# Appendix A Site Profile Sheets



		Summary of	Site Informa	ition		TAX STREET
				THE REAL PROPERTY.		Map ID= A1
Site Address:	76 Arch Street					•
Town/City/Village:	Village of Johnso		State:	New York	Zip:	13790
Publicly Owned:		_X_No				
Current Owner Name:	Danny R. Planavs	sky				
Tax Map Parcel No.:	143.65-1-2			Acreage:		0.11 Acres
Zoning District:	CG					11 10
Back Taxes Owed:	_X_Yes	No		Number of ye	ears outstan	ding: 12
			Zoning:			
Zone/District Status:	_X_NYS Empire	Zone			newal Area	
	Fed. Enterpri	se Business Z	one	Historic I		
	Business Imp	rovement Dis	trict	Archeolog	gically Signi	ficant
	Special Asses	ssment Distric	t	NYS Env	ironmental Z	Zone
	Other:					
		Property	Access:			
Closest Highway:	State Highway 17	V	Miles to His	ghway:	0.25 mi :	t
Closest Interstate:	1-81		Miles to Int	erstate:	2 mi ±	
			Adjacent to	Rail Service:	No	
Airport:	Greater Binghamt	on Airport	Miles to Air	rport:	6.6±	
		Buildings				
Number:	Square Footage:	Stories:	Year Built::	Construction	Type:	Condition:
1	5328	3	1965	Wooden	-189	Poor
		Utilities				
Service to site:	_X_Gas	X_Electric				77
Water Supply/Wells:	_X_Public	Private				
Sanitary Sewer:	X_Public	Private	N/A			
Septic System	Public	Private	_X_ N/A			
		Natural and	Cultural Res	sources:		
	No natural or cu	ltural resource	es were ident	ified for this p	arcel.	
		Site Photogra	ph:			

	Date:	12/5/2007			
	Current Us	se of Property	(		
The property currently appears to be vacant	and run down	and most recen	ntlly used for resi	idential purp	oses.
					1.00
	Adjacent L				
North: Hospital parkin	g garage	South:	Vacant Masonry	y Building (8	30 Arch st)
East: Residential		West:			
		cal Features			
Soil Information:			ly and silty mater	rials	
Surficial Geology:		and and Gravel			
Geologic/Bedrock:		hale of the Sor	<u> </u>		
Topography:		sloping to sou			
Inferred Groundwater Flow Direction:			Susquehanna Rive	er	
	Site Inspec				
Due to lack of access to the property site ins					
roadways/parking lots. No interior inspection	ns were perfor	med. Recent si	nowfall prevented	d ground sur	faces
from being observed.					
Evidence of hazardous waste treatment, sto				Yes	_XNo
Storage Tanks (underground or above grou	ınd)			Yes	_XNo
Drums				Yes	_XNo
Pits, Ponds, or Lagoons				Yes	_XNo
Evidence of Filling				Yes	_XNo
Evidence of Solid Waste Disposal				_Yes	_XNo
Stained Soils				Yes	_XNo
Stressed Vegetation				Yes	_XNo
Noxious Odors				Yes	_XNo
PCB Sources				Yes	_XNo
Drains or Sumps				Yes	_XNo
Evidence of wastewater discharges				_Yes	_XNo
Suspect Lead Based Paint:				X_Yes	No
Suspect Asbestos Containing Materials:				X_Yes	No
Comments: Suspect lead ba	sed paint and	asbestos conta	ining materials b	ased on age	of the building.
	at ni				
City divactories seemaked from 1000 to 1020	City Direct		une listed as besie	na multiple	
City directories searched from 1980 to 1930				ig muitiple	
private owners and there was no indication of			ziitiai.		
	Historical A		1070		
Source: Combination A	_				
<b>Description:</b> No coverage fo	r the site, how	ever areas sou	th and east were	already deve	loped.
	Listed Spil	ls (Database S	earch)		
Description:	P				
Passari					
No concerns noted for this property based or	n the Environ	mental First Se	arch Database Re	enort	
1 to concerns noted for this property based of	, are Larriblii	montai i not DC	aron Database N	-Port.	
	Summary	of Environmer	ıtal Concerns		
There were no documented concerns identifi		A A A CONTRACTOR OF THE STATE O		h indicated o	only usage for
residential purposes. This type of use would					
however further investigation would need to					<del></del> ,

		Summary of	Site Inform	nation		
Citie Addresses	90 Analy Company		100			Map ID= A2
Site Address:	80 Arch Street	o City	State:	New York	Zim	13790
Town/City/Village: Publicly Owned:	Village of Johnso	_X_No	State.	New 101K	Zip:	13750
Current Owner Name:	Kradro Realty Co					
Tax Map Parcel No.:	143.65-3-1	лр		Acreage:		1.2 Acres
Zoning District:	IN			Acreage.		1.2 Acres
Back Taxes Owed:	Yes	X No		Number of y	pars mutsta	nding: n/s
back Taxes Owed.	100		Zoning:	runner or y	cara Outatio	iking. wa
Zone/District Status:	_X_NYS Empire	Zone	Emany.	Hrban Re	newal Area	
		ise Business 2	Zone	Historic l		
		provement Di			gically Sign	ificant
		ssment Distri		-	ironmental?	
	Other:	SSITICITE DISTI	cı	N13 Env	iioiiiiciitai i	Zone
		Propert	y Access:			
Closest Highway:	State Highway 17		Miles to H	lighway:	0.25 mi	±
Closest Interstate:	I-81		Miles to I	nterstate:	2 mi ±	
			Adjacent	to Rail Service:	No	
Airport:	Greater Bingham	ton Airport.	Miles to A		6.6±	
		Buildings				
Number:	Square Footage:	Stories:	Year Built	:: Construction	Туре:	Condition:
1			3	Masonry	0.00	Good
		Utilities				
Service to site:	_X_Gas	_X_Electric				
Water Supply/Wells:	X_Public	Private				
Sanitary Sewer:	_X_Public	Private	N/A			
Septic System	Public	Private	_X_ N/A			
		Natural and	Cultural R	lesources:		
No natural or cultural reso	urces were identifie	d for this par	cel, however	the architecture	and stone	facade of this building
may be of some historical	significance.					
		Site Photogr	raph:			
				2/05/2007		

	Date:	12/5/200	7
	Current Us	e of Property	
The property is currently vacant. Historic rese			previously been occupied by Lescron Enterprises
Inc, and Felters Co. It is located between an a		_	
associated with Wilson Hospital	oundoned wa	ronouse distr	ici, and many of the nonlineare buriangs
	Adjacent La	and Use	
North: Residential, parking and healthcare fac		South:	Parking facilities for the hospital.
East: Vacant portion of the lot at 96 Corliss.	antics.	West:	Parking facilities for the hospital.
Last. Vacant portion of the lot at 70 cornss.	Physic	al Features	r arking facilities for the hospital.
Soil Information:			elly and silty materials
Surficial Geology:		Lands, grave nd and Grave	
Geologic/Bedrock:		nale of the So	
Topography:	Casnaqua 51	idic of the bo	nyou Group
Inferred Groundwater Flow Direction:	To the south	towards the	Susquehanna River
injerred Groundwater I tow Birection.	Site Inspect		Dusquenama Kivei
Due to lack of access to the property site inspe			viewing the site from adjacent
roadways/parking lots. No interior inspections			
from being observed. No surface water feature	-		
hazardous materials was noted.	58, Hazardous	substances, p	bettoteum products of storage of
Evidence of hazardous waste treatment, store	ngo dinosal		Yes No
Storage Tanks (underground or above groun			Yes No
Drums	iu)		
Pits, Ponds, or Lagoons			YesNo
Evidence of Filling			
Evidence of Futing  Evidence of Solid Waste Disposal			Yes No
Stained Soils			
Stressed Vegetation			
Noxious Odors			Yes No
PCB Sources			
Drains or Sumps			Yes No
Evidence of wastewater discharges			Yes No
Suspect Lead Based Paint:			
Suspect Asbestos Containing Materials:			X Yes No
	ed paint and a	shestos cont	aining materials based on age of the building.
Suspect read basis	ou paint and t	isoesios conti	uning materials based on age of the bunding.
	City Directe	ories	
City directories revealed that this site has had			n Enterprises Inc. and the Felters Co.
Lescron is believed to have been a book comp			•
is concern to have been a book comp	Historical A		as nating even a contine company.
Source: Combination Atl			v. 1870.
	-	-	ith and east were already developed.
The coverage for	ine site, no iii	, or areas so	and dust word aroundy developed.
*	Listed Spill	s (Database S	Search)
Description:	pm		
No concerns noted for this property based on	the Environm	nental First Se	earch Database Report.
mas property subset on			

#### **Summary of Environmental Concerns**

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

			o one i i			
		Summary of	Site Inform	ation		Map ID= A3
Site Address:	96 Corliss Avenu	ie				mah m- wo
Town/City/Village:	Village of Johnson		State:	New York	Zip:	13790
Publicly Owned:	Yes	_X_No				
Current Owner Name:	Eagle Properties					
Tax Map Parcel No.:	143.65-3-3	<u> </u>		Acreage:		5.56 Acres
Zoning District:	IN					
Back Taxes Owed:	Yes	_X_No		Number of y	ears outstan	ding: n/a
			Zoning:			
Zone/District Status:	_X_NYS Empire	Zone		Urban Re	newal Area	
	Fed. Enterpri		Zone	Historic		
		provement Di			gically Signi	ficant
	Special Asse	•			ironmental Z	
	Other:	SSINCIA DISCI	Ci		irominemur 2	NIIC
		Propert	v Access:			104
Closest Highway:	State Highway 17		Miles to Hi	ighwav:	0.25 mi :	<u>t</u>
Closest Interstate:	I-81		Miles to In		2 mi ±	
Closest Interstates	101			o Rail Service:		
Airport:	Greater Bingham	ton Airport.	Miles to Ai		6.6±	
Port.		Buildings				
Number:		Stories:	Year Built:	Construction	Type:	Condition:
1	12660			Brick	-7F	Poor
2	Unknown		1 Unknown	Corrugated M	[etal	Good
1	Unknown		2 Unknown	Corrugated M		Average
· · · · · · · · · · · · · · · · · · ·	Citatiowii	Utilities		Toorragates		I
Service to site:	_X_Gas	_X_Electric				
Water Supply/Wells:	_X_Public	Private				
Sanitary Sewer:	_X_Public	Private	N/A			
Septic System	Public	Private	_X_ N/A			
Septic System	r uone		Cultural Re	COURCES!		
	No natural or cu	ıltural resour	ces were iden	tified for this p	arcel.	
		Site Photog	raph:			
	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·				

	1			
	Date: 12/5/200	7		
	Current Use of Property		1 1 11 11	
The property currently has several uses. The				
to be used as a transfer station for recyclable	, ,	•	_	
side of the site are home to Indian Valley Ind			ess than the other	
tenants on the property. Several tractor trailer		a in the northwest corner.		
	Adjacent Land Use	P.3 - 1/ 1 1 1	21.11	
North: Corliss Ave, Residential	South:	Railroad tracks, warehouse bu		
East: Employee parking for Wilson Hospital.	West:	Warehouse and industrial are	as.	
	Physical Features			
Soil Information:	Cut and Fill Lands, grave			
Surficial Geology:	Outwash Sand and Grave		<del></del>	
Geologic/Bedrock:	Cashaqua Shale of the So	nyea Group		
Topography:				
Inferred Groundwater Flow Direction:	To the south towards the	Susquehanna River		
	Site Inspection Notes			
Due to lack of access to the property site insp				
roadways/parking lots. No interior inspection	_			
from being observed. No surface water featur	es, hazardous substances, p	petroleum products or storage o	f	
hazardous materials was noted.				
Evidence of hazardous waste treatment, storage, diposalYesNo				
Storage Tanks (underground or above grou	nd)	Yes	No	
Drums		_Yes	No	
Pits, Ponds, or Lagoons		_Yes	No	
Evidence of Filling		_Yes	No	
Evidence of Solid Waste Disposal		_Yes	No	
Stained Soils		_Yes	No	
Stressed Vegetation		_Yes	No	
Noxious Odors		Yes	No	
PCB Sources		Yes	No	
Drains or Sumps		_Yes	No	
Evidence of wastewater discharges		_Yes	No	
Suspect Lead Based Paint:		_X_Yes	No	
Suspect Asbestos Containing Materials:		_X_Yes	No	
Comments: Suspect lead base	sed paint and asbestos conti	aining materials based on age of	t the building.	
	City Directories			
City directory information did not show listing	igs for this specific propert	y. This area was previously occ	upied by	
Endicott Johnson.				
	Historical Atlases			
127 I	las Map of Broome County			
Description: No coverage for	the site, however areas sou	ath and east were already develo	oped.	
	Listed Spills (Database	Search)		
Description:				
No concerns noted for this property based on	the Environmental First So	earch Database Report.		

