No |
| State and Tribal Brownfield Sites | 0.5 mile | No |

State and Tribal Leaking Underground Storage Tanks

The NYSDEC's Spills Information database was reviewed to obtain information on Leaking Underground Storage Tank (LUST) events for underground chemical or petroleum storage tanks. LUST events are a subset of events contained in the spills database where the release originated from an underground storage tank (UST). No Tribal LUST database exists for USEPA Region 2. This review indicates that three LUST sites are located within 0.5 mile of the site. Based on available information, including distance and topographically cross or down gradient locations, and/or NYSDEC closure status, the three off-site LUSTs are not expected to impact soil, groundwater or soil vapor quality at the subject site.

5.2 Supplemental Non-ASTM Environmental Record Sources

The EDR report includes several databases that are not part of the ASTM standard environmental record sources. Two supplemental databases listed below were reviewed for sites within the corresponding search distances.

Supplemental Non-ASTM Environmental Record Sources

| Database | Radius | Sites Listed Within Search Distance (Yes/No) |
|---|----------|--|
| NYSDEC Spills Information Database | 0.5 mile | Yes |
| NYSDEC Major Oil Storage Facilities (MOSFs) | 0.5 mile | No |

State Spills List

NYSDEC's Spills Information Database lists releases of hazardous substances and petroleum products. LUST or Leaking Tank sites were discussed previously. Based on a review of the spills database, six surficial spill events (excluding LUSTs and Leaking Tanks) were identified as having occurred within 0.5 mile of the site. Based on available information, including distance and topographically cross or down gradient locations, and/or NYSDEC closure status, the six off-site spills are not expected to impact soil, groundwater or soil vapor quality at the subject site.

5.3 Information from Regulatory Agency Officials

5.3.1 County Department of Health

Under the Freedom of Information Law (FOIL), a request for information was sent to the New York State Department of Health for information regarding the site. A response, dated November 6, 2012, stated that there were no records on file. However, the Department of Health advised that the site is served by the Schoharie Village Public Water System and to check the Department of Health website for possible violation reports. A review of this website indicated Village water system violations reported between 1999 and 2011 including failure to filter and results of routine monitoring and tap sampling. Listed status updates note that correction action was taken or that the Village is no longer in violation.

5.3.2 New York State Department of Environmental Conservation

Under the FOIL, a request for information was sent to the NYSDEC Region 4 for information regarding the site. A response is expected by November 20, 2012, but one was not received in time for inclusion in this report. Should relevant information from NYSDEC be received following submission of this report, it will be forwarded to the user.

6.0 SITE RECONNAISSANCE

6.1 Conditions of Reconnaissance

| | Location and Description |
|---|---|
| Site Contacts Present During Reconnaissance | Mr. John Wolfe and Mr. Martin Shrederis of Niagara Engine Co. No. 6 accompanied Chazen |
| Date of Reconnaissance | October 26, 2012 Ms. Arlette Meader and Ms. Jennifer Kurilovitch |
| Areas Observed | Interior- Lot 19 building interiors were observed. The interior of the basement of the house on Lot 20 was observed |
| | Exterior – Exterior areas were traversed on foot. |
| Limitations to Reconnaissance | Vehicles and equipment stored in and around buildings substantially limited views of these areas. A shed, on the southern portion of the property, near the southwestern adjacent property, is being utilized by the adjacent property owner; this shed was locked and could not be accessed during the site visit. The house on lot 20 was locked at the time of the site visit so the first and second floors could not be accessed; however, the basement was unlocked so could be accessed. |

6.2 Chemical and Petroleum Substances

| Container Type | Identified Yes/No | Location and Description |
|--------------------|-------------------|---|
| Bulk Storage Tanks | Yes | <p>Three 275-gallon fuel oil ASTs: one in fire house, one in Quonset hut, and one in the basement of the house.</p> <p>Propane ASTs are located on the north side of the Quonset hut.</p> <p>An empty waste oil AST is stored on the western side of the Pole Barn.</p> |

| | | |
|---|-----|---|
| Raw Product Drums and Containers (and other materials used on site) | Yes | <p>Quonset hut:</p> <p>5-gallon oil bucket, waste oil in a 1-gallon container (partially filled), 5-gallon gasoline can, two 5-gallon buckets of car wash solution, ice melt bags, box of 1-gallon containers of antifreeze/coolant, box of motor oil quarts, two boxes of spray bottles of cleaner/disinfectant, propane canister, tire treatment detailing solution.</p> <p>Lean-to: an unlabeled canister of compressed gas.</p> |
|---|-----|---|

6.3 Site Waste Profile

| Waste Type | Identified Yes/No | Location and Description |
|-----------------------|-------------------|--|
| Solid Waste | Yes | <p>Vehicle battery in Quonset hut. These get recycled off-site, per occupant.</p> <p>An empty plastic drum labeled Crop Saver. Per occupant, this material is not used on the site.</p> <p>Several drums containing what appeared to be wood ash were in and near the Lean-To; a rusted AST containing similar material was near a ditch southeast of the Pole Barn.</p> <p>Several empty motor oil drums, reportedly from former tractor shop.</p> <p>Corrugated metal was observed in the woods northeastern of the Junk Shed.</p> <p>What appears to be a former parts degreaser was noted on site.</p> |
| Waste Sludge | Yes | Sludgy fluid was present in the floor drain in the concrete former floor, and in the half-buried drum. |
| Waste Liquids | No | |
| Waste Containers | Yes | See solid waste above |
| Wastewater Discharges | No | The site is presently connected to municipal sewer service. |

| Waste Type | Identified Yes/No | Location and Description |
|--------------------|-------------------|--------------------------|
| Pits/Ponds/Lagoons | No | |

6.4 Site Drainage

| Drainage Type | Identified Yes/No | Location and Description |
|---------------------|-------------------|--|
| Catch Basins | No | |
| Floor Drains | Yes | A floor drain was observed in the concrete pad for the former machinery assembly building. Several inches of sludge observed in this drain exhibited a strong petroleum odor. A pipe was observed penetrating the eastern sidewall of this floor drain. It is not known whether this is an inlet or an outlet pipe |
| Dry Wells and Sumps | Yes | A buried drum is reportedly used to drain interior water from the Quonset hut or wash water from the former tractor wash area. The drum's identified use for drainage, suggests that it would not have a solid bottom. Several inches of sludge observed in the drum exhibited a strong petroleum odor. A pipe was observed penetrating the eastern sidewall of this drum. It is not known whether this is an inlet or an outlet pipe. |

6.5 PCB-Containing Equipment

Transformers and other electrical equipment or hydraulic equipment dated 1979 or earlier may contain polychlorinated biphenyls (PCBs). A pole-mounted transformer was observed on the western corner of Lot 19. The transformer appeared to be in good condition with no evidence of a release.

