



**Request for Proposals to  
Purchase and Renovate  
1631 S. Salina Street, Syracuse, NY aka The Gothic Cottage  
and  
1641 S. Salina Street Syracuse NY  
aka New Jerusalem Church, originally Danforth Congregational Church**

Date Issued: July 24, 2015

Issued by: Greater Syracuse Land Bank  
431 E. Fayette Street Suite 375  
Syracuse NY 13202

RFP website: <http://syracuselandbank.org/contractors/>

Pre-Qualifications  
Due: August 14, 2015 by 5:00 PM

Open House: August 20, 9:00 AM at 1641 S. Salina Street (only open to pre-qualified applicants)

Final Due Date: 5:00 PM September 18, 2015 (only accepting proposals from pre-qualified applicants)

RFP Coordinator: Katelyn Wright

Phone: (315) 422-2302  
Email: [kwright@syracuselandbank.org](mailto:kwright@syracuselandbank.org)

## **I. Purpose and Background**

The Greater Syracuse Land Bank obtained both of these properties from the City of Syracuse subsequent to foreclosure for property tax delinquency. These properties are considered to be contributing resources in the South Salina Street National Register Historic District. The Land Bank's mission is to return abandoned properties to productive use. We are seeking proposals for the redevelopment of these two properties in order to identify a highly qualified developer with a feasible plan, due to their unique historic nature and severely distressed condition.

Respondents can express interest in one or both buildings. Applicants can assume a nominal acquisition price, but must submit a purchase application (attached) that outlines:

- your plans for the property's ultimate use,
- redevelopment plan and budget,
- a statement of your experience, skills, and capacity to complete the project, and
- financial capacity to carry out the proposed redevelopment.

## **II. Location and Siting**

1641 and 1631 S Salina Street are located on the east side of South Salina Street just south of Kennedy Street, approximately 1.3 miles south of Downtown Syracuse. The property at 1641 S. Salina Street is 84' wide by 231' deep and 1631 S. Salina Street is 68' wide by 231' deep. They are located in a residential stretch of the South Salina Street corridor which is dotted with commercial districts from Downtown to the Valley.

See attached boundary surveys showing building footprints.

## **III. Building Description and Condition**

### **1631 S. Salina Street**

This building was constructed as a single-family Gothic Revival style residence but over time has been divided into four rental units. The building's roof has been badly deteriorated for quite some time and it will require extensive reconstruction, with some original elements likely possible to salvage and include in the renovated property. This property has been a lightning rod for local historic preservationists for some time and frequently the subject of blog posts and local newspaper articles. It is one of a handful of Gothic Revival residential structures remaining in the City of Syracuse, although much of its distinctive exterior ornament has deteriorated beyond recognition or been stolen over the years. It is believed to have been vacant since the late 1970s. See:

[http://syracusesthenandnow.org/Nghbrhds/S\\_Salina/GothicCottage.htm](http://syracusesthenandnow.org/Nghbrhds/S_Salina/GothicCottage.htm)

<http://bgharvey.com/gothic-cottage-syracuse/>

<http://mycentralnewyork.blogspot.com/2010/02/last-chance-for-south-salina-street.html>

### **1641 S. Salina Street**

A three story masonry building with a full basement this structure was originally constructed in 1884 with a few additions and contains +/- 29,000 square feet. It has had a failing roof over the large rear half of the building, which has been allowing water and animals into the structure for many years and will require extensive repairs. The attached asbestos report includes rough sketches of each floor's layout.

#### **IV. Pre-Qualification/Purchaser Eligibility**

Potential purchasers must submit the following by 5 PM Friday, August 14 in order to pre-qualify to attend the open house and to submit a full proposal for the Land Bank's consideration by the September 18 deadline. To be pre-qualified submit:

- Description of the skills and experience of the members of your development team.  
Purchaser must have experience with adaptive reuse and renovation of historic properties and one or more local, experienced members of the development team who will be available to oversee the day to day management of this project.
- Documentation demonstrating net worth of at least \$100,000 of member(s) of your development team.

#### **V. Open House and Informational Meeting**

Both properties will be open and available for inspection for pre-qualified bidders on Thursday, August 20. The open house will begin with an informational meeting held in the sanctuary of the church building (1641) starting at 9:00 AM. Please arrive promptly. The buildings are badly deteriorated and visitors are encouraged to wear appropriate clothing, closed-toe shoes, and bring a flashlight as many windows are boarded over.

#### **VI. Environmental Conditions and Asbestos and Lead Abatement**

A preliminary asbestos sampling was taken at 1641 S. Salina Street. This report is attached. No additional testing has been conducted. No asbestos or lead-paint survey or abatement has been conducted on the properties; it should be presumed that both properties contain asbestos, lead, and mold.

#### **VII. Purchase price**

These properties are in extremely deteriorated condition and the Land Bank will consider selling for as little as one dollar assuming the buyer will make significant investment in renovations.

#### **VIII. Landmark Status/Historic Tax Credits**

These properties are both Local Protected Sites and are contributing resources within the South Salina Street National Register Historic District. Exterior alterations to Local Protected Sites must be approved by the Syracuse Landmark Preservation Board. See [http://www.syr.gov.net/Historic\\_Preservation.aspx](http://www.syr.gov.net/Historic_Preservation.aspx) and/or contact the City's Historic Preservation Officer, Kate Auwaerter, at [kauwaerter@syr.gov.net](mailto:kauwaerter@syr.gov.net) or 448-8108 for more information.