#### **Summary of Environmental Concerns**

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

		Summary of	Site Informa	ıtion		March Service
Cir. 131	40 DEU - C-	100				Map ID= A4
Site Address:	42 Willow Street		C4-4	NI WI-	71	12700
Town/City/Village:	Village of Johnson		State:	New York	Zip:	13790
Publicly Owned:	_X_Yes	No				
Current Owner Name:	Goodwill Theate	r Inc		A	0.1	0.4
Tax Map Parcel No.:	143.65-1-33			Acreage:	0.1	8 Acres
Zoning District: Back Taxes Owed:	Yes	_X_No		N		
Back Taxes Owen:	1es	_A_1V0	Tantau.	Number of ye	ears outstandin	ig: n/a
Zone/District Status:	X_NYS Empire	7000	Zoning:	III.	1 A	
Zone/District Status.				·	newal Area	
	-	ise Business Z		Historic I		
		provement Dis		-	gically Significa	
		ssment Distric	t	NYS Envi	ironmental Zono	e
	Other:	What a soul of	AR ARMADAN AND A			
Classet III also	C4-4- TY: 1 44	Property		-1	0.25 mi ±	
Closest Highway:	State Highway 1	/	Miles to Hi			
Closest Interstate:	I-81		Miles to Int		2 mi ±	
1.	G . D: 1			Rail Service:		
Airport:	Greater Bingham		Miles to Air	rport:	6.6±	
	lo B	Buildings	lv	la	<b>.</b>	la vi
Number:	Square Footage:			Construction '	Type:	Condition:
1	-	2		Brick		
		77.474.1				
	L V. C	Utilities				
Service to site:	X_Gas	_X_Electric				
Water Supply/Wells:	X Public	Private				
Sanitary Sewer:	X Public	Private	N/A			
Septic System	Public	Private	_X_N/A			
		Natural and	Cultural Res	sources:		
	No natural or cu	ıltural resource	es were ident	ified for this pa	arcel.	
		Site Photogra	aph:			

	1			
	Date:	2/5/2007		
	Current Use of 1			
	Current Use of I	roperty		
The sign outside the building lists it as The Fonce used as a fire station. City directories in department and the Grand View Hotel.				
	Adjacent Land	Use		
North: Commercial.		uth:	The Firehouse Stage.	
East: A Park.	W	est:	Residential,	
	Physical Fe	eatures		
Sail Information:			ly and silty materials	
Surficial Geology:	Outwash Sand an		- <b>,</b>	
Geologic/Bedrock:	Cashaqua Shale o		ivea Group	
Topography:			-J	
Inferred Groundwater Flow Direction:	To the south tow	ards the S	usquehanna River	
	Site Inspection N			
Due to lack of access to the property site ins			viewing the site from adja	cent
roadways/parking lots. No interior inspection	-			
from being observed. No surface water featur	-			
hazardous materials was noted.	,	, <u>.</u>	1	
Evidence of hazardous waste treatment, sto	rage, diposal		Yes	No
Storage Tanks (underground or above grou	- / -		Yes	No
Drums	,		Yes	No
Pits, Ponds, or Lagoons			Yes	No
Evidence of Filling			Yes	No
Evidence of Solid Waste Disposal			Yes	No
Stained Soils			Yes	No
Stressed Vegetation			_Yes	No
Noxious Odors			_Yes	No
PCB Sources			Yes	No
Drains or Sumps	•		Yes	No
Evidence of wastewater discharges			Yes	No
Suspect Lead Based Paint:			_X_Ye	
Suspect Asbestos Containing Materials:			_ <u>X_</u> Ye	
	sed paint and asbes	tos conta	ining materials based on a	age of the building.
	City Directories			
City Directories for this property did not pro	vide listings for thi	s specific	address. It is believed that	at this parcel was
also used by the police and/or fire departmen				
	Historical Atlas			
Source: Combination A	tlas Map of Broom	e County,	1870.	
			th and east were already d	eveloped.
	Listed Spills (Da	ntabase S	earch)	
Description:				
No concerns noted for this property based or	the Environmenta	l First Sea	arch Database Report.	

#### **Summary of Environmental Concerns**

There were no documented concerns identified in the database report, and historic research indicated did not indicate industrial use. It is believed that this property was used by the police and fire departments. This type of use would most likely include the presence of fuel tanks (for equipment), and while no spill reports exist, the past/present existence of tanks cannot be completely ruled out without further investigation, which is needed to determine the likelihood of contamination on the site.

WINDS TO	-	Summary of	Site Informa	ition	M	ap ID= A5
Sife Address:	48 Willow Street				- 100	dial DE AC
Town/City/Village:	Village of Johnson		State:	New York	Zip:	13790
Publicly Owned:	_X_ Yes	No	17,20,7,14	3.3		
Current Owner Name:	Village of Johnson	on City				
Tax Map Parcel No.:	143.65-1-34			Acreage:	0.26	Acres
Zoning District:	CG					
Back Taxes Owed:	Yes	X_No	The second second	Number of year	ars outstanding	: n/a
			Zoning:			
Zone/District Status:	_X_NYS Empire	Zone		Urban Ren	ewal Area	
	Fed. Enterpr	ise Business Z	one	Historic D	istrict	
	Business Im	provement Dis	trict	Archeologi	ically Significan	t
	Special Asse	essment Distric	t .	NYS Envir	ronmental Zone	
	Other:					
		Property	Access:			
Closest Highway:	State Highway 1	7	Miles to Hi	ghway:	0.25 mi ±	
Closest Interstate:	I-81		Miles to Int	erstate:	2 mi ±	
L'accession and the second			Adjacent to	Rail Service:	No	
Airport:	Greater Bingham	ton Airport.	Miles to Air	rport:	6.6±	
		Buildings				
Number:	Square Footage:	Stories:	Year Built::	Construction T	уре:	Condition:
1		3		Masonry		Good
		Utilities				
Service to site:	X_Gas	_X_Electric				
Water Supply/Wells:	X_Public	Private				
Sanitary Sewer:	_X_Public	Private	N/A			
Septic System	Public	Private	_X_ N/A			
		Natural and				
This building currently hou		-	osts artistic p	erformances an	d can be conside	ered a cultural
resource. No natural resource	es were observed					
Site Photograph:						
			12/0	5/2007		

		1017100	.=		
	Date:	12/5/20			
	Current U	Jse of Proper	ty		
The property did not have any signs incindustrial or manufacturing. It is next d				ne usage does	s not appear to be
	Adjacent	Land Use			
North: Commerci	al, Residential.	South:	Indian Valley I	ndustries.	
East: A small pa	ırk.	West:	Residential.		
	Phys	ical Features			
Soil Information:			elly and silty mate	rials	
Surficial Geology:		and and Grav	<del></del>		
Geologic/Bedrock:	Cashaqua	Shale of the S	onyea Group		
Topography:					
Inferred Groundwater Flow Direction	To the sou	th towards the	Susquehanna Riv	er	
		ction Notes			
Due to lack of access to the property sit	e inspections were	e performed b	y viewing the site	from adjacen	t
roadways/parking lots. No interior insp					
from being observed. No surface water					
hazardous materials was noted.		•		C	
Evidence of hazardous waste treatmen	t, storage, diposa	l		_Yes	No
Storage Tanks (underground or above				Yes	— No
Drums	,			Yes	 No
Pits, Ponds, or Lagoons				Yes	No
Evidence of Filling				Yes	No
Evidence of Solid Waste Disposal				Yes	No
Stained Soils				Yes	No
Stressed Vegetation				Yes	No
Noxious Odors				Yes	No
PCB Sources				Yes	No
Drains or Sumps				Yes	No
Evidence of wastewater discharges		-1		_Yes	No
Suspect Lead Based Paint:				X_Yes	No
Suspect Asbestos Containing Material	s:			X Yes	No
Comments: Suspect lea	ad based paint and	asbestos con	taining materials b	ased on age o	of the building.
	City Direc				
City directories for this site have past us Grand View Hotel.	ses listed as the po	lice departme	nt, a municipal bu	ilding, and th	1e
	Historical	Atlases		yes 4 - 4 - 4 - 4 - 4 - 4 - 4	
Source: Combinati	on Atlas Map of E	Broome Count	y, 1870.		
			reas south and east	t were already	y developed.
Descriptions	Listed Spi	lls (Database	Search)		
Description:					
No concerns noted for this property bas	ed on the Environ	mental First S	earch Database Re	eport.	

#### Summary of Environmental Concerns

There were no documented concerns identified in the database report, and historic research indicated did not indicate industrial use. It is believed that this property was used by the police and fire departments. This type of use would most likely include the presence of fuel tanks (for equipment), and while no spill reports exist, the past/present existence of tanks cannot be completely ruled out without further investigation, which is needed to determine the likelihood of contamination on the site.

		Summary of	Site Informa	tion		2 2 12
	107 105 7					Map ID= A6
Site Address:	135-139 Baldwin		Gt. 4		rz i	
Town/City/Village:	Village of Johnso		State:	New York	Zip:	13790
Publicly Owned:	Yes	X_No				
Current Owner Name:	Brian C. Phillips					2 / 1
Tax Map Parcel No.:	143.32-3-21			Acreage:		2.4 Acres
Zoning District:	R6	W M			an stolet argen.	P C
Back Taxes Owed:	Yes	_X_No	ew and the same	Number of y	ears outstan	ding: n/a
			Zoning:			
Zone/District Status:	NYS Empire				newal Area	
	Fed. Enterpri			Historic		
		rovement Dis		3	gically Signi	
	Special Asses	ssment Distric	t	NYS Env	ironmental Z	Zone
	Ouler.	Property	Arrose			
Closest Highway:	State Highway 17		Miles to His	hway:	0.25 mi :	±
Closest Interstate:	I-81		Miles to Int	and the second s	2 mi ±	
Closest interstate:	1-01			Rail Service:		
Airport:	Greater Binghamt	on Airport	Miles to Air		6.6±	
An port.		Buildings	Willes to 711	porti	0.02	
Number:		Stories:	Year Built	Construction	Type:	Condition:
1	56134	5		Brick	-JP	Poor
	30154		1710	Ditek		1 001
		Utilities				
Service to site:	X_Gas	X Electric				
Water Supply/Wells:	X_Public	Private				
Sanitary Sewer:	X_Public	Private	N/A			
Septic System	Public	Private	X N/A			
		Natural and	Cultural Res	sources:		
	No natural or cu	Itural recourse	ac wara idant	ified for this n	orcal	
				incu ioi uns p	arcci.	
		Site Photogra	aph:			
				12/05/200		

	Date: 12/5/2007
	Current Use of Property
	Current Ost of Property
	t is also currently for sale. It is located in an industrial area, and past usages supply for the trains), building supply, and a book company.
	Adjacent Land Use
North: RR tracks, vacant warehouse buildings	
East: Vacant lot, residential	West: Commercial/Industrial.
	Physical Features
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
	Site Inspection Notes
Due to lack of access to the property site inspe	ections were performed by viewing the site from adjacent
roadways/parking lots. No interior inspections	s were performed. Recent snowfall prevented ground surfaces
from being observed. No surface water feature	es, hazardous substances, petroleum products or storage of
hazardous materials was noted.	
Evidence of hazardous waste treatment, store	
Storage Tanks (underground or above groun	
Drums	YesNo
Pits, Ponds, or Lagoons	YesNo
Evidence of Filling	YesNo
Evidence of Solid Waste Disposal	YesNo
Stained Soils	YesNo
Stressed Vegetation	YesNo
Noxious Odors	YesNo
PCB Sources	YesNo
Drains or Sumps	YesNo
Evidence of wastewater discharges	YesNo
Suspect Lead Based Paint:	<u>X</u> Yes <u>No</u>
Suspect Asbestos Containing Materials:	X Yes No
Comments: Suspect lead base	ed paint and asbestos containing materials based on age of the building.
	City Directories
City directories from 1980-1930 did not ident	ify the address of 137-139 Baldwin Street. Based on street
locations in the directories, it appears the prop	perty identified as 91 Baldwin street may correspond to the same
	ailroad depot, Austin HR Lumber, a fuel and supply area for the
railroad, Upstate Builder Supply, and Lescron	Books.
	Historical Atlases
Source: Combination Atl	as Map of Broome County, 1870.
Description: No coverage for	the site, however areas south and east were already developed.
	Listed Spills (Database Search)
Description:	
No concerns noted for this property based on	the Environmental First Search Database Report.