7.0 EVIDENCE OF POTENTIAL/KNOWN SITE CONTAMINATION

| Type of Contamination | Identified Yes/No | Location and Description |
|--|-------------------|---|
| Soil or Surface Staining | Yes | <p>Concrete staining was observed under the AST located in the Quonset hut. The concrete was noted to be damaged.</p> <p>Concrete staining underneath fire trucks (limited visibility).</p> <p>Bare soil beneath the AST in the house basement. This area also appears to have been used as a garage and staining was observed on the ground.</p> <p>The sectioned concrete floor in the Junk Shed exhibited some minor staining.</p> |
| Fill of Unknown Origin | No | Two gravel piles observed on the site appeared consistent with materials used on the site. |
| Liquid Discharges or Contaminated Surface Water | No | |
| Soil or Surface Disturbances | No | Some streaks of asphalt debris were noted on the gravel driveway west of the Junk Shed. |
| Stressed Vegetation | No | |
| Waste Deposits (piles, pits, landfills, lagoons) | No | |
| Odors | Yes | Strong petroleum odors were observed in sludge observed in a floor drain of the concrete pad for the former machinery assembly building and the partially buried drum between the Quonset hut and fire house building. |

8.0 REPORT FINDINGS, OPINIONS AND CONCLUSIONS

The Chazen Companies have completed a Phase I Environmental Site Assessment ("Phase I ESA") in conformance with the scope and limitations of ASTM Practice E 1527-05 on the Niagara Engine Company No. 6 Property located at 114 and 118 Fort Road in the Village of Schoharie, Schoharie County, New York. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment was performed during the months of October and November 2012 and was comprised of a site reconnaissance by Chazen, interviews with individuals knowledgeable of the property, and a regulatory and historical information review.

The site consists of two parcels. The parcel at 118 Fort Road (Lot 20) includes an unoccupied house and the parcel at 114 Fort Road (Lot 19) includes the fire station for Niagara Engine Company No. 6, Inc. The fire station property was formerly occupied by a New Holland tractor sales and maintenance/repair facility. Structures on Lot 19 include the fire house/meeting room (formerly the tractor sales building and parts room), a Quonset hut attached to the north of the fire house that is used for fire truck storage (formerly the tractor repair building), a lean-to attached to the east side of the Quonset hut that is used for fire truck storage and still contains a steel rack for steel parts storage from the tractor operations, a pole barn and a junk shed that contain tractor parts and are not used by the fire department. A loading dock and two concrete pads are located south and southeast of the fire house building. The eastern portion of Lot 19 is bisected by a parcel owned by Niagara Mohawk containing overhead utility lines.

8.1 Findings and Opinions

Provided below is a summary of the findings identified through this ESA and opinions as to the potential impact of these findings to the site. The identified findings include known and potential recognized environmental conditions (RECs), historic recognized environmental conditions (HRECs), de minimis conditions, and significant data gaps (SDGs).

The opinions below provide the environmental professional's rationale for concluding whether a condition is currently a recognized environmental condition. Only conditions identified by the environmental professional as recognized environmental conditions are listed in the subsequent Conclusions section of the report.

- Lot 19 of the property has historically been used as a tractor sales and repair facility since the 1950s. Prior site activities included full service tractor repairs and maintenance. Waste materials were reportedly picked up regularly for off-site disposal or recycling. The Niagara Engine Company No. 6 currently occupies the site and performs minimal work on vehicles at the site (primarily fluid refills and truck washing), while maintenance is reportedly conducted off-site. While these types of past site activities can be associated with environmental releases only specific RECs and SDGs are discussed below.

- A partially buried drum was installed in the ground between the tractor sales building and Quonset hut. The drum was observed to contain several inches of material that exhibited a strong petroleum odor. The drum does not appear to have a solid bottom (given its use for drainage). A pipe penetrating the eastern sidewall of this drum is on the side of the former tractor wash area. Differing information reports that this drum was installed to either:
 - 1) Drain water from the interior corner of the Quonset hut and discharge it towards the driveway, as noted by the current owner, although the prior owner, Mr. Keyser, did not recall drainage problems within the Quonset hut.

or
 - 2) Drain water from the gravel area between the sales building and the pole barn formerly used for washing tractors and equipment, according to Mr. Martin Shrederis, a former New Holland employee and current Niagara Engine Company No. 6 representative. He suggested piping was installed beneath the gravel wash area to collect water to the drum; the gravel was occasionally replaced in this area.

This drum and former tractor wash area represents a **REC** as impacted sludge was observed and the drum appears to have no bottom to allow drainage directly downward under the drum. Additional information would be needed to assess the potential impacts in and under this drum and under the former potential tractor wash area.

- Several areas of stained soil or concrete were observed at the site.
 - Stained soil was observed beneath the fuel oil AST in the house basement. This area also appears to have been used as a garage and staining was observed on the ground. This release to the ground is a **REC**.
 - Stained and damaged concrete were observed under the AST located in the Quonset hut. This is considered a **REC** as the damaged concrete provides a potential conduit for oil to migrate to the underlying soil and groundwater.
 - Concrete staining was observed underneath fire trucks; however, visibility was limited and the condition of the concrete could not be confirmed. Therefore, this is considered an **SDG**.
 - The sectioned concrete floor in the Junk Shed exhibited some minor staining. This staining is considered **de minimis**.
 - No staining was observed beneath the AST in the fire house building or beneath the empty former waste oil AST. Therefore, these are not considered RECs.

- Some streaks of asphalt debris were noted on the gravel driveway. These are considered **de minimis**.
- A former floor drain in the Quonset hut was reportedly sealed 10 to 15 years ago (circa 2000). The current owner thinks this drain went to the sewer system. The drains were closed because of “something with the State” associated with a pit that would fill up and then get cleaned up. The floor on the Quonset hut was not visible during Chazen’s site visit due to the presence of parked fire trucks. Mr. Miller noted that some minor spills may have occurred during his site occupancy, but no major releases were known to have happened at the site. This represents an **SDG** as the past condition of and discharge point for the floor drain system is unknown.
- A floor drain was observed in the concrete pad near the southern corner of the site. Several inches of sludge observed in this drain exhibited a strong petroleum odor. Although a pipe was observed penetrating the eastern sidewall of this floor drain, it is unknown to where, or from where, this pipe connects. This represents and **SDG** as the connection is unknown.
- Mr. Shrederis noted that rubble from the 1950s site building fire was buried near the southern corner of the site, and that the owner brought shale and rubble to fill to the back of the site behind the tractor sales building area. The exact location and contents of the debris and rubble are not known, and are, therefore, considered an **SDG**.
- Petroleum products and chemicals stored and used on the site are related to basic vehicular upkeep and maintenance. Containers of these materials were observed to be in good condition with no evidence of releases. This material storage is not considered a REC.
- Solid waste observed at the site includes empty oil and agricultural product drums that are not products used by the current occupant. Some drums and an old AST contained what appears to be wood ash. While no evidence of a release was observed from these empty containers, additional information would be needed to confirm whether the past use and storage of these types of materials were associated with some of the minor spills that the owner noted may have occurred. Therefore the empty waste oil drums are considered an **SDG**.
- Three LUST sites and six surficial spill events are located within 0.5 mile of the site. Based on available information, including distance and topographically cross or down gradient locations, and/or NYSDEC closure status, the off-site LUSTs and spills are not expected to impact soil, groundwater or soil vapor quality at the subject site. Therefore, these are not considered RECs.
- The site is served by the Schoharie Village Public Water System. A review of the Department of Health website for possible violation reports listed several Village violations and the listed status updates note that correction action was taken or that the Village is no longer in violation. Available information does not indicate issues

related to petroleum products or hazardous substances and are, therefore, not considered a REC.