National Register status entitles renovation of these properties to State and Federal Historic Rehabilitation Tax Credits. If the purchaser wishes to claim the credits, the renovation must comply with certain historic standards and is subject to review by the State Historic Preservation Office.<sup>1</sup> If the building is used for commercial purposes (residential rentals are included in this category) the project can earn federal and state credits for up to 20% of eligible renovation costs. For more information please visit: <http://nysparks.com/shpo/tax-credit-programs/>

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<sup>1</sup> Exterior alterations will already be subject to review by the Syracuse Landmark Preservation Board whether the credits are claimed or not, due to its Local Protected Site status. Claiming the credits would subject the interior of the properties to historic review, as well.

## **IX. Development Incentives**

Depending on the use and ownership of the properties, they may qualify for grants and incentives offered through the City's Department of Neighborhood & Business Development. See more here: [http://www.syr.gov.net/Development\\_Incentives.aspx](http://www.syr.gov.net/Development_Incentives.aspx) and/or call (315) 473-3275 for more information.

## **X. Zoning and Permits**

Both properties are located in a Residential, Class B zoning district. Please consult with the City Zoning Office regarding whether your plan would be allowed by right, require certain special permits, or variances. Applicants should also have preliminary conversations with the Central Permit Office staff about the approvals process that will be required to implement their redevelopment plan. For more information please visit: [http://www.syr.gov.net/Central\\_Permit\\_Home.aspx](http://www.syr.gov.net/Central_Permit_Home.aspx) and/or call (315)448-8615

## **XI. Post-Sale Restrictions – “Enforcement Mortgage”**

The Land Bank will hold a lien against the property secured by a mortgage, which will be discharged once the property is fully renovated and/or redeveloped. The selected purchaser and the Land Bank will agree to a development timeline with performance benchmarks that must be met to avoid financial penalties and/or foreclosure on the mortgage held by the Land Bank. Reasonable delays in the development process are understandable, but the applicant must demonstrate a good faith effort to meet the benchmarks agreed upon by both parties and incorporated into this agreement.

## **XII. Restriction on Communication**

Questions about this RFP can be emailed to [kwright@syracuselandsbank.org](mailto:kwright@syracuselandsbank.org) and must be submitted by 5 PM August 12. Answers will be posted by noon August 14.

## **XIII. Proposal Submission**

Applicants must pre-qualify to be eligible to attend the open house, information session, and to submit a proposal. See Pre-Qualifications Section IV above. Pre-Qualification documents must be submitted by August 14.

Please review and complete the Land Bank's purchase application and contract. Page three of the application outlines proposal requirements including:

- Description of applicant's experience/qualifications to complete the proposed project
- List of other properties owned in Onondaga County
- Redevelopment Plan and Proof of Financing
- Management Plan/Operating Pro Forma + description of how the properties will be managed
- Purchase Contract (offer)
- Deposit (will be returned if you are not awarded the property)
- Articles of Incorporation or Articles of Organization (corporate applicants)
- Copy of Applicant's Photo ID

The requirements for this application will deviate from those for typical properties in a few ways:

- Proof of Financing: We typically ask that buyers possess proof of funds sufficient to purchase and renovate at the time of purchase. In this instance, present a detailed redevelopment budget

including all anticipated soft and hard costs and a detailed plan for sources of funds including private capital, construction loans, permanent financing, and sources of subsidy.

- This property is not listed with a real estate agent like most of our properties. Proposals should be submitted directly to the Land Bank (see next section).
- Redevelopment Plan: We typically ask for renovation work specs from our buyers, but detailed specs and construction documents for this will be a significant investment. We ask that proposals include an itemized list of what renovations will be done, an estimated cost of each, and describe the estimated phasing and timeline for completion.
- Articles of Incorporation: We expect applicants will form a new LLC or other corporate entity to take title to these properties if awarded. Please include resumes for key members of your development team's management and articles of incorporation only if applicable at this stage.

#### **XIV. Submission Review and Selection**

Pre-qualifications will be reviewed by land bank staff. Complete proposals will be reviewed by a committee comprised of Land Bank staff and board members, members of the Land Bank Citizens Advisory Board, neighborhood stakeholders, and City Planning and Neighborhood & Business Development staff.

Pre-Qualification information must be submitted by 5 PM on August 14<sup>th</sup>.

Full proposals are due by 5 PM on September 18<sup>th</sup>.

Both can be submitted via email to [kwright@syracuselandbank.org](mailto:kwright@syracuselandbank.org) or in hard copy to:

Greater Syracuse Land Bank  
Attn: Katelyn Wright, Exec. Director  
431 E. Fayette Street, Suite 375  
Syracuse, NY 13202



## Property Purchase Application

Submit completed Application with Purchase Contract to the broker with which the property is listed.