#### **Summary of Environmental Concerns**

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

The state of the s		Summary of	Site Informa	ation	1	Man ID- A7
Site Address:	147 Grand Avenu	ue				Map ID= A7
Town/City/Village:	Village of Johnson	on City	State:	New York	Zip:	13790
Publicly Owned:	Yes	_X_No			<del></del>	
Current Owner Name:	Battla Nasreen N					
Tax Map Parcel No.:	143.73-1-12.1			Acreage:		1.5 Acres
Zoning District:	IN					
Back Taxes Owed:	Yes	<u>_X</u> _No		Number of ye	ars outstand	ing: n/a
			Zoning:		A I I S	
Zone/District Status:	_X_NYS Empire	Zone		Urban Rer	newal Area	
	Fed. Enterpr	ise Business Z	one	Historic [	District	
	Business Im	provement Dis	trict	Archeolog	ically Signification	cant
	Special Asse	essment Distric	t	NYS Envi	ronmental Zo	ne
	Other:					
		Property	Access:	المشاعد		
Closest Highway:	State Highway 1'	7	Miles to Hi	ghway:	0.25 mi ±	
Closest Interstate:	tate: I-81 Miles to Interstate: 2 mi ±					
			Adjacent to	Rail Service:	No	
Airport:	Greater Bingham	ton Airport.	Miles to Air	rport:	6.6±	
		Buildings				
Number:	Square Footage:	Stories:	Year Built::	Construction 7	Гуре:	Condition:
1		4		Concrete		Poor
		Utilities				
Service to site:	X_Gas	X_Electric				
Water Supply/Wells:	X_Public	Private				
Sanitary Sewer:	X_Public	Private	N/A			
Septic System	Public	Private	_X_ N/A			
		Natural and	Cultural Re	sources:		
	No natural or cu	ıltural resource	es were ident	ified for this pa	arcel.	
		Site Photogra	aph:		<u> </u>	
Note: Property includes the light colored concrete building as well as the parking area.				2/95/2007		

	$\overline{}$			
	Date:	12/5/200	7	
		e of Property		
more and the second sec				hard diament the mouth
The site is currently vacant and used to store				
(rear) end of the property which is is poor co			acam. Historic information of	the property shows
that it was used as a candy manufacturer for	over 40 years.			
		1 77		
	Adjacent L			
North: Vacant Warehouse building at 137-13	89 Baldwin	South:	Grand Avenue, Auto Repair	
East: Residential.		West:	Islamic Temple, Residentia	
		cal Features		
Soil Information:			lly and silty materials	
Surficial Geology:		nd and Grave		
Geologic/Bedrock:	Cashaqua S	hale of the So	nyea Group	
Topography:				
Inferred Groundwater Flow Direction:			Susquehanna River	
	Site Inspec			
Due to lack of access to the property site insp				
roadways/parking lots. No interior inspection				
from being observed. No surface water feature	res, hazardous	s substances, p	petroleum products or storage	of
hazardous materials was noted.				
Evidence of hazardous waste treatment, sto			Yes	No
Storage Tanks (underground or above grou	nd)		Yes	No
Drums			Yes	No
Pits, Ponds, or Lagoons			Yes	No
Evidence of Filling			Yes	No
Evidence of Solid Waste Disposal			Yes	No
Stained Soils			Yes	No
Stressed Vegetation			Yes	No
Noxious Odors			_Yes	No
PCB Sources			Yes	No
Drains or Sumps			Yes	No
Evidence of wastewater discharges			Yes	No
Suspect Lead Based Paint:			<u>X</u> Yes	No
Suspect Asbestos Containing Materials:			<u>X</u> Yes	No
Comments: Suspect lead ba	sed paint and	asbestos cont	aining materials based on age	of the building.
	City Direct	ories		
City directory information from 1930-1980 i	ndicated that	this site was o	occupied by the Fair Play Cara	amel
Candy manufacturing company.				
	Historical .	Atlases		
Source:			of Broome County, 1870.	
Description:	No coverag	e for the site,	however areas south and east	were already develop
	Listed Spil	ls (Database	Search)	
Description:				
No concerns noted for this property based or	the Environi	nental First S	earch Database Report.	

#### Summary of Environmental Concerns

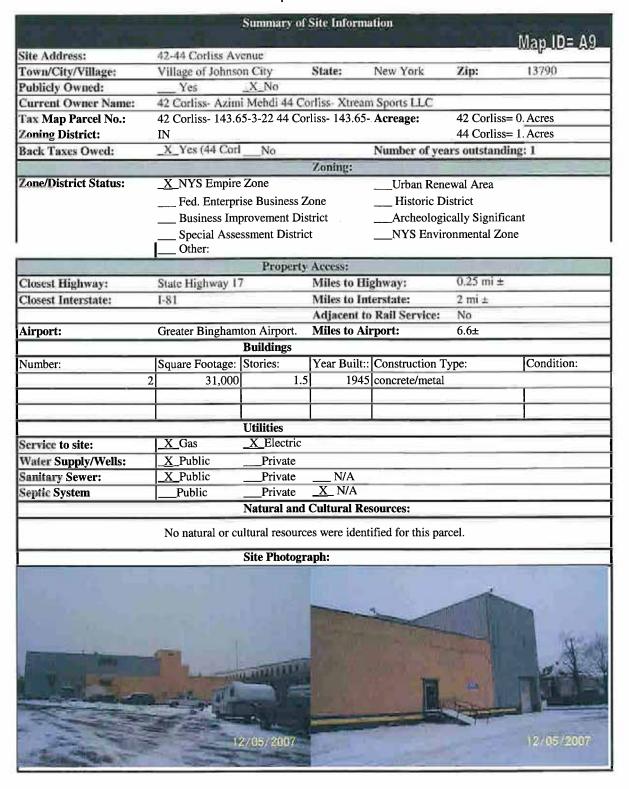
While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

		Summary of	Site Informa	tion	1	Alex Pares - Soci
Site Address:	48 Corliss Avenu					Map ID= A8
Town/City/Village:	Village of Johnso		State:	New York	Zip:	13790
Publicly Owned:	Yes	_X_No	Dtate:	TIOW TOIK		13170
Current Owner Name:	Danny R. Planav					
Tax Map Parcel No.:	143.65-3-19	3K.y		Acreage:		2.02 Acres
Zoning District:	IN			, rereage.		2.02
Back Taxes Owed:	X Yes					
Buck Taxes Owed.			Zoning:	1,000000000		
Zone/District Status:	X_NYS Empire	Zone		Urban Re	newal Area	
		ise Business Z	one	Historic l		
	_	provement Dis			gically Sign	ificant
		ssment Distric			ironmental	
	Other:	SSILEIU DISUIC	ι	N 15 Env	ii Oiiii Ciitai	Zone
	outer.	Property	Acress.		_	
Closest Highway:	State Highway 17		Miles to Hi	ghwav:	0.25 mi	±
Closest Interstate:	I-81		Miles to Int	<u> </u>	2 mi ±	
Closest Interstate.	101		Adjacent to	Rail Service:		
Airport:	Greater Bingham	ton Airport.	Miles to Air		6.6±	
	U	Buildings				
Number:	Square Footage:	Stories:	Year Built::	Construction	Type:	Condition:
1	Unknown	- 1	Unknown	Brick		Average
1	Unknown	6	Unknown	Brick		Avg/Poor
1	4526	1	1970	Blue concrete	•	Poor
		Utilities	·			
Service to site:	X_Gas	_X_Electric				
Water Supply/Wells:	_X_Public	Private				
Sanitary Sewer:	X Public	Private	N/A			
Septic System	Public	Private	<u>X</u> N/A			
		Natural and	Cultural Re	sources:		
	No natural or co	ıltural resourc	es were ident	tified for this p	arcel.	
		Site Photogra	aph:			
					·	

	Date: 12/5/2007
	Current Use of Property
TK Lawn and Hardware, and TK Storage of indicates that a photographic film producer	ccupy the property currently. Information from a previous Phase I ESA was the past use.
	Adjacent Land Use
North: Residences, fir	re station, restaur: South: Residences, railroad corridor, parking lot
East: Vacant buildin	ng, parking area West: Indian Valley Industries
	Physical Features
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography: Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Injerrea Grounawater Piow Direction.	Site Inspection Notes
Due to lack of access to the property site in	spections were performed by viewing the site from adjacent
	ons were performed. Recent snowfall prevented ground surfaces
	ures, hazardous substances, petroleum products or storage of
hazardous materials was noted.	mes, nazardous substances, petroleum products of storage of
Evidence of hazardous waste treatment, st	orage, diposalYesNo
Storage Tanks (underground or above gro	<b>3</b> / <b>1</b>
Drums	YesNo
Pits, Ponds, or Lagoons	YesNo
Evidence of Filling	Yes No
Evidence of Futing  Evidence of Solid Waste Disposal	Yes No
Stained Soils	YesNo
Stressed Vegetation	Yes No
Noxious Odors	Yes No
PCB Sources	YesNo
Drains or Sumps	YesNo
Evidence of wastewater discharges	Yes No
Suspect Lead Based Paint:	
Suspect Asbestos Containing Materials:	X_YesNo
	pased paint and asbestos containing materials based on age of the building.
	City Directories
City directory information did not show list Endicott Johnson.	tings for this specific property. This area was previously occupied by
	Historical Atlases
Source: Combination A	Atlas Map of Broome County, 1870.
	or the site, however areas south and east were already developed.
	Listed Spills (Database Search)
Description:	
No concerns noted for this property based of	on the Environmental First Search Database Report.

#### **Summary of Environmental Concerns**

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Adjacent properties with similar uses have documented spill reports, and based off of the status of adjacent properties as well as known industrial use, the potential for soil/groundwater contamination at this site does exist.



	D-10/E/0007
	Date: 12/5/2007 Current Use of Property
	nt warehouse type building as well as some parking areas. This area was once Endicott Johnson. The building is connected to the vacant building at 46 Corliss Ave.
	Adjacent Land Use
North: Residential	South: 46 Corliss building (adjacent)
East: Industrial (25 Ozalid)	West: Industrial (48 Corliss)
	Physical Features
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	W
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
	Site Inspection Notes
Due to lack of access to the property site insp	ections were performed by viewing the site from adjacent
roadways/parking lots. No interior inspection	s were performed. Recent snowfall prevented ground surfaces
from being observed. No surface water feature	es, hazardous substances, petroleum products or storage of
hazardous materials was noted.	
Evidence of hazardous waste treatment, stor	rage, diposalNo
Storage Tanks (underground or above groun	nd)YesNo
Drums	YesNo
Pits, Ponds, or Lagoons	YesNo
Evidence of Filling	YesNo
Evidence of Solid Waste Disposal	YesNo
Stained Soils	YesNo
Stressed Vegetation	YesNo
Noxious Odors	YesNo
PCB Sources	YesNo
Drains or Sumps	YesNo
Evidence of wastewater discharges	YesNo
Suspect Lead Based Paint:	<u>X</u> YesNo
Suspect Asbestos Containing Materials:	<u>X</u> YesNo
Comments: Suspect lead bas	sed paint and asbestos containing materials based on age of the building.
	City Directories
City directory information did not show listin Endicott Johnson.	ngs for this specific property. This area was previously occupied by
	Historical Atlases
Source: Combination At	las Map of Broome County, 1870.
Description: No coverage for	the site, however areas south and east were already developed.
	Listed Spills (Database Search)
Description:	
No concerns noted for this property based on	the Environmental First Search Database Report.

#### Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. A Phase I investigation has been performed in the past. Adjacent properties with similar uses have documented spill reports, and based off of the status of adjacent properties as well as known industrial use, the potential for soil/groundwater contamination at this site does exist.

		Summary of	Site Informa	ition		
	17 71 7	The State of	-			Map-ID= A10
Site Address:	46 Corliss Aven					anage of the same
Town/City/Village:	Village of Johns		State:	New York	Zip:	13790
Publicly Owned:	Yes	_X_No				
Current Owner Name:	Azimi Abbas Al	i				
Tax Map Parcel No.:	143.65-3-20.1			Acreage:		2.02 Acres
Zoning District:	IN					
Back Taxes Owed:	X_Yes	No		Number of ye	ears outstand	ding: 5
			Zoning:			
Zone/District Status:	X_NYS Empire	e Zone		Urban Re	newal Area	
*	Fed. Enterpr	rise Business 2	Zone	Historic I		
	Business Im	provement Di	strict	Archeolog	gically Signif	icant
	Special Asse	essment Distri	ct	NYS Envi	ironmental Z	one
	Other:					
		Property	y Access:			
Closest Highway:	State Highway 1	7	Miles to Hi	ghway:	0.25 mi ±	
Closest Interstate:	I-81		Miles to Int	erstate:	2 mi ±	
			Adjacent to	Rail Service:	Yes	
Airport:	Greater Binghan	nton Airport.	Miles to Air	rport:	6.6±	
		Buildings				
Number:	Square Footage:	Stories:	Year Built::	Construction '	Type:	Condition:
	1	Unknown	3	Unknown	Masonry	
					172	
		Utilities				
Service to site:	_X_Gas	_X_Electric				
Water Supply/Wells:	_X_Public	Private				
Sanitary Sewer:	X_Public	Private	N/A			
Septic System	Public	Private	_X_ N/A			
		Natural and	Cultural Res	sources:		
	N711	14 1		:6:-1 64-:-	1	
	No natural or c	ultural resourc	ces were ident	inea for this pa	arcei.	
		Site Photogr	raph:			
				2/05/2807		

	Date: 12/5/200	
	<b>Current Use of Propert</b>	у
The property is currently vacant. A sign on the industry left.	e building indicates that it	t was used for a skate/BMX bike park after the
_	Adjacent Land Use	
North: 46 Corliss Ave (vacant buildings)	South:	Railroad tracks, residential.
East: Industrial use at 25 Ozalid Dr.	West:	Parking area, 48 Corliss ave.
	Physical Features	
Soil Information:	Cut and Fill Lands, grave	elly and silty materials
Surficial Geology:	Outwash Sand and Grave	
Geologic/Bedrock:	Cashaqua Shale of the So	onyea Group
Topography:		
Inferred Groundwater Flow Direction:	To the south towards the	Susquehanna River
	<b>Site Inspection Notes</b>	
Due to lack of access to the property site inspe	ections were performed by	y viewing the site from adjacent
roadways/parking lots. No interior inspections		
from being observed. No surface water feature	•	
hazardous materials was noted.	•	-
Evidence of hazardous waste treatment, store	age, diposal	YesNo
Storage Tanks (underground or above groun		YesNo
Drums	,	YesNo
Pits, Ponds, or Lagoons		YesNo
Evidence of Filling		YesNo
Evidence of Solid Waste Disposal		YesNo
Stained Soils		YesNo
Stressed Vegetation		YesNo
Noxious Odors		YesNo
PCB Sources		YesNo
Drains or Sumps		YesNo
Evidence of wastewater discharges		YesNo
Suspect Lead Based Paint:		
Suspect Asbestos Containing Materials:		No
	ed paint and asbestos cont	taining materials based on age of the building.
	City Directories	
City directory information did not show listing Endicott Johnson.	gs for this specific propert	ty. This area was previously occupied by
	Historical Atlases	
Source: Combination Atl	as Map of Broome County	y, 1870.
Description: No coverage for	the site, however areas so	uth and east were already developed.
No. 1.4.	Listed Spills (Database	Search)
Description:		
No concerns noted for this property based on	the Environmental First S	earch Database Report.