- The contents and condition of the locked shed near the southern corner of the site, and the contents and condition of the first and second floors of the house could not be evaluated since they were locked. Since the basement of the house could be evaluated, it is unlikely that practices upstairs in this house could lead to undetected releases of petroleum or hazardous materials through the basement to soils or groundwater so this is not a SDG. However, the inability to observe contents and floor conditions in the shed is a **SDG**.

8.2 Conclusions

The Chazen Companies have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Niagara Engine Company No. 6 property. Any exceptions to, or deletions from, this practice are described elsewhere in this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- The drainage drum and former tractor wash area where impacted sludge was observed and the drum appears to have no bottom to allow drainage directly downward from the drum base.
- Stained soil observed beneath the fuel oil AST in the house basement and staining was also observed on the ground of the garage.
- Stains on damaged concrete observed under the AST located in the Quonset hut.

Significant data gaps that were encountered during the course of this Phase I ESA which may require further investigation to determine whether or not a REC exists include the following:

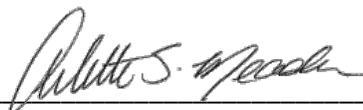
- The buried drainage drum and soils below the graveled former tractor wash area, and perhaps extending to under the Quonset Hut if drainage from this area flows to the drainage drum.
- Stained concrete underneath fire trucks where visibility was limited and the condition of the concrete could not be confirmed.
- The condition of former conveyance piping and the discharge location for the former floor drain system in the Quonset hut.
- The floor drain system in the concrete pad near the southern corner of the site where impacted sludge was observed.
- The exact location and contents of the building fire debris and imported rubble that are not known.

- Near observed empty oil and agricultural product containers.
- Contents of the locked storage shed and condition of the floor.
- Soil borings were reportedly previously installed at the site by another party. Mr. Miller recalls that no issues were identified but he does not have a copy of the report.

9.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312.

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



Arlette St. Romain Meader
Environmental Professional



Russell Urban-Mead
Director-Environmental Services

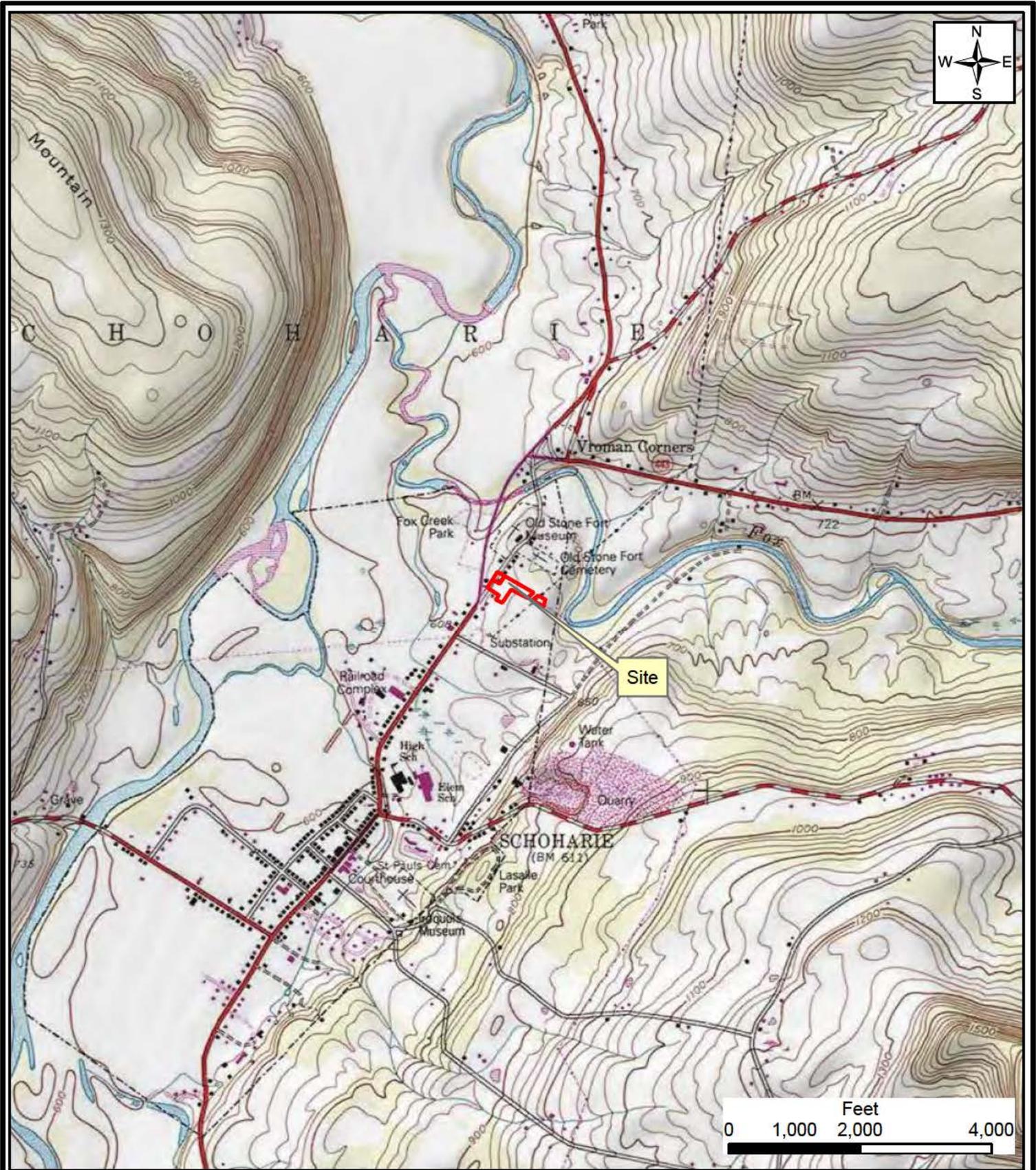
LIST OF PEOPLE AND AGENCIES CONTACTED

1. Site User representative, Mr. John Wolfe
2. Martin Shrederis, Niagara Engine Company No. 6 President, and worked for current owner
3. John Miller, Property Owner
4. Edward Keyser, Prior Owner
5. New York State Department of Environmental Conservation
6. New York State Department of Health
7. Village of Schoharie Building Department
8. Town of Schoharie Building Department
9. Village of Schoharie Assessor's Office
10. Town of Schoharie Assessor's Office
11. Ann Hendrix, Historian, Village of Schoharie

DOCUMENTS REVIEWED

1. Aerial Photographs for the years 1988, 1995/1997, 2006, and 2008, provided by EDR.
2. Satellite Imagery for the year 2010, provided by Bing.com.
3. Environmental Data Resources, Inc. Radius Map, dated November 2, 2012.
4. Fire Insurance Maps from the Sanborn Map Company Archives. Late 19th Century to 1990: provided by Environmental Data Resources, Inc.
5. New York State Museum and Science Service Geologic Map of New York State, Hudson Mohawk Sheet, 1970.
6. New York State Museum and Science Service Surface Geologic Map of New York State, Hudson Mohawk Sheet, 1987.
7. United States Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, Spatial Data March 10, 2011, accessed August 1, 2012, <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
8. United States Geological Survey Topographic Map of the Schoharie, New York Quadrangle, dated 1943 (photorevised 1994).
9. Village of Schoharie Tax Map, Section 72.6, Block 2, Lot 19 and 20.
10. Topographic Maps for the years 1900, 1943, 1980, and 1994, provided by EDR.