### Purchaser

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Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
(no PO Box) \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### Indicate type of entity:

Corporation      Incorporated in what state: \_\_\_\_\_ Date incorporated: \_\_\_\_\_  
Authorized to do business in New York State? \_\_\_\_Yes \_\_\_\_ No

Partnership      Indicate type of partnership: \_\_\_\_\_  
Number of general partners: \_\_\_\_\_ Number of limited partners: \_\_\_\_\_

Not-for-Profit      Incorporated in what state? \_\_\_\_\_ Date incorporated: \_\_\_\_\_

Limited Liability Company  
Formed in what state: \_\_\_\_\_ Date formed: \_\_\_\_\_  
Authorized to do business in New York State? \_\_\_\_Yes \_\_\_\_ No

Sole Proprietorship  
Name of Sole Proprietor: \_\_\_\_\_

Individual Person

Nonprofits and Corporations, attach Articles of Incorporation. LLCs, attach Articles of Organization.

Do you own any other properties in Onondaga County?      Yes      No      *If yes, attach list of properties.*

Do you have a personal or professional relationship with the Greater Syracuse Property Development Corporation, any of its directors, or employees?

Are there any outstanding judgments against you?

Have you filed for bankruptcy within the past 7 years?

Are you party to a lawsuit?

Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?

Have you owned property foreclosed on for tax-delinquency?

Have you or an immediate family member previously owned the property for which you are applying?

*If you answered yes to any of these questions, attach an explanation.*

**Property**

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Address(es) of the property you are interested in purchasing:

This is a: \_\_\_\_\_

**Development/Management Plan**

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	<b>Redevelopment</b>	<b>Management</b>
I plan to:	Renovate	Occupy this property as my primary residence
<i>(Check all that apply)</i>	Occupy/Operate As-Is	Occupy this property with my own business
	Demolish/Deconstruct	Operate this property as a rental
	New Construction	Redevelop and re-sell to an owner occupant
		Redevelop and re-sell

**Redevelopment Plan:** Attach detailed work specifications and an itemized budget for all work to be completed. Ensure that these include the Land Bank's minimum energy upgrade standards, if applicable to your project. If proposing new construction, include schematic drawings. Include a brief description of the project, whether the applicant will undertake certain portions of the project or hire contractors, and an estimated timeline for completion. In addition, attach **proof of financing** available to complete the work proposed. Acceptable forms of proof of financing include:

- Bank statement    Loan Pre-Qualification Letter
- Letter of Credit    Grant Award/Funding Commitment Letter

**Management Plan:** If the applicant plans to manage the property as a rental, attach a monthly income and expense budget for the property and a narrative description of your marketing plan, management procedures, standard lease agreement, and anticipated market served.

**Financial Ability to Maintain Property:** If the property is to be owner-occupied, provide documentation of current income (W2 or three recent pay stubs) and an estimate of anticipated mortgage, taxes, insurance, and maintenance costs.

**Applicants' Experience/Qualifications:** Unless the purchaser plans to occupy/operate the property in as-is condition, they must attach a narrative description of their experience completing similar development or renovation projects, their qualifications or training to complete the project, and/or their plan to engage qualified individuals to complete the project.

Is your proposal eligible for any of the land bank's defined discount programs? (see: <http://syracuselandbank.org/>)

- Affordable Housing Development
- Public Safety Employees and Teachers Discount Program
- Affordable Home Ownership Program

If you plan to occupy the home yourself, have you owned a home before?

If you plan to manage as a landlord you must be located in Onondaga County or an adjacent county or you must have a local property manager.

Property Manager's Name:

Phone number:

**Attachments** (see previous page for description of each attachment)

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Remember to include all applicable attachments:

- Description of applicant's experience/qualifications to complete the proposed project
- List of other properties owned in Onondaga County
- Redevelopment Plan and Proof of Financing
- Management Plan (for rentals) or Evidence of Financial Ability to Maintain the Property (home owner)
- Purchase Contract (offer)
- Deposit (\$500 minimum)
- Articles of Incorporation or Articles of Organization (corporate applicants)
- Copy of Applicant's Photo ID
- Home-Buyer Education Course Certificate of Completion (required for first-time buyers)

**Signature**

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The applicant hereby certifies that the statements contained in this application are truthful and complete and agrees to provide further documentation upon request. Attach a copy of the applicant's photo ID. This application does not guarantee transfer of property; all sales subject to approval by the GSPDC Board of Directors.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (print)



## CONTRACT TO PURCHASE

This **CONTRACT TO PURCHASE** is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between **Greater Syracuse Property Development Corporation**, a New York not-for-profit corporation having an office for the transaction of business at 333 West Washington Street, Suite 130, Syracuse, New York 13202 ("Seller") and \_\_\_\_\_ of \_\_\_\_\_ ("Buyer").

In consideration of the mutual covenants and promises hereinafter set forth, Buyer and Seller mutually covenant and agree as follows:

1. **PROPERTY.** Buyer agrees to buy and Seller agrees to sell that certain parcel of real property situate in the City of Syracuse, County of Onondaga, State of New York commonly known as \_\_\_\_\_ and being all of current City tax map parcel \_\_\_\_\_, together with all improvements thereon and fixtures and articles of personal property now attached or appurtenant to the property and owned by Seller, together with all easements and rights-of-way, if any, benefitting or appurtenant thereto, and all right, title and interest of Seller in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of or abutting or adjoining said real property (all of the foregoing real property, easements, rights-of-way, and right, title and interest are referred to herein together as the "Property").