#### **Summary of Environmental Concerns**

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Adjacent properties with similar uses have documented spill reports, and based off of the status of adjacent properties as well as known industrial use, the potential for soil/groundwater contamination at this site does exist.

	- 2 - 2	Summary of	Site Informa	ation	- T	
				10000		Map ID= A11
Site Address:	25 Ozalid Drive/	18 Park St				
Town/City/Village:	Village of Johns	on City	State:	New York	Zip:	13790
Publicly Owned:	Yes	_X_No				
Current Owner Name:	Prisms LLC					
Tax Map Parcel No.:	2-47.2			Acreage:		1.85 Acres
Zoning District:	CG					
Back Taxes Owed:	Yes	_X_No		Number of yo	ears outstan	ding: n/a
			Zoning:			
Zone/District Status:	_X_NYS Empire	Zone		Urban Rei	newal Area	
Fed. Enterprise Business Zone			one	Historic I	District	
	-	provement Dis		Archeolog	ically Signit	ficant
		ssment Distric		_	ronmental Z	
	Other:				-	
		Property	Access:			
Closest Highway:	State Highway 1		Miles to Hi	ghway:	0.25 mi =	±
Closest Interstate:	I-81		Miles to Int		2 mi ±	
				Rail Service:	Yes	
Airport:	Greater Bingham	ton Airport.	Miles to Air		6.6±	
		Buildings				
Number:	Square Footage:		Year Built::	Construction '	Type:	Condition:
1	Unknown		Unknown	Concrete War		Average
3	Unknown		Unknown	Concrete bloc		Poor
	Cindio Wil	_	C I I I I I I I I I I I I I I I I I I I			1.00.
		Utilities				
Service to site:	X Gas	_X_Electric				
Water Supply/Wells:	X Public	Private				
Sanitary Sewer:	X Public	Private	N/A			
Septic System	Public	Private	X N/A			
orphic Ogorem	Tuono	Natural and		sources.		
		And the second second				
	No natural or co	ultural resource	es were ident	ified for this pa	arcel.	
		Site Photogra	mh:			
	100000000000000000000000000000000000000	one i norogii	-pm			
		2/05/2007	-			12/05/2007

	Date:	12/5/200	7
	177.00	Use of Property	
	Current	ose of 1 toperty	
	nt. It contains o	one large buildin	nis parcel was once occupied by a coated paper ng and a smaller guard house/kiosk type building, e outbuildings are in poor condition
	Adjacent	Land Use	
North: Residential		South:	Railroad Tracks
East: Parking and I		West:	Corliss Avenue industrial properties
		sical Features	
Soil Information:			elly and silty materials
Surficial Geology:		Sand and Grave	
Geologic/Bedrock:	Cashaqua	Shale of the So	onyea Group
Topography:			
Inferred Groundwater Flow Direction:		At a second second	Susquehanna River
		ection Notes	
Due to lack of access to the property site i	nspections wer	re performed by	viewing the site from adjacent
roadways/parking lots. No interior inspect	ions were perf	ormed. Recent s	snowfall prevented ground surfaces
from being observed. No surface water fea	atures, hazardo	ous substances, p	petroleum products or storage of
hazardous materials was noted.			
Evidence of hazardous waste treatment,	storage, diposo	al	YesNo
Storage Tanks (underground or above gi	round)		YesNo
Drums			YesNo
Pits, Ponds, or Lagoons			YesNo
Evidence of Filling			YesNo
Evidence of Solid Waste Disposal			YesNo
Stained Soils			YesNo
Stressed Vegetation			YesNo
Noxious Odors			YesNo
PCB Sources			YesNo
Drains or Sumps		•	YesNo
Evidence of wastewater discharges			YesNo
Suspect Lead Based Paint:			<u>X</u> _YesNo
Suspect Asbestos Containing Materials:			<u>X</u> Yes <u>No</u>
Comments: Suspect lead	based paint an	d asbestos conta	aining materials based on age of the building.
	City Dire	ectories	
City Directories for this property did not p			c address
The general area to the west was occupied			o address.
The general area to the west was occupied	Historica		
Source: Combination		Broome County	v 1870
			uth and east were already developed.
•		· · · · · · · · · · · · · · · · · · ·	•
	Listed Sp	oills (Database S	Search)
Description:		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
pertaining to those tanks. Additionally a inspection after the building was abandon	mercury spill w ed. Waste Oil	was reported wit and mixed unkn	ng underground storage tanks, and spill reports thin the building during a previous asbestos nown chemicals were also reported in a separate cal releases, the potential for soil/groundwater
	Summary	y of Environme	ental Concerns
	atabase report v	which indicates	existing contamination. Due to the spill reports, a l/groundwater contamination exists on this site.

		Summary of	Site Informa	ition		
The same of the sa	10.4					Map ID= B1
Site Address:	19 Avenue B	C'.	G4 4	N7 N7 1	77.	12700
Town/City/Village:	Village of Johnson	<u> </u>	State:	New York	Zip:	13790
Publicly Owned:	Yes	_X_No			_	
Current Owner Name:	Lee L. Sharp			<b>.</b>		0.05 4
Tax Map Parcel No.:	04-0004-017			Acreage:		0.95 Acres
Zoning District:	Yes	_X_No		Number of ye		dina. n/a
Back Taxes Owed:	1es		Zoning:	Number of ye	ears outstan	umg: n/a
Zone/District Status:	X_NYS Empire	Zona	Zoning:	TI-1 D	1 A	
Zone/District Status:					newal Area	
	_	ise Business Z		Historic I		···
	_	provement Dis			gically Signif	
		ssment Distric	t	NYS Env	ironmental Z	one
	Other:		WINDS STORY			
CT - A IT'-1	C4-4- III 1 - 47	Property	A CONTRACTOR OF THE PARTY OF TH	all and a second	0.25 mi ±	
Closest Highway:	State Highway 17		Miles to Hi			
Closest Interstate:	I-81		Miles to Int		2 mi ±	
	C. to Division	4 A :		Rail Service:		
Airport:	Greater Bingham		Miles to Air	rport:	6.6±	
St. 1		Buildings	W D		70	Condition:
Number:		Stories:	and the second second second	Construction	Type:	Condition:
1	40428	3	1960	Brick		Average
				2		
		W 74 *1 *4 *				
<del>-</del>		Utilities _X_Electric				
Service to site:	X_Gas					
Water Supply/Wells:	X_Public	Private	27/4			
Sanitary Sewer:	X_Public	Private	N/A _X_ N/A			
Septic System	Public	Private Natural and				
		Natural and	Cultural Ke	sources:		
	No natural or	cultural resour	ces were idea	ntified for this	parcel.	
		Site Photogra	aph:			
				W-15-7/2007		·

Date: 12/5/2007							
Current Use of Property							
The property is current vacant	. A sign on the building states "Volunteers of America Thrift Shop"						
	Adjacent Land Use						
North: Retail buildings.	South: Large vacant building (59 Lester)						
East: Residential	West: Parking facilities. Johnson City PD.						
	Physical Features						
Soil Information:	Cut and Fill Lands, gravelly and silty materials						
Surficial Geology:	Outwash Sand and Gravel						
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group						
Topography:							
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River						
	Site Inspection Notes						
Due to lack of access to the property site ins	pections were performed by viewing the site from adjacent						
from being observed. No surface water featu hazardous materials was noted.	ns were performed. Recent snowfall prevented ground surfaces res, hazardous substances, petroleum products or storage of						
Comments:	No surface water features noted.						
Evidence of hazardous waste treatment, sto	<del> </del>						
Storage Tanks (underground or above grou							
Drums	YesNo						
Pits, Ponds, or Lagoons	YesNo						
Evidence of Filling	YesNo						
Evidence of Solid Waste Disposal	YesNo						
Stained Soils	YesNo						
Stressed Vegetation	YesNo YesNo						
Noxious Odors PCB Sources	Yes No						
Drains or Sumps							
Evidence of wastewater discharges Suspect Lead Based Paint:							
Suspect Asbestos Containing Materials:							
N 40 A 0 B 0 A 1 A 40	used paint and asbestos containing materials based on age of the building.						
	City Directories						
	at this building had no listed occupants other than Endicott						
	here was no listing at all, and Endicott Johnson Safety and						
Security was listed at 17 Avenue B. There co	ould have been some renumbering.						
	Historical Atlases						
Source: Combination A	tlas Map of Broome County, 1870.						
<b>Description:</b> No coverage fo	r the site, however areas south and east were already developed.						
	Listed Spills (Database Search)						
Description:							
	a spill report of six drums abandoned on the site.						
	of further information, presence of contamination on this site result from the						
presence of the drums is unknown. Addition	ally this site is located adjacent to an area once occupied by Endicott						
Johnson plant.							
	Summary of Environmental Concerns						
This site is associated with a closed spill rep	ort which documented the existence of six abandoned drums on the site. Impacts						
from these drums are unknown. The structure	re appears to have been associated with the Endicott Johnson industry historically						

present in that immediate vicinity. There are no known environmental impacts and no investigation or analysis is believed to have been performed.

		Summary of	Site Informa	ition		Man ID- D2
			1 10			Map ID= B2
Site Address:	59 Lester Avenue					
Town/City/Village:	Village of Johnson		State:	New York	Zip:	13790
Publicly Owned:	Yes	_X_No				·
Current Owner Name:	Danny R. Planava	sky				
Tax Map Parcel No.:	143.58.79			Acreage:		4.13 Acres
Zoning District:	CG					
Back Taxes Owed:	_X_Yes	No		Number of ye	ears outstai	nding: 8
			Zoning:			
Zone/District Status:	X_NYS Empire	Zone		Urban Re	newal Area	
	Fed. Enterpri	ise Business Z	Zone	Historic l	District	
	Business Imp	provement Dis	strict	Archeolog	gically Sign	ificant
	Special Asse	ssment Distric	ct	NYS Env	ironmental 2	Zone
	Other:					
		Property	Access:		No.	
Closest Highway:	State Highway 17	THE RESERVE AND ADDRESS OF THE PERSON NAMED IN	Miles to Hi	ghway:	0.5 mi ±	
Closest Interstate:	I-81		Miles to Int		2 mi ±	
			Adjacent to	Rail Service:	Yes	
Airport:	Greater Bingham	ton Airport.	Miles to Air		6.6±	
•		Buildings				
Number:	Square Footage:		Year Built::	Construction	Туре:	Condition:
1		5	-	Concrete		Poor
		Utilities				
Service to site:	_X_Gas	X_Electric				
Water Supply/Wells:	_X_Public	Private				
Sanitary Sewer:	_X_Public	Private	N/A			
Septic System	Public	Private	X_N/A			
ocpue oystem		Natural and		sources:		
No natural or	cultural resources	were identifie	ed for this par	cel.		
		Site Photogr	anh:			
		Sitt I notogi	mp.i.			
			A COLUMN TO A STATE OF THE PARTY OF THE PART	A STATE	45	
					111	
	Design III	45			b.	
		- 14 Miles				
			CE I			
		a la	-	12/05/2007		
				13530		

	Date:	12/5/2007	
	Curre	ent Use of Property	
	atly occupied by the TK storage was once occupied by Endico		Auto Outlet . Information from a previous Phas
	Adiac	cent Land Use	
North: Railroad corrid	for, former lumber building	South:	Residential properties, bar, vacant building
	Industries, Vacant buildings	West:	Municipal parking lot, commercial buildings
		Physical Features	
Soil Information:			lly and silty materials
Surficial Geology:		ash Sand and Gravel	
Geologic/Bedrock:	Casha	qua Shale of the Sor	nyea Group
Topography:	5.		
Inferred Groundwate	r Flow Direction: To the	e south towards the S	Susquehanna River
,		nspection Notes	•
roadways/parking lots from being observed. hazardous materials w Evidence of hazardou	No surface water features, haza vas noted. us waste treatment, storage, di rground or above ground) ons uste Disposal ter discharges Paint: ntaining Materials: Suspect lead based pain	performed. Recent s ardous substances, p sposal  nt and asbestos conta	with the site from adjacent nowfall prevented ground surfaces setroleum products or storage of YesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNo
		Directories	
City directory information Endicott Johnson.	ation did not show listings for t	this specific property	y. This area was previously occupied by
	Histo	rical Atlases	
Source:	Combination Atlas Map	p of Broome County	, 1870.
Description:	No coverage for the site	e, however areas sou	th and east were already developed.
	Liste	d Spills (Database S	Search)
Description:			
No concerns noted for	r this property based on the En	vironmental First Se	arch Database Rej
		nary of Environme	
There are no environr		latabase report, howe	ever this structure is located in an area which was