FIGURES



THE
Chazen
COMPANIES
 ENGINEERS/SURVEYORS
 PLANNERS
 ENVIRONMENTAL SCIENTISTS
 LANDSCAPE ARCHITECTS

Dutchess County Office:
 21 Fox Street, Poughkeepsie, NY 12601
 Phone: (845) 454-3980

Capital District Office:
 547 River Street, Troy, NY 12180
 Phone: (518) 273-0055

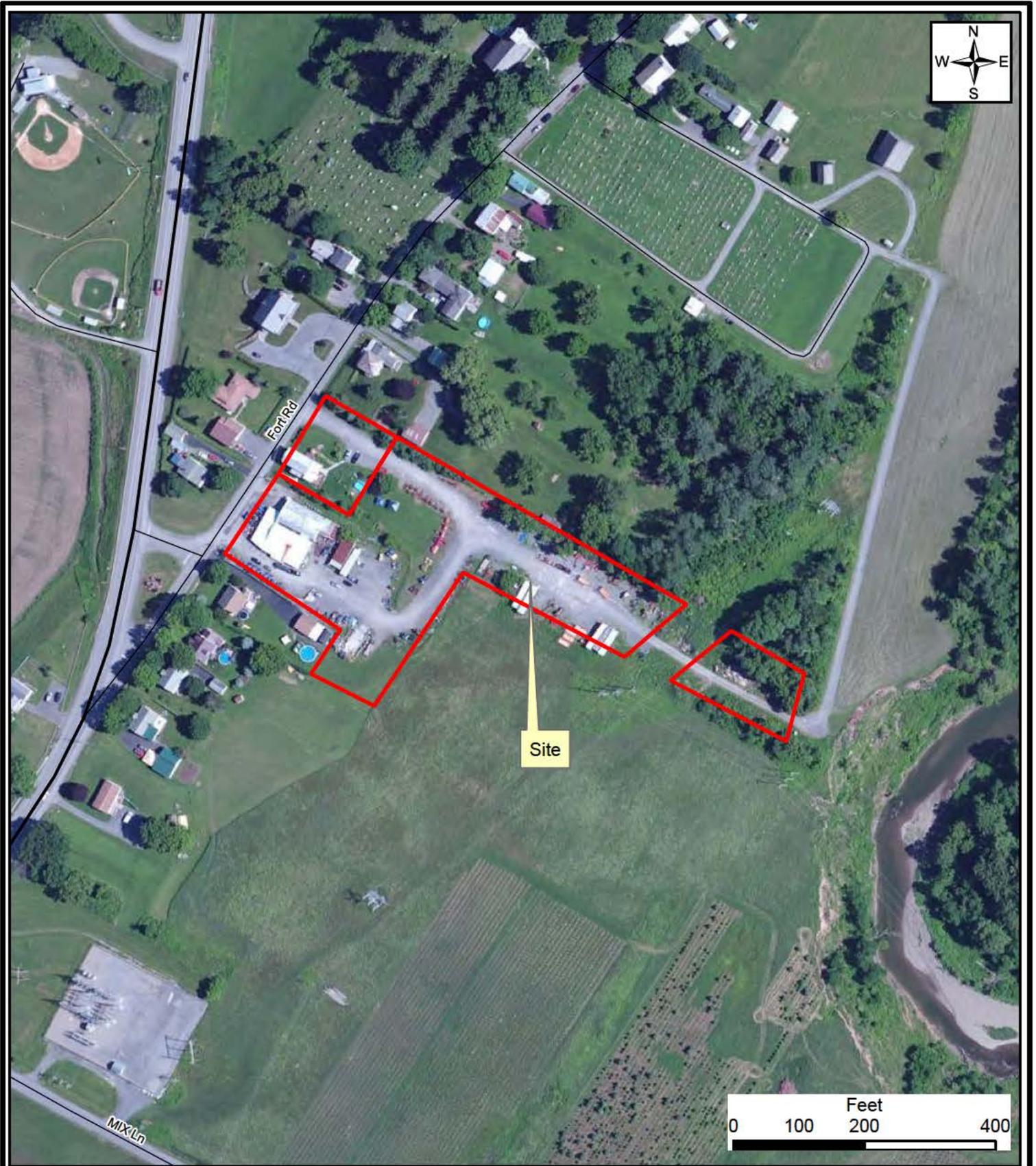
Glens Falls Office:
 100 Glen Street, Glens Falls, NY 12801
 Phone: (518) 812-0513

Niagara Engine Company No. 6 Property
Figure 1 - Site Location Map

114 and 118 Fort Road
 Village of Schoharie, Schoharie County, New York

Source: Schoharie County Office of Real Property Services 2011 Tax Parcel Data; NYS Department of Transportation 2008 Roads Dataset; USGS Topographic Map of the Schoharie, New York Quadrangle, Dated 1943 (Photorevised 1994), 7.5-Minute Series

| | |
|----------|--------------|
| Drawn: | JLK |
| Date: | October 2012 |
| Scale: | As Noted |
| Project: | 91238.00 |
| Figures: | 1 |



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Niagara Engine Company No. 6 Property
Figure 3 - Orthophoto
114 and 118 Fort Road
Village of Schoharie, Schoharie County, New York

Source: Schoharie County Office of Real Property Services 2011 Tax Parcel Data; NYS Department of Transportation 2008 Roads Dataset; Bing com 2010 Orthoimagery

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|----------|--------------|
| Drawn: | JLK |
| Date: | October 2012 |
| Scale: | As Noted |
| Project: | 91238.00 |
| Figures: | 3 |

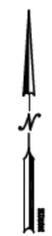
LEGEND

- IPB IRON PIN SET BEING A 5/8" RE-ROD WITH A YELLOW CAP TAGGED R.D. SNYDER
- IPF IRON PIN FOUND BEING A 5/8" RE-ROD WITH A YELLOW CAP TAGGED R.D. SNYDER
- C CENTERLINE
- P PROPERTY LINE
- S STONE WALL
- W WIRE FENCE
- U UTILITY POLE
- - - BUILDING SET-BACK LINE

| WETLAND A CENTERLINE OF DITCH 1' WIDE | | |
|--|--------------|----------|
| Line | Bearing | Distance |
| A1 | S 29°26'46"W | 4.11 |