In the event any personal property should be included, such shall be limited to whatever personal property is located at the Property and shall be transferred by Seller to Buyer by a quitclaim bill of sale and be subject to the "As Is" provision set forth below. In addition, Buyer shall be solely responsible for and shall hold Seller harmless as to the filing of any sales tax return and the payment of any sales tax in regard to such personal property. The terms of this provision shall survive Closing.

2. **PURCHASE PRICE.** The Purchase Price for the Property shall be \$\_\_\_\_\_ payable as follows:

a) **Deposit.** \$\_\_\_\_\_ shall be deposited with Seller's Agent and held in escrow until this Contract is accepted and executed by Seller, at which time it shall become part of the purchase price and held in accordance with the terms and conditions of this Contract. In the event Seller shall not accept and execute this Contract, the deposit shall be returned to Buyer.

b) **Cash Balance.** \$\_\_\_\_\_ in cash or other good funds at Closing.

c) **Financing.** \$\_\_\_\_\_ of the purchase price shall be obtained by Buyer, at Buyer's cost and expense, obtaining a mortgage loan upon such terms and conditions as are acceptable to Buyer. Buyer shall make good faith application for this financing within 3 days of the acceptance of this Contract by Seller. Buyer shall provide

Seller with evidence of written approval of this financing, or reasonably satisfactory proof of financial ability to close, within \_\_\_\_\_ days of the acceptance of this Contract by Seller or Seller may cancel this Contract at Seller's option by written notice as provided for herein. If, following a good faith application by Buyer, this financing cannot be obtained, as evidenced by a denial letter from a lender which regularly makes mortgage loans in the county where the Property is located, this Contract may be terminated by either party and the deposit shall be returned to Buyer.

3. **INSPECTIONS AND TESTS.** Buyer, at Buyer's sole cost and expense, may enter on the Property and make or cause to be made any inspections, tests or other desired evaluation of the Property ("Tests"), subject to the following:

a) Buyer shall give Seller at least 2 business day's written notice prior to initiating any such Tests; and

b) No Tests shall be initiated or conducted without the Seller approving the type, method, date and time of any Tests; and

c) All such Tests shall be completed within 10 days of the acceptance of this Contract by Seller.

Buyer agrees that any damage caused by Buyer, its agents or employees in the course of such entry shall be promptly repaired by Buyer at no cost whatever to Seller. Buyer shall indemnify and hold Seller harmless against any and all losses, expenses, claims or damages (including reasonable attorney's fees) caused by or resulting from Buyer's entry upon the Property, including, without limitation, claims for personal injury and damage to the Property.

In the event the results of such Tests are unsatisfactory to Buyer, then Buyer may, at Buyer's sole option, deem this Contract null and void and the Deposit shall be returned to Buyer. Buyer shall have 15 days from the date of acceptance of this Contract by Seller to deliver written notice, together with a copy of each such Test, to Seller of Buyer's election to so deem this Contract null and void. In the event Buyer shall not deliver such written notice, then Buyer shall be deemed to have waived any and all rights Buyer may have pursuant to this paragraph.

4. **ABSTRACTS, TAX SEARCHES AND SURVEY.** Seller is not responsible for and shall not deliver to Buyer an abstract of title, real property tax search or survey for the Property. Any abstract of title, property tax search, survey or other due diligence related to the Property shall be obtained by and at the sole cost and expense of the Buyer.

5. **TITLE AND DEED.** Buyer acknowledges that Seller obtained title to the Property following a municipal tax foreclosure proceeding and, as such, Seller makes no representations or warranties as to title to the Property other than Seller has not done or suffered anything whereby the Property has been encumbered in any way whatever.

Buyer shall have a period of 20 days from the date of acceptance of this Contract by Seller to examine and accept or reject title to the Property and deliver written notice to Seller of Buyer's election to reject title and deem this Contract null and void. In the event Buyer shall not deliver such written notice, then such failure shall be deemed an acceptance of title. At Closing, Seller shall transfer title to the Property to the Buyer by a Bargain and Sale Deed with a covenant against grantor's acts.

6. **IMPROVEMENT OF PROPERTY.** Buyer has agreed to improve, develop and use the Property as specified in a certain Property Purchase Application submitted by the Buyer to the Seller dated \_\_\_\_\_ attached hereto and made a part hereof as Exhibit A (the "Application"). Seller's obligations under this Contract are subject to Buyer executing and delivering a Development Enforcement Note and Mortgage in form acceptable to Seller, in its sole but reasonable discretion, to ensure Buyer fulfills its development and use commitments to the Seller pursuant to the Application.

7. **AS IS.** The Buyer acknowledges and agrees that the Buyer is purchasing the Property, any personal property and any and all improvements, buildings, fixtures and fittings belonging to or used in the operation of the Property and owned by Seller, **AS IS, WITH NO WARRANTIES OR REPRESENTATIONS WHATSOEVER, WHETHER SUCH ARE EXPRESS OR OTHERWISE; IMPLIED OR OTHERWISE; AS TO THE CONDITION, SUITABILITY OF USE, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR ANY PORTION OF SUCH, OR OTHERWISE.** The terms of this provision shall survive Closing.