		Summary o	f Site Inform	ation	Ma	p ID= B3
Site Address:	30 Avenue C - Re	ar				
Town/City/Village:	Village of Johnson		State:	New York	Zip:	· · · · · · · · · · · · · · · · · · ·
Publicly Owned:	Yes	_X_No				
Current Owner Name:	Robert F. Seeley					
Tax Map Parcel No.:	143.57-2-35			Acreage:	0.06	Acres
Zoning District:	CG					
Back Taxes Owed:	X_Yes	No		Number of ye	ears outstanding	g: 1
			Zoning:			
Zone/District Status:	X NYS Empire				newal Area	
	Fed. Enterpri	se Business	Zone	Historic l	District	
	Business Imp	rovement D	istrict	Archeolog	gically Significar	nt
	Special Asses	sment Distr	ict	NYS Env	ironmental Zone	
	Other:		STORY & STORY HOLDS			
CI ATT	Court III 1 1 17	The second second	y Access:	ah-va-v	0.25 mi ±	
Closest Highway:	State Highway 17		Miles to Hi			
Closest Interstate:	1-81		Miles to In	and the same of th	2 mi ±	
				Rail Service:	And the State of t	
Airport:	Greater Binghamt		Miles to Ai	rport:	6.6±	
		Buildings	Isr Du	lo .	m	lo-alidan.
iNumber:		Stories:		Construction	Type:	Condition:
1	Unknown		1 Unknown	Metal shed		Poor
						<u> </u>
		Utilities				
G	_X_Gas	X Electric				
Service to site:						
Water Supply/Wells:	_X_Public _X_Public	Private	N/A			
Sanitary Sewer:	Public	Private	N/A			
Septic System			d Cultural Re	CORPOS!		
		Maturar an	u Cuiturai Ke	sources.		
	No natural or cu	ltural resour	ces were iden	tified for this p	arcel.	
		Site Photog	raph:			
Note: The property is almost entirely taken up b the shed in the foreground the picture. Neither the palot nor the brick building background are part of the parcel.	of rking in the			12/0	05/2007	

		1872	
	Date:	12/5/20	* T
	Current	Use of Proper	ty
	se, and is "landlocked" in the sens		e building at 19 Avenue B. It does not appear to ded on all sides by neighboring properties and has
	Adjacen	t Land Use	
North: Vacant land, a	lso retail and residential uses.	South:	Helen Drive, 19 Ave B, warehouse buildings.
East: Vacant brick bu	ilding at 19 Avenue B.	West:	Parking for the Johnson City Justice Building.
	Phy	ysical Features	
Soil Information:	Cut and 1	Fill Lands, grav	elly and silty materials
Surficial Geology:	Outwash	Sand and Grav	rel
Geologic/Bedrock:	Cashaqu	a Shale of the S	onyea Group
Topography:	-1		
Inferred Groundwate	er Flow Direction: To the so	outh towards the	e Susquehanna River
	Site Insp	pection Notes	
from being observed. hazardous materials w <i>Evidence of hazardou</i>	No surface water features, hazard vas noted.  us waste treatment, storage, diposinground or above ground)  ons  aste Disposal  ter discharges  Paint:  ntaining Materials:  Suspect lead based paint a	ous substances, sal  nd asbestos cor	
	City Dir		
There were no listings	s available for this parcel, howeve	er it is surrounde	ed by other parcels and has no access road.
	Historic	al Atlases	
Source:	Combination Atlas Map or		ty, 1870.
Description:	_		outh and east were already developed.
	Listed S	pills (Database	e Search)
Description:			
No concerns noted for	r this property based on the Environment	onmental First	Search Database Report.
		1150	
			nental Concerns
There are no environr		base report, ho	wever this structure is located in an area which was

		Summary of	Site Informs	ition	111	NATION WAS ASSESSED.
Site Address:	99 Lester Avenu	2	100			Map_ID= C1
Town/City/Village:	Village of Johns		State:	New York	Zip:	13790
Publicly Owned:	Yes Yes	_X_No	State:	New Tolk	z.p.	13790
Current Owner Name:	Dana A and Lau					
Tax Map Parcel No.:	143.58-1-1	He L. Lins		Acreage:		7.4 Acres
Zoning District:	143.36-1-1 IN			Acreage.		7.4 Acies
Back Taxes Owed:	Yes	_X_No		Number of y	ears outstan	rding: n/a
Dack Taxes Owed.		2132710	Zoning:	rammer of y	cars outstan	illing. Iva
Zone/District Status:	X_NYS Empire	e Zone	Louing	Urhan Re	newal Area	
District Status	<del>-</del>	rise Business Z	'ona	Historic I		
	•	provement Dis			gically Signi	ficent
		-		_	ironmental Z	
l .	Special Asse	essment Distric	it .	NISENV	ironmentai z	cone
		Property	Access:		215/10	
Closest Highway:	State Highway 1		Miles to Hi	ghway:	0.25 mi :	±
Closest Interstate:	1-81		Miles to Int		2 mi ±	
Crosest Interstates	101			Rail Service:		
Airport:	Greater Binghan	ton Airport.	Miles to Ai	The Control of the Co	6.6±	
		Buildings	717000000000000000000000000000000000000			
Number:	Square Footage:		Year Built::	Construction	Type:	Condition:
1		1		Corrugated m		Average
				Corragated in	-	
		-				
		Utilities				
Service to site:	_X_Gas	_X_Electric				
Water Supply/Wells:	X_Public	Private				
Sanitary Sewer:	_X_Public	Private	N/A			
Septic System	Public	Private	X N/A			
- Part of the same	2 31115	Natural and		sources:		
	No natural or c	ultural resourc	es were ident	ified for this pa	arcel.	
No. of Concession, Name of Street, or other Persons, Name of Street, or other Persons, Name of Street, Name of						
A STATE OF THE PARTY OF THE PAR			100	-		
AMERICA	4-46-	distanting the last	Alle	/	- Table	
ette China			507 A	PROFESSION .		
		1000		2000		No. of the last of
WANT .		100	4		to the same of	THE RESERVE
	The state of	No. of the last				
	12	/05/2007				12/05/2007
	2000				-	
0.110						

	T				
	Date: 1	12/5/200	7		
	Current Use of I				
TTI ( ) La Trada				I The main h	vilding is only
The property is currently occupied by Hank partially occupied by Hank's. Research indiccupied by Endicott Johnson. Currently t large trucks parked on site.	ates that it was once	e a lumb	er yard, and price	or to that was	an area once
	Adjacent Land	Use			
North: Railroad Tracks, warehouse building		outh:	Stream, Resid	ential	
East: CFJ park		est:	Residential		
Ent. Cr. Plan	Physical Fe				
Soil Information:	Cut and Fill Land		Hy and silty ma	erials	
Surficial Geology:	Outwash Sand ar			CITALIS	
Geologic/Bedrock:	Cashaqua Shale o				
Topography:	Cashaqua Share	01 1110 50	пуск олокр		
Inferred Groundwater Flow Direction:	To the south tow	ards the	Susquehanna R	iver	
Ingerrea Groundwater I ton Zaretton.	Site Inspection N	the state of the s	20240		
Due to lack of access to the property site in			viewing the site	from adjace	nt
roadways/parking lots. No interior inspecti from being observed. No surface water feat hazardous materials was noted.	ns were performed. ires, hazardous subs	Recent	snowfall preven	ted ground su cts or storage	rfaces of
Evidence of hazardous waste treatment, so				_Yes	No
Storage Tanks (underground or above gro	und)			_Yes	No
Drums				Yes Yes	No
Pits, Ponds, or Lagoons				res	No No
Evidence of Filling				Tes _X_Yes	No
Evidence of Solid Waste Disposal				_A_1es _Yes	No No
Stained Soils				Yes	No
Stressed Vegetation Noxious Odors				res	No
				res	No
PCB Sources				Yes	No
Drains or Sumps				Yes	No
Evidence of wastewater discharges				_X_Yes	_X_No
Suspect Lead Based Paint:				_X_Yes	No
Suspect Asbestos Containing Materials:  Comments: Suspect lead by	ased paint and asbes	etoe cont	ainina materiale		
Comments: Suspect lead to	ised paint and aspes	sios com	ammig materials	oased on age	of the bunding.
	City Directories				
City directory information did not show lis Endicott Johnson.			y. This area was	s previously o	ccupied by
	Historical Atlas				
NAMES C	Atlas Map of Broom	-			
Description: No coverage t	or the site, however	areas sou	uth and east wer	e already dev	eloped.
	Listed Spills (Da	atabase	Search)		
Description:					
The former Endicott-Johnson/ Ranger Para					
avenue, portions of which cover this Prope					
presence of contamination on portions of t					
tank and spill reports associated with Endi					
The sites are enrolled in the Brownfields C	eanup programs, as	well as t	the Voluntary		
Cleanup Programs.					
	Summary of En				
This site has known contamination based of					
the Brownfields Cleanup Program as well	s the Voluntary Cle	anup Pro	ogram. It is loca	ited within an	area once occupied
by industrial facilities.					

ATA TRA	1	Summary of	Site Informa	tion	16.00	Map ID= C2
Site Address:	101-105 Lester A	venue				map us - sa
Town/City/Village:	Village of Johnson		State:	New York	Zip:	13790
Publicly Owned:	Yes	_X_No				
Current Owner Name:	Dana A and Laur	ie L. Ellis				
Tax Map Parcel No.:	143.57-1-18			Acreage:		2.8 Acres
Zoning District:	IN					
Back Taxes Owed:	Yes	No		Number of ye	ars outstand	ing: n/a
			Zoning:		C. Bu	
Zone/District Status:	X_NYS Empire	Zone		Urban Rer	newal Area	
	Fed. Enterpr	ise Business Z	one	Historic I	District	
	Business Imp	provement Dis	trict	Archeolog	ically Signification	cant
	Special Asse	ssment Distric	t	NYS Envi	ronmental Zo	ne
	Other:					
		Property				
Closest Highway:	State Highway 17	7	Miles to Hig	ghway:	0.25 mi ±	
Closest Interstate:	1-81		Miles to Int	erstate:	2 mi ±	
			Adjacent to	Rail Service:	Yes	
Airport:	Greater Bingham	ton Airport.	Miles to Air	rport:	6.6±	
		Buildings				
Number:	Square Footage:	Stories:	Year Built::	Construction [	Гуре:	Condition:
3	20000	1	1980	Metal Wareho	ous	Good
		Utilities				
Service to site:	X_Gas	_X_Electric				
Water Supply/Wells:	X_Public	Private				
Sanitary Sewer:	X_Public	Private	N/A			
Septic System	Public	Private	_X_ N/A			
		Natural and	Cultural Res	sources:		
	No natural or cu	ultural resource	es were ident	ified for this pa	Louis Film	

	Date: 12/5/2007
	Current Use of Property
including Sears Service Center, Paul DeLima	e buildings. The sign at the entrance to the property lists multiple tenants, Coffee, Lesco, and AutoPart International. Hank's Warehouse is located on arcel was once part of a larger industrial area occupied by Endicott-Johnson
PORENI C	Adjacent Land Use
North: Railroad Tracks, warehouse building	South: Stream, Residential
East: Hank's Warehouse, CFJ Park	West: Residential
Edst. Hank's Waterloads, CT F Lax	Physical Features
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	Cushingua Bhaic of the Bonyou Stoup
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Injerred Groundwater I ton Da conton.	Site Inspection Notes
	Die Inspection (votes
Evidence of hazardous waste treatment, stor Storage Tanks (underground or above groud Drums Pits, Ponds, or Lagoons Evidence of Filling Evidence of Solid Waste Disposal Stained Soils Stressed Vegetation Noxious Odors PCB Sources Drains or Sumps Evidence of wastewater discharges Suspect Lead Based Paint: Suspect Asbestos Containing Materials: Comments: Suspect lead based	
	City Directories
	Historical Atlases
Source: Description:	
	Listed Spills (Database Search)
Description:	
The former Endicott-Johnson/ Ranger Paraco	ord sites were located off of Lester
avenue, portions of which cover this Propert	
presence of contamination on portions of the	
tank and spill reports associated with Endico	
The sites are enrolled in the Brownfields Cle	anup programs, as well as the Voluntary
Cleanup Programs.	
	Summary of Environmental Concerns
This site has known contamination based off	of Phase II work which has previously been performed. It is already enrolled
in the Brownfields Cleanup Program as well by industrial facilities.	as the Voluntary Cleanup Program. It is located within an area once occupied