| WETLAND B CENTERLINE OF DITCH 1' WIDE | | |
|--|--------------|----------|
| Line | Bearing | Distance |
| B1 | N 80°23'29"W | 5.72 |
| B2 | N 82°09'41"W | 9.47 |
| B3 | S 82°09'41"W | 13.07 |
| B4 | S 82°09'41"W | 13.20 |
| B5 | S 82°09'41"W | 13.20 |
| B6 | S 82°09'41"W | 13.20 |
| B7 | S 82°09'41"W | 13.20 |
| B8 | S 82°09'41"W | 13.20 |
| B9 | S 82°09'41"W | 13.20 |
| B10 | S 82°09'41"W | 13.20 |
| B11 | S 82°09'41"W | 13.20 |
| B12 | S 82°09'41"W | 13.20 |
| B13 | S 82°09'41"W | 13.20 |
| B14 | S 82°09'41"W | 13.20 |
| B15 | S 82°09'41"W | 13.20 |
| B16 | S 82°09'41"W | 13.20 |
| B17 | S 82°09'41"W | 13.20 |
| B18 | S 82°09'41"W | 13.20 |
| B19 | S 82°09'41"W | 13.20 |
| B20 | S 82°09'41"W | 13.20 |
| B21 | S 82°09'41"W | 13.20 |
| B22 | S 82°09'41"W | 13.20 |
| B23 | S 82°09'41"W | 13.20 |
| B24 | S 82°09'41"W | 13.20 |
| B25 | S 82°09'41"W | 13.20 |
| B26 | S 82°09'41"W | 13.20 |
| B27 | S 82°09'41"W | 13.20 |
| B28 | S 82°09'41"W | 13.20 |
| B29 | S 82°09'41"W | 13.20 |
| B30 | S 82°09'41"W | 13.20 |
| B31 | S 82°09'41"W | 13.20 |
| B32 | S 82°09'41"W | 13.20 |
| B33 | S 82°09'41"W | 13.20 |
| B34 | S 82°09'41"W | 13.20 |
| B35 | S 82°09'41"W | 13.20 |
| B36 | S 82°09'41"W | 13.20 |
| B37 | S 82°09'41"W | 13.20 |
| B38 | S 82°09'41"W | 13.20 |
| B39 | S 82°09'41"W | 13.20 |
| B40 | S 82°09'41"W | 13.20 |
| B41 | S 82°09'41"W | 13.20 |
| B42 | S 82°09'41"W | 13.20 |
| B43 | S 82°09'41"W | 13.20 |
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| B86 | S 82°09'41"W | 13.20 |
| B87 | S 82°09'41"W | 13.20 |
| B88 | S 82°09'41"W | 13.20 |
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| B94 | S 82°09'41"W | 13.20 |
| B95 | S 82°09'41"W | 13.20 |
| B96 | S 82°09'41"W | 13.20 |
| B97 | S 82°09'41"W | 13.20 |
| B98 | S 82°09'41"W | 13.20 |
| B99 | S 82°09'41"W | 13.20 |
| B100 | S 82°09'41"W | 13.20 |

36410 SQUARE FEET



JAMES G. DONOHAN
LICER 747 PAGE 228

NEW YORK STATE ROUTE 30

NORTH MAIN STREET
FORK ROAD

Parcel A: 3.223 Acres

NOTES

THE LANDS OF JOHN A. AND KAREN A. MILLER
RECORDED IN LIBER 308 OF DEEDS AT PAGE 328

Parcel A: 3.223 Acres
Parcel B: 0.416 Acre

REFERENCE IS MADE TO A SURVEY OF LANDS OF JOHN A. AND
KAREN A. MILLER PREPARED BY WAYNE M. PALMATER, L.S., DATED
JUNE 12, 1988 AND FILED IN THE OFFICE OF THE COUNTY CLERK
AS MAP 2870 FILE 1

TOGETHER WITH ALL RIGHTS AND PRIVILEGES TO CROSS THE
LANDS OF NATIONAL GRID AS DESCRIBED IN LIBER 221 OF
DEEDS AT PAGE 284

EXCEPTING AND RESERVING TO NATIONAL GRID A PERMANENT
EASEMENT AS DESCRIBED IN LIBER 370 OF DEEDS AT PAGE
882

TOGETHER WITH ALL RIGHTS AND PRIVILEGES
TO THE CENTERLINE OF FORT ROAD

THESE LANDS ARE LOCATED IN A RESIDENTIAL LAND
USE AREA, VILLAGE OF SCHORHARIE, LAND USE LAW
OCTOBER 2004, SET-BACKS ARE 25' FRONT YARD
AND 15' SIDE AND REAR YARDS

ELEVATIONS ARE BASED ON NEW YORK STATE DEPARTMENT
OF ENVIRONMENTAL CONSERVATION "SCHORHARIE", ELEVATION
OF 807.81'

I, Elizabeth S. DuPont, do hereby certify to the Niagara
Engine Company No. 6, Inc. that this survey was prepared by
me and under my supervision on a survey made on the
ground during October 2012 and has been made in
accordance with the minimum requirements of the New York
State Board of this Underwriters.

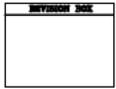
Elizabeth S. DuPont, L.S. #48848

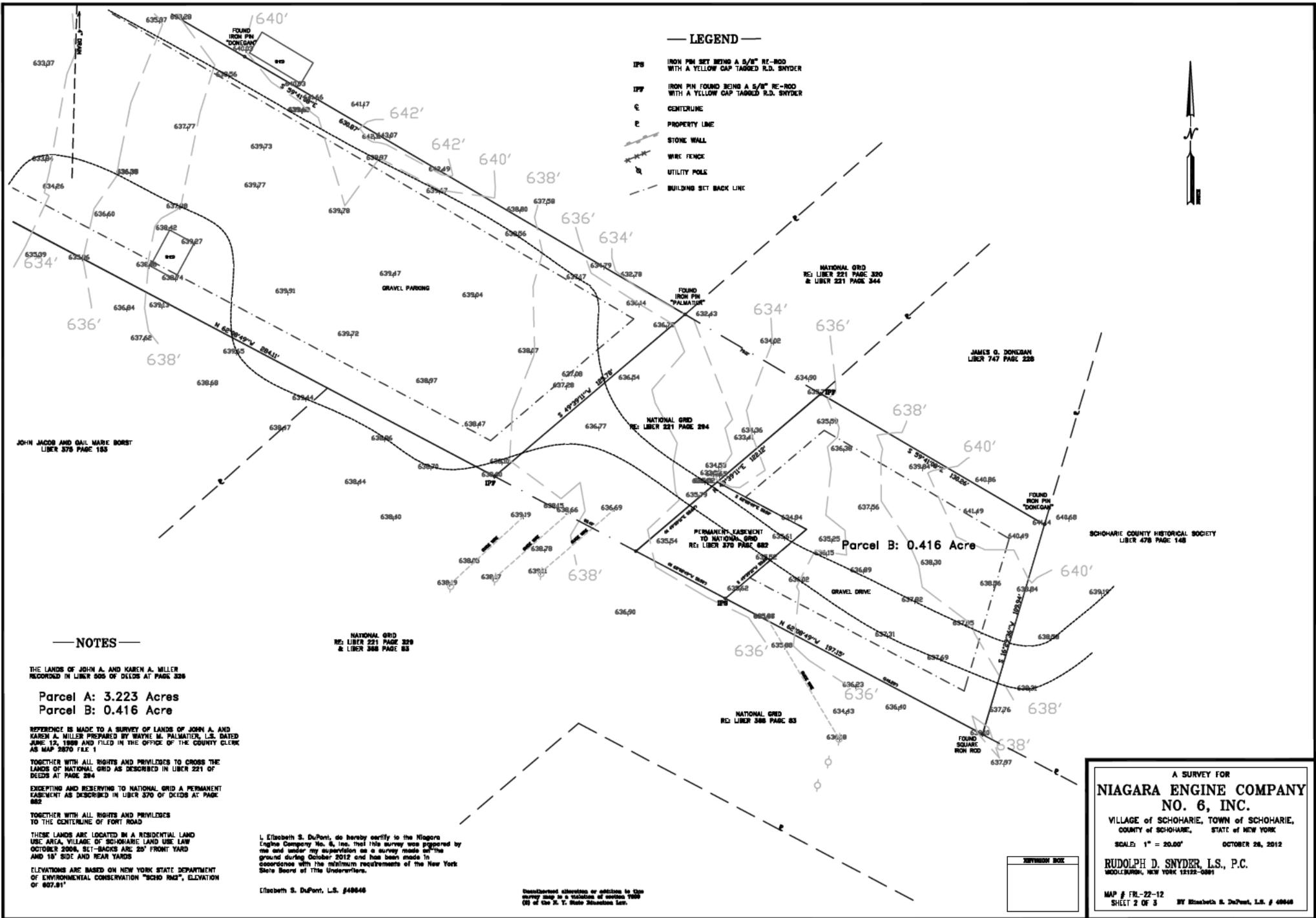
Unauthorized alteration or addition to this
map may be a violation of section 1605
(9) of the E. T. State Subdivision Law.