8. **NEW YORK PROPERTY CONDITION DISCLOSURE ACT.** Seller is **exempt** from the New York Property Condition Disclosure Act (the "Act").

9. **AGRICULTURAL DISTRICT NOTICE.** The Property is \_\_\_\_\_ located within an Agricultural District. Notice pursuant to New York State Agriculture and Markets Law Section 310:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

10. **ELECTRICAL SERVICE SURCHARGE DISCLOSURE.** If a residential dwelling is the subject of this Contract, Seller and Buyer agree that Seller cannot warrant and

represent to Buyer that the Property does have utility electric service available to it, and is not subject to an electrical and/or gas utility surcharge. The terms of this provision shall survive Closing.

11. **LEAD BASED PAINT CONTINGENCY.** If a residential dwelling is the subject of this Contract and the residential dwelling was constructed prior to 1978, Buyer and Seller must complete, sign and attach a Lead Based Paint Contingency Addendum and Disclosure Form.

12. **CLOSING.** The Closing shall be held at the office of the attorney for Seller, or as otherwise agreed, on or before \_\_\_\_\_, time being of the essence. In the event the estimated fair market of the Property as determined by Seller is in excess of \$100,000.00, Seller is required to provide 90 days advance written notice of the disposition of the Property to certain parties in accordance with New York Public Authorities Law §2897(6)(d). Such written notice shall be provided promptly after the execution of this agreement but under no circumstances shall closing occur until 90 days after the date of said notice.

13. **ADJUSTMENTS.** Prepaid or unpaid charges such as real property taxes, water rates and charges, rents, fuel oil and sewer taxes and rents shall be apportioned as of the date of Closing, with Seller being responsible for the apportioned costs attributable to the time period prior to Closing, and Buyer being responsible for the apportioned costs attributable to the time period subsequent to Closing. Buyer acknowledges that Seller is an exempt entity and pays no real property tax (other than special assessments and special ad valorem levies) and in accordance with Section 520 of the New York Real Property Tax Law the Property may become immediately subject to real property tax upon Closing.

14. **INSPECTION PRIOR TO CLOSING.** Buyer shall have the right of reasonable inspection of the Property immediately prior to Closing in order to verify that the condition of the Property is in substantially the same condition as it was in as of the date of this Contract, absent ordinary wear and tear.

15. **POSSESSION.** Sole and exclusive possession of the Property shall be delivered by Seller to Buyer at Closing.

16. **RECORDING EXPENSES.** Buyer shall pay at Closing all costs for recording the deed and any related transfer documents including the Real Property Transfer Report (RP-5217) and the Transfer Tax Return (TP-584). Buyer shall also pay any New York State transfer tax which may be due upon a sale of the Property.

17. **ASSIGNMENT.** Buyer may assign its interest in this Contract to a business entity wholly owned by Buyer. Otherwise, this Contract may not be assigned by Buyer without Seller's written consent. Buyer shall remain fully liable to Seller for the performance of this Contract, regardless of any such assignment.

18. **RISK OF LOSS.** The risk of loss or damage to the Property by fire or other causes until Closing shall remain with Seller.

19. **BROKER.** Seller and Buyer represent that neither has dealt with any broker in connection with this Contract other than \_\_\_\_\_.  
Seller shall be responsible for the payment of any real estate commission which may be due in accordance with a separate agreement with such broker. No realtor or broker commission shall be due and owing by Seller until Closing and passing of title by delivery of a deed by Seller to Buyer. This provision shall control regardless of the statements set forth in any Disclosure/Authorization Addendum executed in connection with this Contract.

20. **DEFAULT.** In the event Buyer defaults in its obligations under this Contract and fails to close and pay the Purchase Price, then the Deposit, together with accrued interest thereon, if any, shall be retained by the Seller and applied against Seller's damages for such default and Seller shall retain and be able to pursue all other equitable and legal remedies it may have as the result of Buyer's default hereunder. In the event Seller defaults in its obligations under this Contract and fails to close and deliver the Deed, Buyer may, at its option and as its sole and exclusive remedy, pursue either of the following remedies: (a) sue Seller for specific performance; or (b) terminate this Contract and obtain a return of the Deposit.

21. **MISCELLANEOUS.**

a) This Contract shall be interpreted and enforced in accordance with the laws of the State of New York.

b) Section heading are inserted for the convenience of the parties and may not be used as a means of interpreting this Contract.

c) This Contract shall be binding upon and inure to the benefit of the parties hereto, their respective legal representatives, heirs, executors, administrators, successors and assigns.

d) All notices under this Contract shall be in writing and shall be served by personal service, or by certified or registered mail, return receipt requested. Notices by mail shall be addressed to each party at the address set forth in this Contract. Any party may notify the other parties of a different address to which notices shall be sent.

e) There are and were no verbal or written representations, agreements, or promises pertaining to the subject matter of this Contract not incorporated in writing in this Contract.

f) The waiver by any party hereof of any breach of any provision of this Contract shall not operate or be construed as a waiver of any subsequent breach.

g) The acceptance of the Deed by Buyer shall be deemed to be the full performance and discharge of every agreement and obligation on the part of Seller to be performed pursuant to the provisions of this Contract.

h) If any action, suit, arbitration or other proceeding is instituted to remedy, prevent or obtain relief from a default in the performance by Seller or Buyer of its obligations under this Contract, the prevailing party shall be entitled to recover all of such party's attorneys' fees incurred in each and every such action, suit, arbitration or other proceeding, including any and all appeals therefrom. As used in this paragraph, attorneys' fees shall be deemed to include the full and actual costs of any legal services actually performed in connection with the matters involved calculated on the basis of the usual fee charged by the attorney performing such services and shall not be limited to mean "reasonable attorneys' fees" as defined in any statute or rule of court.