		Summary of	Site Informa	ition		
					N	lap_ID=_D1
Site Address:	2 Brown Street					- M
Town/City/Village:	City of Binghamt		State:	New York	Zip:	13905
Publicly Owned:	Yes	_X_ No				
Current Owner Name:	James M Spear					
Tax Map Parcel No.:	04-0002-032			Acreage:		0.9 Acres
Zoning District:	I-2					
Back Taxes Owed:	Yes	No		Number of y	ears outstand	ling: n/a
			Zoning:			
Zone/District Status:	X_NYS Empire			Urban Re	newal Area	
	Fed. Enterpr	ise Business Z	one	Historic	District	
	Business Imp	provement Dis	trict	Archeolog	gically Signifi	cant
	Special Asse	ssment Distric	t	NYS Env	ironmental Zo	one
	Other:					
		Property				
Closest Highway:	State Highway 17	1	Miles to Hi	ghway:	0.25 mi ±	
Closest Interstate:	1-81		Miles to Int	terstate:	2 mi ±	
			Adjacent to	Rail Service:	Yes	
Airport:	Greater Bingham	ton Airport.	Miles to Air	rport:	6.6±	
		Buildings				
Number:	Square Footage:	Stories:	Year Built::	Construction	Туре:	Condition:
1	7213	1	1960	Wooden		Average/Poor
<del></del>						
		Utilities				
Service to site:	_X_Gas	_X_Electric				
Water Supply/Wells:	X_Public	Private				
Sanitary Sewer:	X_Public	Private	N/A			
Septic System	Public	Private	X N/A			
Depute System	1	Natural and	Market State Company of the Company	sources:		
	No nat	ural or cultura	l resources w	ere identified	for this parcel	l <b>.</b>
		Site Photogra	aph:			
		2/05/2007				12/05/2007

	~		
	Date: 12/5/200°	7	
	Current Use of Property		
The sign on the building states that it was on vehicles.	ice a lumber yard. Currently	the site houses a large amount of	debris and junk, inlouding junk
	Adjacent Land Use		
North: Railroad tracks	South:	Residential.	
East: Residential.	West:	Warehouse building.	
	Physical F		
Soil Information:	Cut and Fill Lands, grave		
Surficial Geology:	Outwash Sand and Grave		
Geologic/Bedrock:	Cashaqua Shale of the So		<u> </u>
Topography:		1	
Inferred Groundwater Flow Direction:	To the south towards the	Susquehanna River	
	Site Inspection Notes		
Due to lack of access to the property site ins	pections were performed by	viewing the site from adjacent	
roadways/parking lots. No interior inspection		-	es
from being observed. No surface water featu	<del>-</del>		
hazardous materials was noted.	·	-	
Evidence of hazardous waste treatment, sto	rage, diposal	Yes	No
Storage Tanks (underground or above grou		Yes	No
Drums		Yes	No
Pits, Ponds, or Lagoons		Yes	No
Evidence of Filling		Yes	No
Evidence of Solid Waste Disposal		Yes	No
Stained Soils		Yes	No
Stressed Vegetation		Yes	No
Noxious Odors		Yes	No
PCB Sources		Yes	No
Drains or Sumps		Yes	No
Evidence of wastewater discharges		Yes	No
Suspect Lead Based Paint:		<u>X</u> Yes	No
Suspect Asbestos Containing Materials:		<u>X</u> Yes	No
Comments: Suspect lead ba	sed paint and asbestos conta	aining materials based on age of t	he building.
	City Directories		
City Directories were not yet reviewed for the	nis parcel.		
	Historical Atlases		
Source:	Combination Atlas Map	of Broome County, 1870.	
Description:	No coverage for the study	area, however areas south and e	ast were already developed.
	Listed Spills (Database)	Search)	
Description:			
No concerns noted for this property based or	n the Environmental First Se	earch Database Report.	
1 1 7			

### **Summary of Environmental Concerns**

While this site was not identified by the database report, the current use of the property contains large amounts of junk, including junk vehicles. While the majority of the site was unable to be observed, it is unknown what chemicals/hazardous materials could be present within the junk piles or within the structures. Given the current use, the potential for environmental contamination does exist, but further research is needed to determine the status of this property.

### Appendix B Financial Pro Formas



# 59 Lester Avenue Option 1: Demolish Existing Structure and Construct New Flex Space 2008 Dollars

Normalized Year - Pro Forma- Base Revenue Scenario

From Friedrich Code  1,171,200  1	Factor Development Costs		Motes	
Section   Sect	Demotrion Cost	\$1,313,500	59 Laster 262,700 SF @ \$5/SF= \$1,313,500	
Flemmail   \$190,000	Building Caminuction	\$6.750,000	1.5 story fresion for Exables, 45,000 of Roor pains 48,51095 v. 86,750,000. Assumes topopalis 20% office and 80% readRAD with posters 2 atory office (18, Assumes 126 pibs createst from new construction.	00 SF aftice and 36,000 SF flex).
Flammail   \$193,300	Tenant Frishing	000'090%	Assumes additional \$20 SF cost for tenant trialning in sotal office space	
15. 240,000  15. 22.240,000  16. Value of Development Coats (12.240,000)  17. 240,000  18. 22.240,000  19. 26	Asbettos Ramovai	\$383.500	Estimated cost to remove aubietos nooting, toor tite, and speng insustan from e Other aubietos eources such as whiches, polers, etc. are not included.	witing buildings at 59 Leater;
112,240,000  12,24	SNe Coats	\$670,000	Cost of paving and read prestruction, curting and aldewalk, alse utilities, storttee	ter raprit.
12, 580,000  12, 580,000  13, 578,000  17, 580,000  17, 580,000  17, 580,000  17, 580,000  17, 580,000  17, 580,000  17, 580,000  17, 580,000  17, 580,000  17, 580,000  17, 580,000  17, 580,000  18, 180,000  18, 180,000  18, 180,000  18, 180,000  19, 180,000  10	Six Remodation	\$165,000	Midpoint of \$30,000 A \$300,000	
restring bycome  \$112,240,000  \$279,	Soft Coats	\$2,688,000	35% of construction, narrant finalthy, and site costs	
reating broome \$475,000  S279,000  S	Total Development Costs	\$12,240,000	Costilf e \$272	
10 S279,000	Net Operating Income Lease Income (Troja Net)	\$675,000		
S2728,000 at Costs of the Costs of the Costs of	Flat/R&D	\$396,000	\$11/st/year (RBPC, Pyramid Brokenage, 2008)	
Strick Chieston, Almit, and 1894,000 alt Chies attrig Interime \$5,560,000 and Chiese Value vs. 45,640,000 and Chiese Value vs. 45,700,000 and 45,700,00	Office	\$279,000	\$15.50 billyour (BIRPC, Pyramid Brownigh, 2008)	
inting income \$204,000  is Value of Development \$0,000,000  ind Grants \$1,000  ind Grants \$1,000,000  ind Grants Grant Sources \$4,700,000  ind forcesse in Lesse Rates to \$4,700,000  in feed for Additional Grants	Less Vacancy, Colecton, Admit, and Overhead Costs	907/85	Assumis 12% deduction for vacancy, collector, safrth, and overhead costs	
is Value of Development \$4,000,000 ment Cost and Cost va. 45,640,000 and Crants \$1,755,640,000 and Crants \$1,755,640,000 and Crants \$1,755,640,000 and Crants \$1,755,640,000 and Crants \$1,755,670 and Crants \$1,755,470 and Crants Social Society States to Case Flates to Set 75,755,700 and forcessen in Lesse Flates to 10,08%.	Het Operating Income	\$594,000		
Cap Funding Sources  Gap Funding Sources  Gap  Gap  Gap  Gap  Gap  St. 525,40,000  Gap  St. 789,831  St. 122,470  St. 122,	Economic Value of Development	\$6,600,000	MOlicup rate (3.0%). Vatushi #\$147 Gorgen: cap rate for Synacuse, MY (RRF Versport; 2006).	
Clay Funding Sources (\$5,640,000)  Idea (Cents)  \$1,572,000  \$1,789,831  Funds Available to \$1,132,470  Short Other Grant Sources (\$1,132,470)  Short Other Sources (\$1,132,470)  Shor	(Gap) Economic Value vs. Development Cost	-\$5,640,000	48, 1% of Development Costs	
Gap Aunding Sources - 455,640,000  Gap  Idea  St. 672,000  St. 672,000  St. 789,831  St. 732,470  Funds Aveilables to \$4,732,470  Funds Aveilables to \$4,732,470  Funds Aveilables to \$4,732,470  St. 732,470  St. 73			Means to Address Any Funding Gap	
\$1,872,000 \$1,789,831 \$1,132,470 \$4,794,300	Factor Priential Gap Funding Sources		Notes	
\$1,725,600 \$1,725,470 \$4,784,300 10,08%	Funding Clap	-55,640,000		
\$1,789,831 \$1,122,470 \$45,796,300 10,084,790	Brownfield Grants	\$1,872,000	Proteins demosform, assession removal, and afte remediation 15,3% of Development Cleats 33,2% of Gap	
\$1,132,470 \$4,794,300 -8845,700 10,08%	Low Interest Financing/ Credit Enhancement	\$1,789,831	Assumes 80% intercing 40 3% stemest rate over 20 years (6.6% date service or 2.0% and generates the additional investment amount 14.6% of Development Chats 31.7% of Gap.	saland) which reduces cap rate from SPs ab
34,794,300	Tax Croffla (Empire Zone)	\$1,132,470	Assumes nel present value al 15% discount rate of a \$3,000 per yearther empti a 3% of Develorment Costs a 2% of Geogramsi Costs	ven fax crucis fax 5 years (58,984 per-
10,08%	Potential Funds Available to Address Gap	\$4,714,300	39 th, of Development Costs 85.0% of Gap	
10,08%	Potential Remaining Gap to be Funded by Other Grant Sources	-1845,700		
Required Pontaine in office lease rates from \$15.50 to \$17.06 Reported Pontaine in New 78.50 hease rates from \$11.00 to \$12.10	Required increase in Lease Rates to Eliminate Meed for Additional Grants	10.08%	Assumes above Ands. Acrease in lease rates to generate additional AOS to sup	port namalistig gap.
			Required increase in office lease rates from \$15.50 to \$17.05 Required increase in few R&D lease rates from \$11.00 to \$12.10	

# 59 Lester Avenue Option 2: Rehab First Floor Flex Space and Mothball Remaining Space 2008 Dollars

### Normalized Year - Pro Forma- Base Revenue Scenario

Notes

Factor Development Costs

Renathilization Cost	§4,107,750	Rithrab trait floor of 59 Leater for first space for 45,000 SF total # \$555.85* \$2,475,000. Mattheta and enterior represented \$27,7007 50* \$1,632,750 Adazimes 20% after an edit florithm and an of first floor viriab space (8,000 SF office and 36,000 SF floor/BLD). Adazimes 59 jobs created from construction
Tenant Finahaig	290,000	Assumes additional \$10 SP cost for landor theating in total office space
Asbestos Hemoval	\$383,500	Estimated cost to renove asbestos nocing, foor las, and paing trausition from seasing custings at 59 Laster. Other asbestos sources such as minitores, bolers, into are not included.
SHe Costs	\$570,000	Clost of paying and road commucitors, curring and allewalk, see selling, attemmater roams.
Site Remedation	\$165,000	Metpoint or \$20,000 & \$300,000
Soft Costs	\$1,668,713	35% of construction, tenant freshing, and afte costs
Total Development Coats	\$6,994,963	Classist = \$156
Net Operating Income Lease Income (Traje Net)	\$364,500	ā
Flex R&D	\$298,000	\$69 shynar (RBMC, Pyranid Brokerage, 2008)
Ottoe	006,300	\$6.5035year (BBPC, Pysprid Brokerage, 2008)
Leas Vacancy, Colecton, Almin, and Overhead Costs	-\$43,740	Assumes 12% disauction for vacancy, collection, activity, and overhead costs
Net Operating Income	\$320,760	
Economic Value of Development	\$3,564,000	MCNeap rate (3-0%). Valuesis «\$79 — Georges cap rate for Synacuse, MY RAD (1991 Vewpoint), 2006).
(Gap) Economic Value vs. Development Cost	-61 450 063	48 Pl., of Davelcoment Confe

### Means to Address Any Funding Gap

Printing Claps -33,430,953 Brownfield Grants \$5581,500	I		
	1993		
	0067	Protutes demostron, accessor removal, and site remediation 7.9% of Development Class	and ato remediation
Low interest Financing/ Credit: \$966,509 Enhancement:	9051	Absumes 80% francing 48 3% interest rate over 20 years to 7.08% and generates the additional investment amount 13.8% of Development Costs 28.1% of Gigs	Adames 80% francing # 3% previating into over 20 years (# 6% abor service constant) which reduces rap rate from 9% 2.0 Sets and generalise the additional syvainment amount 2.0 TK of Gap.
Tax Credita (Empire Zone) \$889.659	600	Assumes not present value at 15% dis- employed 12.7% of Development Costs 25.9% of Day	Absorbes not protect value at 15% discount rate of a \$3,000 per yearspor employee has creat for 5 years (\$8,004 per employee) 22.7% of Operappment Costs 55.9% of Oags
Potential Funds Available to \$2,414,967 Address Gap	1967	34.5% of Development Class 70.3% of Gap	
Potential Remaining Cap to be -41,016,295 Funded by Other Crant Sources	5667	14.5% of Development Coass 29.8% of Gag	\$10,260 Employee
Required Increase in Lease Rates to 22.4	22.43%	Assumes above funds, increase in lea	Assumes above hinds. Expresse in sase rates to generate assistival NOI to support remaining gap.