A SURVEY FOR
**NIAGARA ENGINE COMPANY
NO. 6, INC.**
VILLAGE OF SCHORHARIE, TOWN OF SCHORHARIE,
COUNTY OF SCHORHARIE, STATE OF NEW YORK
SCALE: 1" = 20.00' OCTOBER 26, 2012

RUDOLPH D. SNYDER, L.S., P.C.
WILCOXBURGH, NEW YORK 15151-0091

MAP # FRI-22-12
SHEET 1 OF 3 BY Elizabeth S. DuPont, L.S. # 48848





— LEGEND —

- IPB IRON PIN SET BEING A 5/8" RE-ROD WITH A YELLOW CAP TAGGED R.D. SNYDER
- IPF IRON PIN FOUND BEING A 5/8" RE-ROD WITH A YELLOW CAP TAGGED R.D. SNYDER
- C CENTERLINE
- E PROPERTY LINE
- Stone Wall —
- Wire Fence —
- U UTILITY POLE
- Building Set Back Line —



— NOTES —

THE LANDS OF JOHN A. AND KAREN A. MILLER RECORDED IN LIBER 505 OF DEEDS AT PAGE 328

Parcel A: 3.223 Acres
Parcel B: 0.416 Acre

REFERENCE IS MADE TO A SURVEY OF LANDS OF JOHN A. AND KAREN A. MILLER PREPARED BY WAYNE M. PALMATER, L.S. DATED JUNE 12, 1988 AND FILED IN THE OFFICE OF THE COUNTY CLERK AS MAP 2870 FILE 1

TOGETHER WITH ALL RIGHTS AND PRIVILEGES TO CROSS THE LANDS OF NATIONAL GRID AS DESCRIBED IN LIBER 221 OF DEEDS AT PAGE 284

EXCEPTING AND RESERVING TO NATIONAL GRID A PERMANENT EASEMENT AS DESCRIBED IN LIBER 270 OF DEEDS AT PAGE 882

TOGETHER WITH ALL RIGHTS AND PRIVILEGES TO THE CENTERLINE OF FORT ROAD

THESE LANDS ARE LOCATED IN A RESIDENTIAL LAND USE AREA, VILLAGE OF SCHOHARIE, LAND USE LAW OCTOBER 2006. SET-BACKS ARE 25' FRONT YARD AND 15' SIDE AND REAR YARDS

ELEVATIONS ARE BASED ON NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "SCSD RM2", ELEVATION OF 807.91'

L. Elisabeth S. DuPont, do hereby certify to the Niagara Engine Company No. 6, Inc. that this survey was prepared by me and under my supervision as a survey made on the ground during October 2012 and has been made in accordance with the minimum requirements of the New York State Board of the Underwriters.

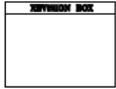
L. Elisabeth S. DuPont, L.S. #48848

Unauthorized alteration or addition to this survey map is a violation of section 7000 (3) of the N. Y. State Education Law.

A SURVEY FOR
**NIAGARA ENGINE COMPANY
NO. 6, INC.**
VILLAGE of SCHOHARIE, TOWN of SCHOHARIE,
COUNTY of SCHOHARIE, STATE of NEW YORK
SCALE: 1" = 20.00' OCTOBER 26, 2012

RUDOLPH D. SNYDER, L.S., P.C.
WOLLEBURGH, NEW YORK 14158-0891

MAP # FRL-22-12
SHEET 2 OF 3 BY Elisabeth S. DuPont, L.S. # 48848



Appendix A:
Site Photographs



Photo #1 - An overview of the west side of the house, facing east.



Photo #2 - An overview of the west side of the fire house and Quonset hut, facing east.



Photo #3 – An overview of the east side of the house facing west.



Photo #4 – A view of the east side of the fire station in background. AST with ash in foreground. Concrete loading docks in upper left corner of photo.



Photo #5 – A view of the former truck wash area, lean-to and pole barn facing north. Quonset hut on left side of photo.



Photo #6 – A view of the junk shed facing northwest.



Photo #7 – A view of the concrete pad facing south. Floor drain in center of pad.



Photo #8 – Partially buried drum drain between Quonset hut and Fire Station. Inlet pipe is from direction of truck wash area. Sludge had visible and olfactory evidence of petroleum impacts.



Photo #9 – Floor drain at concrete pad. Sludge had visible and olfactory evidence of petroleum impacts.



Photo #10 – AST in Quonset hut with staining and damaged concrete.



Photo #11 – Stained soil beneath AST in basement of house.



Photo #12 – Stained soil beneath AST pipe in basement of house.



Photo #13 – Staining under fire trucks (limited visibility due to parked vehicles).



Photo #14 – Empty drum storage north of lean-to.

Appendix B:
Historical Resources

91238_niagara Engine CO No. 6 ESA

114 Fort Road

Schoharie, NY 12157

Inquiry Number: 3433232.3

October 16, 2012

Certified Sanborn® Map Report

Certified Sanborn® Map Report

10/16/12

Site Name:

91238_niagara Engine CO No.
114 Fort Road
Schoharie, NY 12157

Client Name:

The Chazen Companies
547 River Street
Troy, NY 12180

EDR Inquiry # 3433232.3

Contact: Jen Kurilovitch



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by The Chazen Companies were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 91238_niagara Engine CO No. 6 ESA
Address: 114 Fort Road
City, State, Zip: Schoharie, NY 12157
Cross Street:
P.O. # T7965
Project: 91238.00_Niagara Engine Co
Certification # C0B3-4695-99B5



Sanborn® Library search results
Certification # C0B3-4695-99B5

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, 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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91238_niagara Engine CO No. 6 ESA

114 Fort Road

Schoharie, NY 12157

Inquiry Number: 3433232.4

October 18, 2012

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

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.