**IN WITNESS WHEREOF**, the Seller and Buyer have executed this Contract as of the date first above written.

**Greater Syracuse Property  
Development Corporation**

**Buyer:**

By: \_\_\_\_\_  
Katelyn E. Wright  
Executive Director

\_\_\_\_\_

**EXHIBIT A**  
**Property Purchase Application**

## **INFORMATION FOR POTENTIAL BUYERS OF GREATER SYRACUSE LAND BANK PROPERTIES**

The Greater Syracuse Property Development Corporation, also known as the Greater Syracuse Land Bank (the "Land Bank"), acquires properties that are tax delinquent, vacant, abandoned, or underutilized and sells them to qualified buyers with the goal of returning the properties to productive use.

This handout is intended to provide a brief explanation of certain terms of the Land Bank's Contract to Purchase. It does not cover all of the terms and conditions contained in the Contract to Purchase. Accordingly, please review the Contract to Purchase carefully. Information obtained from this handout should not be relied upon as legal advice. The Land Bank strongly recommends that potential buyers have an attorney assist them with reviewing the Contract to Purchase.

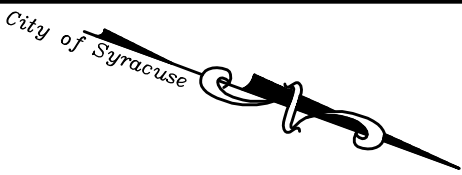
Potential buyers should be aware of the following key points before entering into the Contract to Purchase:

- **Title Documents.** The Land Bank does not provide abstracts of title, tax searches, or land surveys to the buyer. The buyer is responsible for obtaining any abstract of title, tax search, land survey, title insurance or other title item at its sole cost and expense. The preparation of such title documents can take several weeks and, as such, if a buyer decides to obtain such title documents they are encouraged to do so as soon as possible following the Land Bank's acceptance of their purchase offer in order to facilitate a timely closing.
- **Representations and Warranties.** Most of the Land Bank's properties have been acquired following a municipal tax foreclosure proceeding. As such, the Land Bank makes no representations or warranties as to title to the property which is the subject of the Contract to Purchase except that the Land Bank has not done anything to encumber the property. The Land Bank does not promise that it has good and marketable title to the property and, as such, it is incumbent on the buyer to carefully review title to the property.

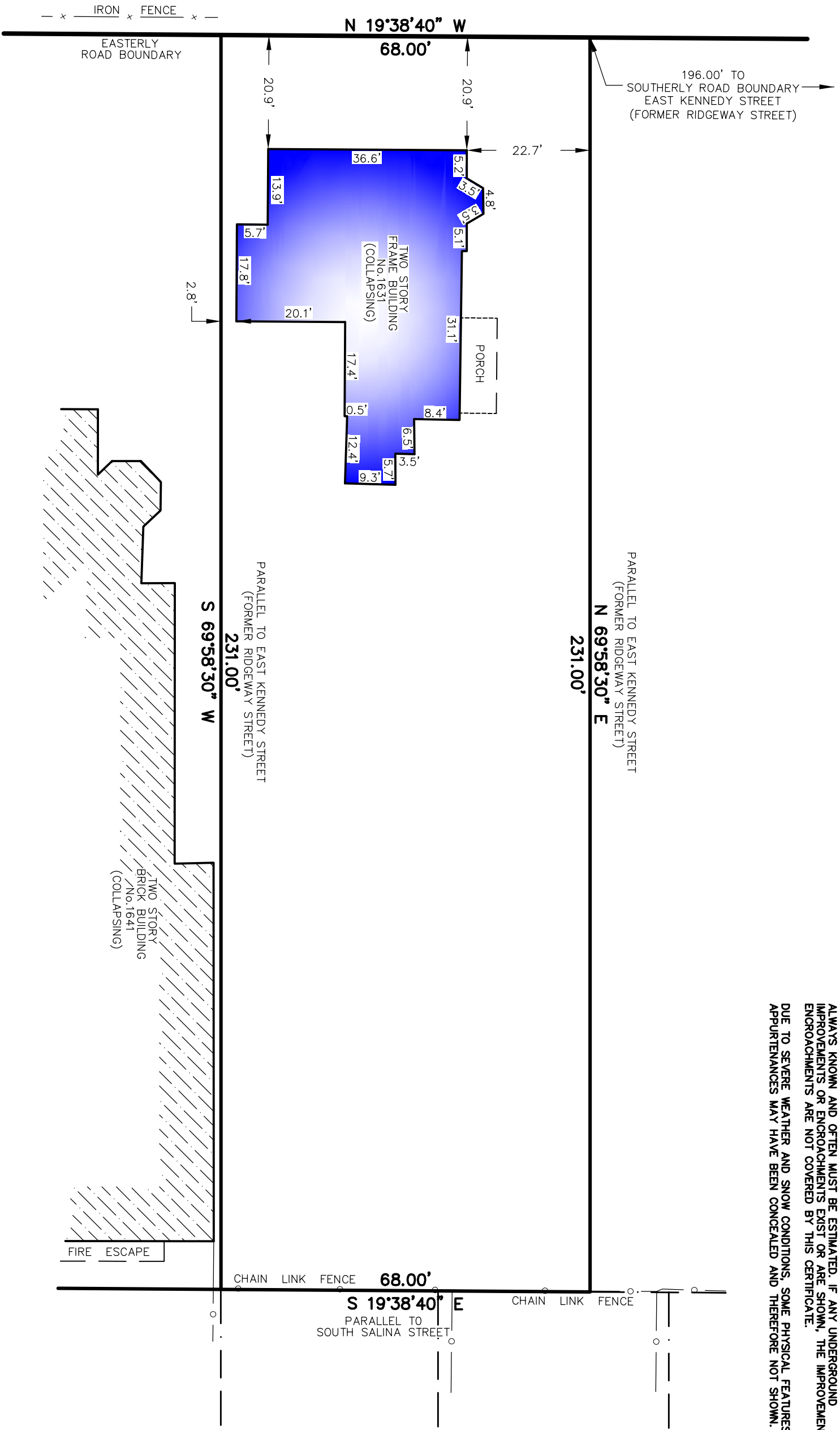
In addition, the Land Bank makes no representations or warranties as to the condition, quality, or habitability of the property. Land Bank properties are sold "as is," and no Property Condition Disclosure Statement will be provided to the buyer by the Land Bank.