Negured ruchase in office lease rates from \$8.50 to \$10.40 Required increase in tendfAD lease rates from \$8.00 to \$9.75

# 42-44 Corliss Avenue Willow Street Business District Option 1: Demolish Existing Structure and Construct New Flex/Office Space

# 2008 Dollars

or         S495,000           Attorn Costs         \$495,000           ng Construction         \$3,787,500           atos Removal         \$202,000           storestruction         \$246,000           costs         \$280,000           temodiation (None Anticipated)         \$1,494,325           Development Costs         \$1,494,325           Development Costs         \$1,494,325           one         \$1,494,325           one         \$1,564,825           one         \$1,56,504,825           one         \$1,56,500           ce         \$156,504,825           ce         \$156,504,825           ce         \$156,500           ce			Normalized Year - Pro Forma- Base Revenue Scenario
\$3,787,500 \$202,000 \$2,46,000 \$220,000 \$2246,000 \$2246,000 \$222,700 \$378,750 \$378,750 \$378,750 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$333,300 \$3333,300 \$333,300 \$3333,30	Factor Development Costs		Notes
\$3,787,500 \$202,000 \$246,000 \$246,000 \$246,000 \$246,000 \$1,494,325 \$222,200 \$156,550	Demolition Cost	\$495,000	42/44 Corles 99,000 SF @ 6/SF-6,8495,000
\$202,000 \$246,000 \$280,000 \$280,000 \$378,750 \$378,750 \$166,650 \$333,300 \$9ment \$3,703,333	Building Construction	\$3,787,500	1.5 story flexion/free building 25,250 SF floorpiate @ \$150~3,787,500. Assumes floorpiate 20% office and 80% flex/R&D with portion 2-story office space (10,100 SF office, 20,200 SF flex/R&D) Assumes 34 jobs created from new construction
\$246,000 \$280,000 \$1,494,325 \$5,504,825 \$322,200 \$166,550 \$166,550 \$333,300 \$9ment \$3,703,333	Tonant Finishing	\$202,000	Assumes additional \$20/SF cost for tenant finishing in the office space
\$280,000   \$1,494,325   \$6,504,625   \$222,200   \$126,550   \$156,55	Asbestos Removai	\$246,000	Esamated cost to remove asbesives roofing, floor itie, and piping insulation from existing buildings at 42/44 Cortiss;. Other asbestos sources such as windows, boilens, etc. are not included.
\$6,504,825 \$6,504,825 \$378,750 \$222,700 \$156,550 \$156,550 \$333,300 \$9ment \$3,703,333	Sile Costs	\$280,000	Cost of paiving and road construction, curbing and sidewalls, site utilities, stormwater mgmt.
\$1,494,325 \$6,504,825 \$222,200 \$166,550 \$166,550 \$166,550 \$333,300 \$333,300 \$333,300 \$20velopment \$3,703,333	Site Remediation (None Anticipated)		
\$6,504,625 \$378,750 \$166,650 \$166,650 \$45,450 \$333,300 opment \$3,703,333	Soft Costs	\$1,494,325	35% of construction, tenant finishing, and site costs
\$378,750 \$222,200 \$166,550 Admin, and -\$45,450 \$333,300 opment \$3,703,333	Total Development Costs	\$6,504,825	Cost/s/ = \$215
\$156,550 \$156,550 \$156,550 \$333,300 pment \$3,703,333	Net Operating Income Lease Income (Tiple Net)	\$378,750	
\$156,650 Admin, and -545,450 S333,300 opment \$3,703,333	FlexIRSD	\$222,200	\$11,00st/year (BBPC, Pyramid Brokerage, 2008)
Admin, and -545,450 s333.300 pment \$3,703,333	Office	\$156,550	\$15.509fiyear (BBPC, Pyramid Brokerage, 2008)
\$333,300 opment \$3,703,333	ollections,	-\$45,450	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
opment \$3,703,333	Net Operating Income	\$333,300	
COS 100 CT.	Economic Value of Development	\$3,703,333	NOliciap rate (9.0%) Valuest = \$122 Geng-in eap rate for Syracuse, NY R&D (IRR Vitiwpoint, 2008)
264,100,36+	(Gap) Economic Value vs. Development Cost	-\$2,801,492	43.1% of Development Costs

Assumes 80% financing 49 3% interest rate over 20 years (8.6% debt service constant) which reduces the cap rate from 9% to 7.08% and generates the additional investment emount.

15.4% of Development Costs 35.8% of Gap

\$1,004,294

Low Interest Financing/ Credit Enhancement

Includes demollitor, asbestos removal, and site remediation 11,4% of Development Costs 26,5% of Gap

\$741,000

Funding Gap Brownfield Grants

-\$2,801,492

Potential Gap Funding Sources

Factor

Means to Address Any Funding Gap

Notes

# 42/44 Corliss Avenue Willow Street Business District Option 2: Rehab First Floor of Existing Buildings as Flex Space and Mothball Remaining Space 2008 Dollars

### Normalized Year - Pro Forma- Base Revenue Scenario

Factor Development Costs		Notes
Fishutsilitation Cost	\$2,240,000	Filmus that foot at 42 Covitia and 44 Covities for thin space 22,000 @ 555/5Fir 81,780,000;  Anothal apper floors and anterior representation 64,000 SF @ 57,5005Fir 540,000. Assume 20% office and 40% office and 60% office in the floor return space (if 400 SF office and 25,600 SF floorith.) are of this floor return space (if 400 SF office and 25,600 SF floorith.).
Tanant Freshing	\$64,000	Assumes additional \$10.50° cost for tensor thisting in the office apace
Aubestros Plemoval	\$296,000	Esthaded cust to entrow asbests nothing. Roor this and poing housing housings at 42/44 Cardisc. Other authosios source such as enrichees, others, etc. are not included.
Sile Costs	\$280,000	Cost of paving and haid construction, curding and allowals, also utilities, atorimwater regitt.
Site Remedation (None Anticipated)		
Set Cores	\$504,400	36% of construction, lensare finishing, and sile costs
Total Development Costs	\$3,734,400	Chatter + \$39
Net Operating Income Lease Income (Triple Net)	\$259,000	
FearfildD	8204,600	\$8 cD3/s/year (RBPC), Pyramic Brysmagn, 2008)
Onice	554,400	88 sūskiyaar (BBPC, Pyramid Brükerage, 2008)
Less Vacancy, Colections, Admit, and Overhead Color	-\$33,104	Assumes 12% detaction for vacancy, collector, actret, and overhead costs!
Net Operating Income	\$228,096	
Economic Value of Development	12,534,400	MOReagn rate (9 0%)
(Gap) Economic Value vs. Development Cost	-\$1,200,000	Values # July of Light rate for Systemse, nº r 1860 (first valegoni, 5000) 33. 1% of Development Coats

### Means to Address Any Funding Gap

Factor Potential Gay Funding Sources		Notes
Funding Gap	-\$1,200,000	
Brownfield Grants.	000'992\$	includes demostrar autoestos zentoval, and site remodaliton. 8.6% of Development Coesa. 20.5% of Oap
Low Interest Financing/ Credit Enhancement	\$87,256	Assumes 80% franchy @ 3% interest rate over 20 years (if 6% dest service constant) which neduces cap rate from 9% so 7,08% and generales (if 4% of Development Chais 57.3% of Generales 57.3% of Generales 57.3% of Generales
Tax Credita (Empire Zone)	1635,441	Assumes net present value at 15% discount rate of a \$2,000 per preciper employee far predit for 5 years (\$6.564 per employee) 17.7% or Development Costs 52.9% of Gap
Potential Funds Available to Address Gap	\$1,558,736	42. Jfs. of Development Costs 130% at Gap
Potential Remaining Gap to be Furided by Other Grant Sources	MW	

Potential hands available is greater than the gap, merefore no Acresse in lesse rates necessary.

## 48 Corliss Avenue

		AMILIANA CHARLE BARRIER PARTIES
	Option	Willow Street business userner Option 1: Demolfsh Existing Building and Construct New Flex/Office Space 2008 Dollars
		Normalized Year - Pro Forma- Base Revenue Scenario
Factor Development Costs		Notes
Demulbon Cost	\$500,000	Demolain 48 Coniss 100,000 SF @ 85/SF 8500,000
Building Construction	\$3,927,500	Overruich Her 1.5 stury fearotifer buildings, wach with 13.125 SF Nov julies for a ceal 26.50 SF 95.50 SF 93.90,000. Assumes 20% office and 80% Fear/RSD with portion 2-astry office space (10.500 SF office and 21,000 FleaRsED). Assumes 24 piblic smalled from new construction
Tenant Feliating	\$210,000	Assumes additional \$200.5F for tenant final-ing in office space
Authoritos Removali	\$124,000	Estimated cost to amove askestos roofing, Boor tile, and paping moulation from examing buildings at 48 Chrissa. Other askestos sources such as welstows, poliers, etc., are not included.
She Costs	\$300,000	Cost of paving and road construction, curbing and adewalk, site utilities, attemnetier regime.
She Remediation Costs	\$165,000	Mignert of \$20,000 4 \$300,000
Soft Cons	\$1,558,625	35% of construction, tenant financing, and site costs
Total Development Costs	\$6,793,125	Costal = \$129
Net Operating Income Lease Income (Triple Net)	8393,750	
FlexRAD	\$231,000	\$1148/year (RBPC, Pyramir Binismage, 2008)
Otto	\$162,750	\$15.500 bywar (RBPC, Pyramid Brukwape, 2008)
Less Vacancy, Collections, Admin, and Overhead Costs	447,250	Assumes 12% deduction for vectory, collection, admit, and overhead costs
Net Operating Income	\$346,500	
Economic Value of Development	\$3,650,000	MORting rate (FI 0%)
(Gap) Economic Value vs. Development Cost	-82,943,125	маниять а, а, и молучи тар то эргатия, мт маш риче межропт, волиу 43,3% ог Development Costs

Factor Potential Gap Funding Sources		Notes	
Funding Gap	-52,043,125		
Brownfield Grants	\$789,000	Probobile demolitor, askestos removal and alte remediation 11 dhs. of Development Classia 26 dhs. of Clap	and alle remediation
Low internst Phancing/ Credit Enhancement	\$1,044,058	Assumes 80% freancing # 3% interest take o generates the additional (investment amount	Assumes 80% founcing @ 5% elemest rate over 20 years (6,4% shelt service constant) which reduces cap rate from 9% to 7,01% and personals the additional investment amount.
		15.3% of Development Costs 35.4% of Gap	
Tax Credits (Empire Zone)	100,0908	Assumes not present value at 15% disc	Assumes net present value at 15% discourt rate of a \$3,000 per yearsher employee tax credit for 5 years (\$6,594 per employee)
		3.7% of Development Costs 22.4% of Gap	
Potential Funds Available to Address Gep	\$2,450,675	36.7% of Development Costs	
		84.7% of Glap	
Potential Remaining Gap to be Funded by Other Grant Sources	-\$449,450	6.6% of Development Costs	\$6,112/Enphyse

Assumes above harita. Increase in lease rates to generate additional MOI to support remanning pap.
Required increase in titlere lease rates from \$11.50 to \$10.50.
Required increase in flacR&O lease rates from \$11.50 to \$10.50.

# 48 Corliss Avenue Willow Street Business District Option 2: Rehab First Floor of Building as Flex Space and Mothball Remaining Space 2008 Dollars

Normalized Year - Pro Forma- Base Revenue Scenario

Development Costs		
Persebiliaron Cost	\$1,489,750	Henels from those of 48 Cortists building for this space 16,700 SF # \$5555F+ \$663,500;  Thinds freet of building and selenter improvements 40,500 SF # \$7,505F+ \$506,550 Assume 20% office and 60% feedball selected from constitution agree (2,140 SF office and 12,560 SF feedball).
Tanant Finishing	\$31,400	Assumes autonomar \$10 SF for newart thinking in office space.
Astestos Removal	\$43,750	Estimated cost to remove assessor rooting, scor tile, and paper mulation from ensing buildings at 48 Contag. Other assosses sources such as electores, bollers, etc. are not included.
Sile Costs	\$220,000	Cost of pavrig and road constructor, curbing and aldemaik, alte ubitins, atomisative regmi.
Site Remedation (None Anticipated)	\$165,000	Mitpoint of \$30,000 & \$200,000
Soft Costs	\$609,403	36% of construction, tensor featings and also costs
Total Development Costs	\$2,556,303	Costst = \$26
Net Operating Income Lasse Income (Tigle Net)	\$127,170	
Fex 98.0	\$100,480	SBILLywar (BBPC, Pyramic Brownage, 2008)
Office	\$26,690	50 501s/year (RMINC, Pyramid Brokesage, 2008)
Less Vacancy, Collectors, Admit, and Overhead Costs	415.200	Assumes 12% debaction for security, collection, ashint, and overhead costs
Net Operating Income	\$111.910	
Economic Value of Development	\$1,243,440	ACTIVITY THE (9 DN)
(Gap) Economic Value vs. Development Cost	-\$1,316,863	resident and any activities that the operation, the trade process according to \$1.4% of Development Coats.