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with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography October 18, 2012

Target Property:

114 Fort Road

Schoharie, NY 12157

| <u><i>Year</i></u> | <u><i>Scale</i></u> | <u><i>Details</i></u> | <u><i>Source</i></u> |
|--------------------|-----------------------------------|---|----------------------|
| 1988 | Aerial Photograph. Scale: 1"=750' | Panel #: 42074-F3, Schoharie, NY;/Flight Date: May 07, 1988 | EDR |
| 1997,1995 | Aerial Photograph. Scale: 1"=500' | Panel #: 42074-F3, Schoharie, NY;/Composite DOQQ - acquisition dates: April 30, 1997,May 07, 1995 | EDR |
| 2006 | Aerial Photograph. Scale: 1"=500' | Panel #: 42074-F3, Schoharie, NY;/Flight Year: 2006 | EDR |
| 2008 | Aerial Photograph. Scale: 1"=500' | Panel #: 42074-F3, Schoharie, NY;/Flight Year: 2008 | EDR |



INQUIRY #: 3433232.4

YEAR: 1988

| = 750'





INQUIRY #: 3433232.4

YEAR: 1997, 1995 (DOQQ)

| = 500'





INQUIRY #: 3433232.4

YEAR: 2006

| = 500'





INQUIRY #: 3433232.4

YEAR: 2008

| = 500'



91238_niagara Engine CO No. 6 ESA

114 Fort Road

Schoharie, NY 12157

Inquiry Number: 3433232.2

October 17, 2012

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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

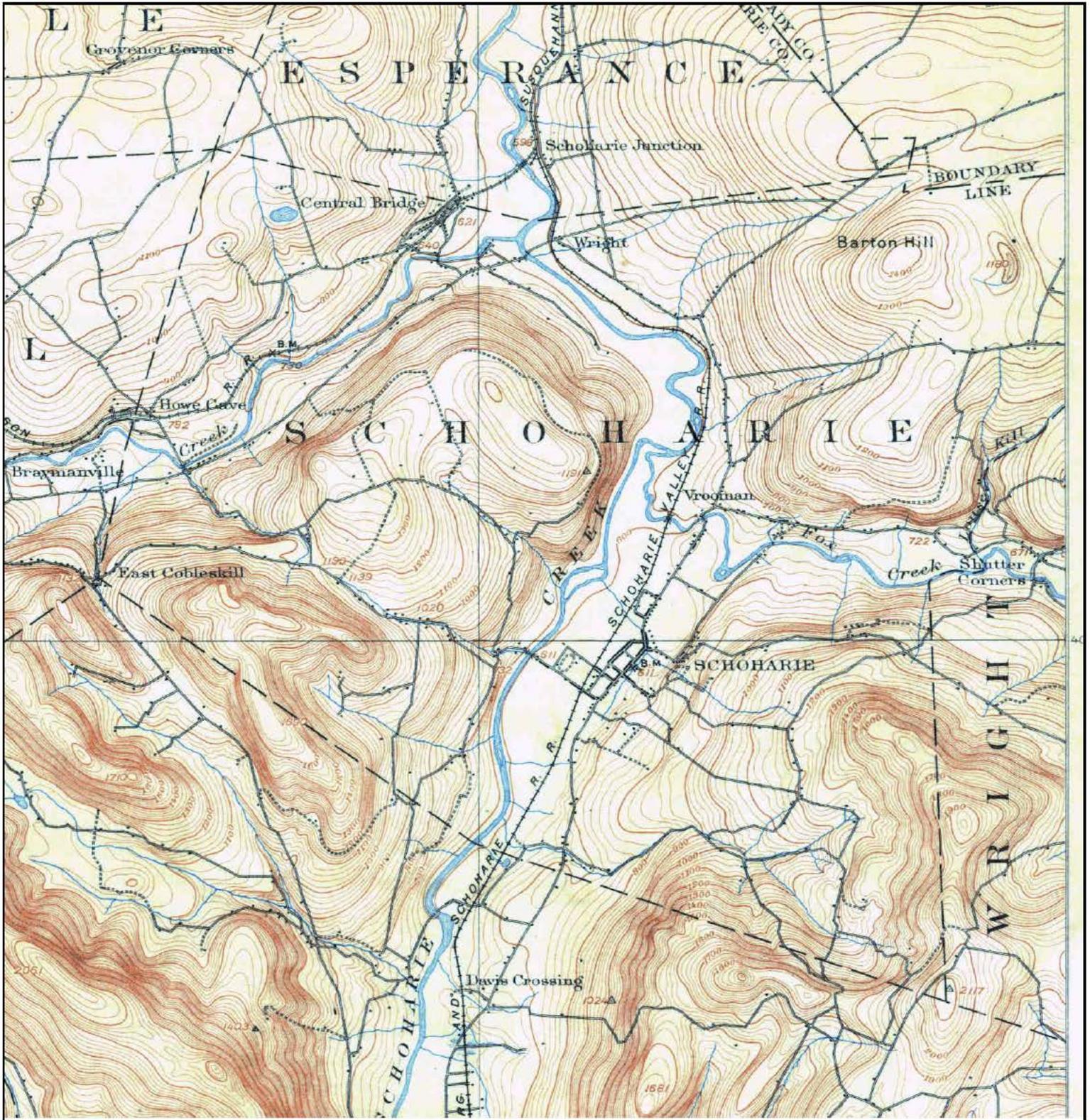
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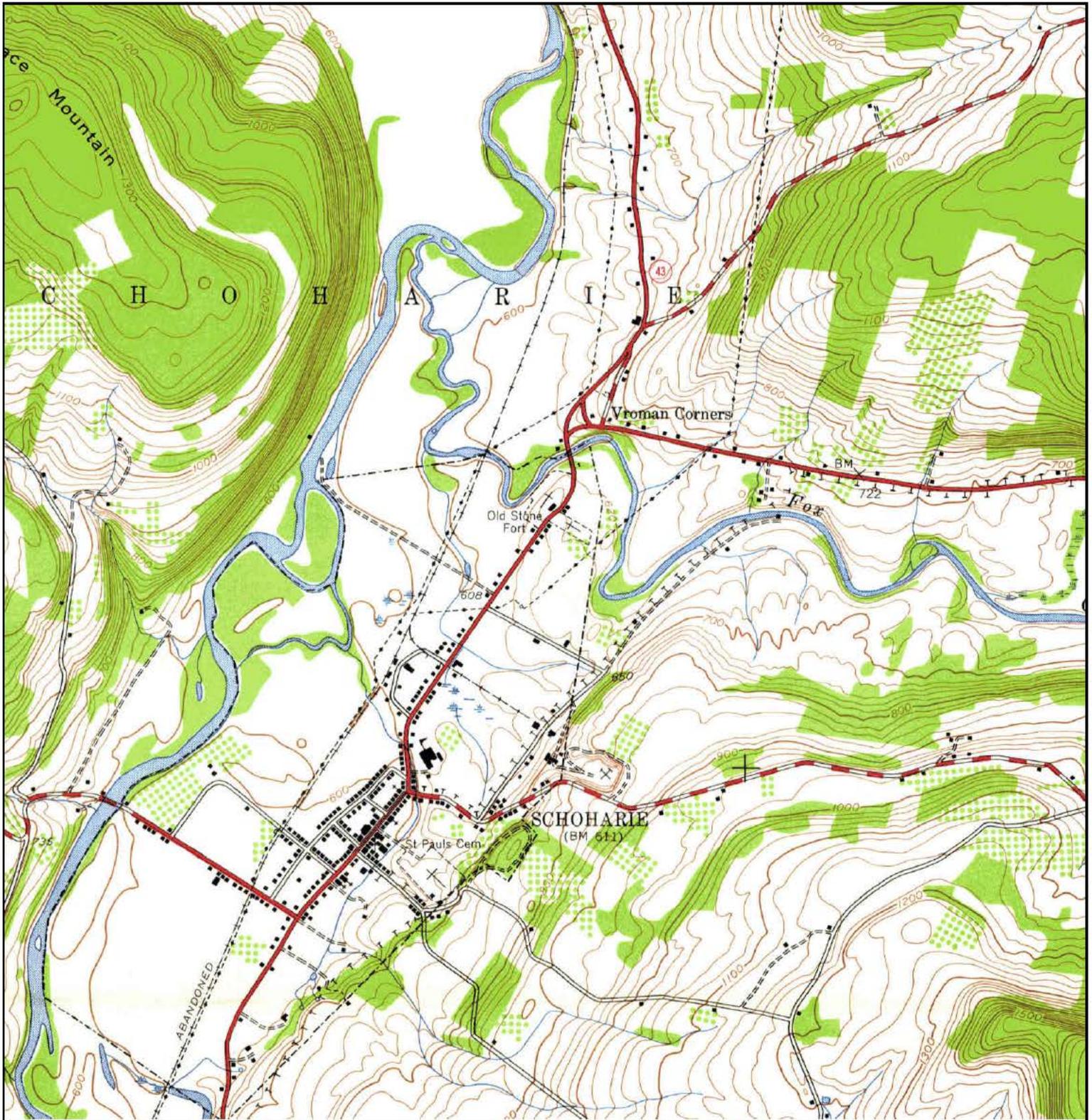
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Historical Topographic Map