- **Attorney Approval Contingency Clause.** The Contract to Purchase does not contain an attorney approval contingency clause. Accordingly, the Land Bank advises all buyers to consult with an attorney before signing the Contract to Purchase.
- **Inspection Period.** The buyer, at his or her sole cost and expense, is permitted to conduct any inspections, tests, or other desired evaluation of the property. If the results of the buyer's inspections, tests, or other evaluation are unsatisfactory, the buyer has the option of terminating the Contract to Purchase by providing written notice to the Land Bank within 15 days from the date that the Land Bank accepted the signed Contract to Purchase.





# SOUTH SALINA STREET



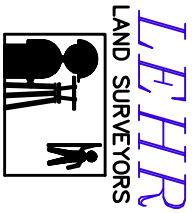
THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

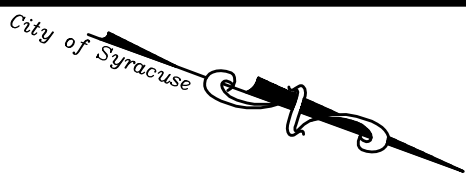
DUE TO SEVERE WEATHER AND SNOW CONDITIONS, SOME PHYSICAL FEATURES OR APPURTENANCES MAY HAVE BEEN CONCEALED AND THEREFORE NOT SHOWN.

ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL SURVEY WITH THE EMBOSSED SEAL AND SIGNED IN RED INK ARE TRUE AND VALID COPIES.