### Means to Address Any Funding Gap

Factor Potential Gap Funding Sources		Motes
Funding Cap	47,315,863	
Brownfield Grants	\$206.790	Incides demosters, aspessor removal and site remodables 81 th, of Development Costs 15 dth, of Object
Low interest Plnancing/ Credit Enhancement	\$337,204	Assumes 80% transcrip 48 3% enteret rate over 20 years (6.6% obbt service consavt) which reduces cup rate from 9% to 7.06% and generates the actitional investment amount 13.1% or Development Costs. 25.6% of Gay
Tax Gredita (Empire Zone)	5310.392	Assumes net present value at 15% discount rate of a \$2,000 per yearber employve has credit for 5 years (\$8,854 per transform) in 2 to a Development Costs. 2 to a Development Costs. 2 to a Development Costs.
Potential Funds Available to Address Gap	8856,344	33.4% of Development Option 65 Oft of Gar
Potential Remaining Gap to be Funded by Other Grant Sources.	4459,514	18 Oh. of Development Cloids \$13,300/Employee 34.9% of Clap
Required increase in Lease Rates to Eliminate Need for Additional Grants	29,077	Assumes above funds. Increase in lease rates to generate additional NOt its support remaining gap.
		The state of the s

Required norwane in office lease rates From \$5.50 to \$10.96. Required increase in transfilted lease rates from \$6.00 to \$10.30.

# 96 Corliss Avenue Willow Street Business District Option 1: Demolish All Existing Buildings and Create Two New Flex/Office Buildings 2008 Dollars

Development Coats  Development Coats  Ruiding Continuation  Ruiding Continuation  Ruiding Continuation  Ruiding Continuation  Ruiding Continuation  Ruiding Continuation  Ruiding Coats  Ruiding Coats  Ruiding Coats		WOLES
	000'000'14	Dentution habin Valley advance 40,000 SF & 355F4200,000; Empire Recycley 20,000 SF #355F4100,000; Famer E-J Bullety 140,000 SF #355Fe 700,000
Towart Prostery Autoritos flamonai Site Cotes	90,018,750	Construct 1.5 story has businesy with 26.135 SP foco pate 6 \$100SPs 52.706,700.  1.5 story line knelving with 15.000SF floor plains 6 \$150SPs 52.666,000  1.5 story line knelving with 15.000SF floor plains 6 \$150SPs 52.666,000  Assumes 100, knelving and 60% floor floor plains on portion 2 story allow space (17,000 SP allow, 35.000 SP floor RAD)  Assumes 100 kobs created from new construction.
Authentos flamovali Sive Coess	\$363,000	Assumes additional \$335F by lenser improvement in office space
She Cress	\$303,000	Estimated cost to emove abbestral vooling, flour tits, and power troustrock from swaring buildings at 80 Contex. Other abbestra pountes such as whiches, beliefs, etc., see not not account.
	\$335,000	Court of powing and road continuation, curtaing and salewalk, are utilities, promission regime.
Sha Ramodatton	\$155,000	Misporer of \$20,000 & \$200,000
Soft Coots	2,557,363	25% of continuation, tenuer fembring, and are costs
Total Development Costs \$5	11,382,113	CORNY # \$258
Net Operating Income Lease Income Chips Net	\$00,475	
Favorage	\$368,300	\$1 Link)year (TRBPC, Pyramid Brokringe, 2008)
Ottos	825728	\$15.500 billyane (RBPLC, Pyramid Brokeragy, 2008)
Less Viscercy, Collections, Admin, and Overhead Clists	ep (iii)	Assumes 12% deduction for vacancy, collection, advisor, and overhead codits
Flet Operating Income	1882.460	
Ecumonic Value of Despicyment 3	\$6,471,667	
(Cap) Economic Value vs. Development		Valuabili* \$147 Going-ic cap rate for Systemate, NY N&D (RRY Viewpoint, 2008).
Cost	54,910,446	43.1% of Development Costs
		Means to Address Any Funding Gap
Factor Potential Gay Funding Sources		Notes
Aunting Gay - 500	-\$4,910,446	
Brownfield Grants \$	51,518,000	Includes demolition, asheatos removals, and also remodation 13.3% of Development Closts
Low interest Financing/ Credit Erhancement	11,796,008	For the Comment of the sense of the sense of the set to the service constant which reduces ago are from the to Adamson the sense of the additional investment amount is the contract of the sense of th
Tax Crestits (Empire Zone) 31	\$1,110,649	Assumes not present value at 15% discount rate of a \$3,000 per yearsperentspayee tax crost tox 5 years (\$0.004 per annicoves). In this of Development Classics.
Promisis Funds Available to Address Cap \$	SA3BLATE	38.5% of Development Costs No.2% of Gap
Potential Perusining Cap to be Funded by Other Crams Sources	4028,968	4.8% of Development Cests: 54.203Empayers: 10.7% of Gap.
Required increase in Lease Rates to Eliminate Yeard for Additional Crients	i deri	Assumes above funds. Increase in lease rates to generate additional NO to support remaining gats

### 96 Corliss Avenue

Willow Street Business District
Option 2: Rehab Former E-I Building First Floor Flex Space and Mothball Remaining Space;
Minor Rehab of Indian Valley and Empire Recycling Building Exteriors
2008 Dollars

### Normalized Year - Pro Forma- Base Revenue Scenario

Factor Development Costs		Notes
Rehabilistics Cour	\$3,012,500	Moor whate destroins of leating bis door SF & 825.5Fr. \$1,200,000; and Empire Recycling 20,000 SF & 86/5Fr. \$100,000. Rehab that floor of Fermer E. J. Buslang 55,000 SF & 825.5Fr. \$1,200,000; and rehab rest of buslang bor monthalling" and improve sension repleasance 150,000 SF & 820,5Fr. \$17,500. Assume 20% office and 80% fee appoint RAD use Assumes 77 new jobs privated from construction.
Tonant Freshing	\$70,000	Assumes additions \$10,55 for lender improvements in office spaces
Aubestos Bemoval	\$102,500	Estimated cost to removes astresses moting, ficer bit, and piging heutilities; other astresses such as windows, boliers, etc. are not not doled.
She Com	\$255,000	Cost of paving and road construction, curbing and activising, alse utilities, arthornwater ingra-
Sie Remedation (None prricipated)		
Self Ceats	\$1,108,375	35% of continuous, langual final-lag, and also comm
Total Development Coats	\$4,601,375	CostM # \$22
Met Operating Income Lasse Income (Trible Net)	\$283.500	
Flax/R&D	\$224,000	58-00 higher, Pyramid Brokerage, 2006)
Other Common Assessed	859.500	56 SONdywar (BRPC, Pyramid Brokeruge, 2006)
Cheminal Costs	\$19,845	Assumes 12% deduction for vacancy, collection, adney, and overfead costs
Net Questing Income	\$263,655	
Economic Value of Development	\$2,929,500	ACCUSED 7819 (2.0%). Change of the Change of the Company AV 2817 (1000 Unacount WAS)
(Gap) Economic Value vs. Development Cost	-\$1,671,875	36.3% of Development Costs
9		Means to Address Any Funding Gap
Factor Potential Gap Funding Sources		Notes
Funding Gap	\$1,671,875	
Brownfield Grants	\$102.500	Includes demotifice, asbestos removal, and alte remodalión 2.2% of Development Coets 8.1% of Oay
Low bistorest Phanoling/Credit Enhancement	\$794,441	Adaums 80% francing 87.3% alwast rate over 20 years (8.6% data service constant) which reduces cap rate from 5% to 7,08% and generalise the additional amenical amount. 17.2% of Development Costs. 47.5% of Development Costs.

Assumes nel present value at 15% discount rate of a \$3,000 per year; employee tax credit for 5 years (\$2,864 per employee)

15.0% of Development Costs 41.4% of Gap 34.5% of Development Costs

\$601.057

Tax Credits (Empire Zone)

Absumes alove hinds. Annease in Nexe rises to generals additional NOI to support immaning gus. Required increase in office inside sizes rates from \$5.00 to \$5.70. Required increase in FlexifikD bases rates from \$5.00 to \$5.20.

\$1,077/Employee

1,8% of Development Class

-582,977 2.22%

Remaining Cap to be Funded by Other Grant Sources.

Required Increase in Lease Rates to Eliminate Need for Additional Grants

4.8% of Our

99.0% of Gap

\$1,538,898

Potential Funds Available to Address Gap

# 18 Park Street / 25 Ozalid Willow Street Business District Rehab Building Exterior and Site Improvements 2008 Dollars

# Normalized Year - Pro Forma- Base Revenue Scenario

Rahah Building Exterior and Site Improvement		Sellow
remain committee of the mile of the miles	rements	
Rehabilitation Cost	\$427,500	Minor rehab of building exterior 57,000 SF @ 7.50/SF
Asbestos Removal	80	
Site Costs	\$150,000	Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation (None anticipated)	\$0	No assumed site remediation costs
Soft Costs	\$202,125	35% of rehab and site costs
Total Development Costs	\$779,625	Cost/sf = \$14
Net Operating Income Lease Income (Triple Net)	\$213,750	\$3.75/sf/year (BBPC, Pyramid Brokerage, 2008)
Less Vacancy, Collection, Admin, and Overhead Costs	-\$25,650	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$188,100	
Economic Value of Development	\$2,090,000	
Surplus/(Gap) Economic Value vs. Development Cost	\$1,310,375	Value/sf = 537 Going-in cap rate for Syracuse, INY Manufacturing (IRIH Viewpoint, 2008) 168% of Development Cost

## Annual Cost to Support Improvements

At 9% / 1 Year: \$19,511 At 7.08% / 1 Year: \$60,810

# S-1 Summary Financial Evaluation of Development Options for Brownfield Sites

	Option 1 - New Construction	Option 2 - Rehab	Rehab As % of New
	Total	Total	Percent
Total SF	159,925	127,700	%8.62
Jobs On-Site	394	281	71.4%
Development Costs	\$36,920,063	\$17,890,040	48.5%
Economic Value of Development	\$20,625,000	\$10,271,340	49.8%
Economic Value As % of Cost	25.9%	57.4%	102.8%
Gap	-16,295,063	-7,618,700	46.8%
Gap/Employee	\$41,367	\$27,081	65.5%
Potential Funds Available to Address Gap	\$14,052,188	\$6,428,647	45.7%
Potential Funds as % of the Gap	85.0%	70.4%	82.8%
Remaining Gap to be Funded by Other Grant Sources	-\$2,242,875	-\$1,558,789	%9.69
Grant \$/Jobs	\$5,758	\$4,798	83.3%

# S-2 Option 1: Demolish Existing Structure and Construct New Flex/Office Space

do	Option 1 Summary Table	Table				
		M	Illow Street B	Willow Street Business District	ct	
	59 Lester	42-44 Corliss	48 Corliss	96 Corliss	Subtotal	Total
Total SF	54,000	30,300	31,500	44,125	105,925	159,925
Jobs On-Site	126	71	74	124	268	394
Development Costs	\$12,240,000	\$6,504,825	\$6,793,125	\$11,382,113	\$24,680,063	\$36,920,063
Economic Value of Development	\$6,600,000	\$3,703,333	\$3,850,000	\$6,471,667	\$14,025,000	\$20,625,000
Gap	-\$5,640,000	-\$2,801,492	-\$2,943,125	-\$4,910,446	-\$10,655,063	-\$16,295,063
Potential Funds Available to Address Gap	\$4,794,300	\$2,380,735	\$2,493,675	\$4,383,478	\$9,257,888	\$14,052,188
		100000000000000000000000000000000000000				
Potential Remaining Gap to be Funded by Other Grant Sources	-\$845,700	-\$420,757	-\$449,450	-\$526,968	-\$1,397,175	-\$2,242,875
Grant \$/Jobs	\$6,709	\$5,949	\$6,112	\$4,263	\$5,441	\$5,758

S-3: Option 2: Rehab Building First Floor

0	Option 2 Summary Table	y Table				
		W	Willow Street Business District	siness Distri	ct	
	59 Lester	42-44 Corliss	48 Corliss	96 Corliss	Subtotal	Total
Total SF	45,000	32,000	15,700	35,000	82,700	127,700
Jobs On-Site	66	71	35	77	182	281
Development Costs	\$6,994,963	\$3,734,400	\$2,559,303	\$4,601,375	\$10,895,078	\$17,890,040
Economic Value of Development	\$3,564,000	\$2,534,400	\$1,243,440	\$2,929,500	\$6,707,340	\$10,271,340
Gap	-\$3,430,963	-\$1,200,000	-\$1,315,863	-\$1,671,875	-\$4,187,738	-\$7,618,700
Potential Funds Available to Address Gap	\$2,414,667	\$1,568,736	\$856,346	\$1,588,898	\$4,013,980	\$6,428,647
Remaining Gap to be Funded by Other Grant Sources	-\$1,016,295	N/A	-\$459,516	-\$82,977	-\$542,494	-\$1,558,789
Grant \$/Jobs	\$10,263	N/A	\$13,300	\$1,077	\$2,976	\$4,798