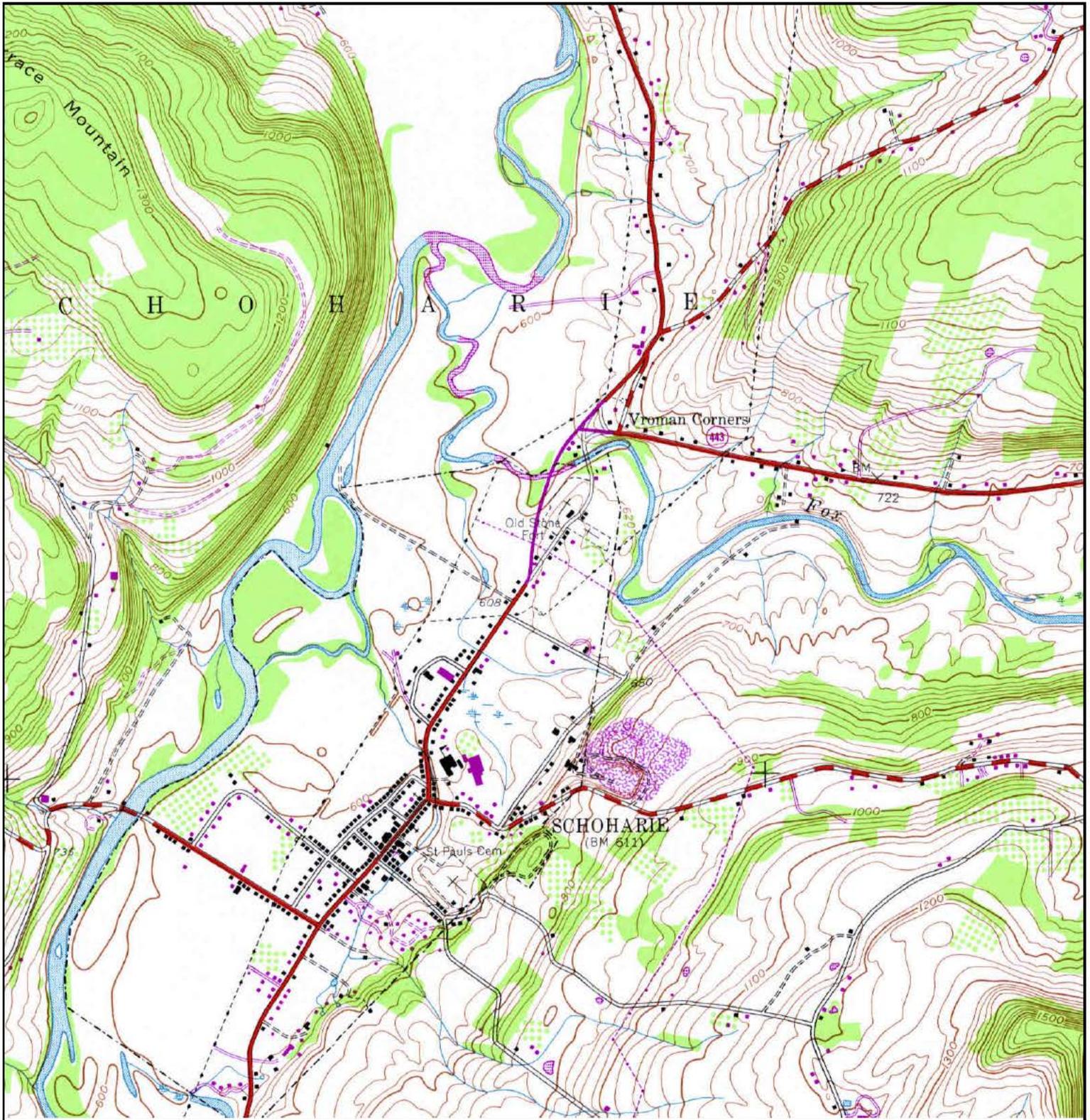
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|----------------|--|---|--|
| <p>N ↑</p> | <p>TARGET QUAD NAME: SCHOHARIE MAP YEAR: 1900</p> | <p>SITE NAME: 91238_niagara Engine CO No. 6 ESA</p> | <p>CLIENT: The Chazen Companies</p> |
| | <p>SERIES: 15</p> | <p>ADDRESS: 114 Fort Road Schoharie, NY 12157</p> | <p>CONTACT: Jen Kurilovitch</p> |
| | <p>SCALE: 1:62500</p> | <p>LAT/LONG: 42.6751 / -74.3026</p> | <p>INQUIRY#: 3433232</p> |
| | | | <p>RESEARCH DATE: 10/17/2012</p> |
| | | | |

Historical Topographic Map



| | | | |
|---------------|------------------------|--|-------------------------------------|
| N ↑ | TARGET QUAD | SITE NAME: 91238_niagara Engine | CLIENT: The Chazen Companies |
| | NAME: SCHOHARIE | CO No. 6 ESA | CONTACT: Jen Kurilovitch |
| | MAP YEAR: 1943 | ADDRESS: 114 Fort Road | INQUIRY#: 3433232.2 |
| | SERIES: 7.5 | Schoharie, NY 12157 | RESEARCH DATE: 10/17/2012 |
| | SCALE: 1:24000 | LAT/LONG: 42.6751 / -74.3026 | |

Historical Topographic Map



| | | | |
|--|---------------------------------|--|-------------------------------------|
|  | TARGET QUAD | SITE NAME: 91238_niagara Engine | CLIENT: The Chazen Companies |
| | NAME: SCHOHARIE | CO No. 6 ESA | CONTACT: Jen Kurilovitch |
| | MAP YEAR: 1980 | ADDRESS: 114 Fort Road | INQUIRY#: 3433232.2 |
| | PHOTOREVISED FROM : 1943 | Schoharie, NY 12157 | RESEARCH DATE: 10/17/2012 |
| | SERIES: 7.5 | LAT/LONG: 42.6751 / -74.3026 | |
| | SCALE: 1:24000 | | |
| | | | |