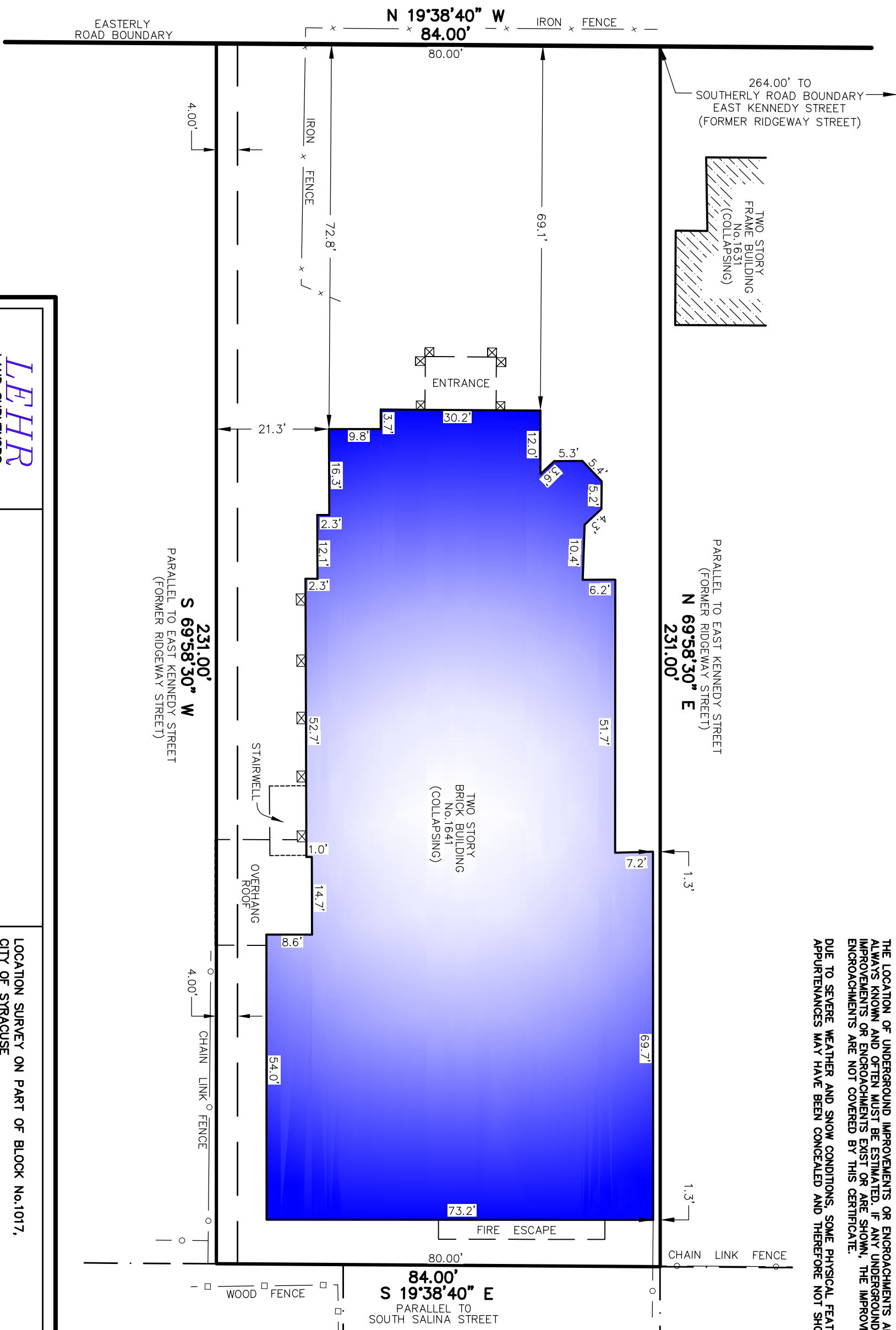
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SURVEY PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT LOCATION SURVEYS DO NOT INCLUDE THE STAKING OF THE PROPERTY CORNERS EXCEPT AS SHOWN.

 <p>15-B-12 116 SALINA STREET - SUITE 6 LIVERPOOL, NEW YORK 13088 315-451-3333 lehrsurveyors@aol.com</p>	<p>I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.</p> <p>LICENSED LAND SURVEYOR DOUGLAS R. LEHR NYSLS 49223</p>	
	<p>LOCATION SURVEY ON PART OF BLOCK No. 1017, CITY OF SYRACUSE</p> <p>KNOWN AS No. 1631 SOUTH SALINA STREET, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW, 13205</p> <p>DATE: 6 MARCH 2015     SCALE: 1"=20'</p> <p>REVISIONS:</p> <p>DRAWN BY: KRH DRAWING No. 15-B-13 #8*</p>	



# SOUTH SALINA STREET



THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. DUE TO SEVERE WEATHER AND SNOW CONDITIONS, SOME PHYSICAL FEATURES OR APPURTENANCES MAY HAVE BEEN CONCEALED AND THEREFORE NOT SHOWN.

ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL SURVEY WITH THE EMBOSSED SEAL AND SIGNED IN RED INK ARE TRUE AND VALID COPIES.  
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116 SALINA STREET - SUITE 6 LIVERPOOL, NEW YORK 13088 315-451-3333 leh@surveys@aol.com	
I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY. LICENSED LAND SURVEYOR DOUGLAS R. LEHR NYSLS 49223	
LOCATION SURVEY ON PART OF BLOCK No. 1017, CITY OF SYRACUSE KNOWN AS No. 1641 SOUTH SALINA STREET, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW, 13205	
DATE: 6 MARCH 2015	SCALE: 1"=20'
REVISIONS:	DRAWN BY: KRH
	DRAWING No. 15-B-12 #8*

March 30, 2015

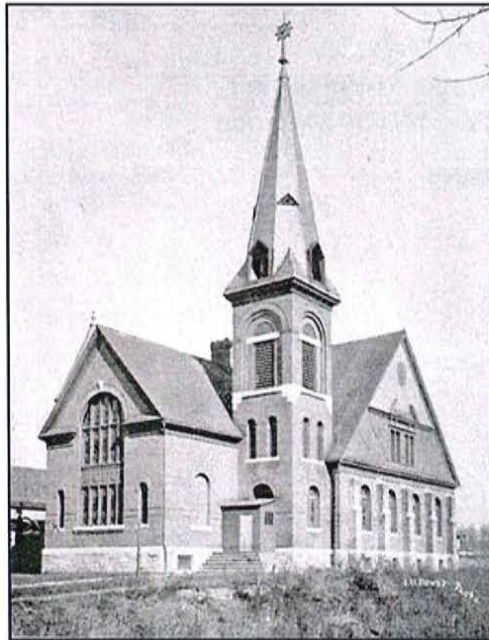


## Preliminary Asbestos Containing Materials Assessment Report

Former Danforth Congregational Church  
1641 South Salina Street  
Syracuse, New York 13205

*Prepared for:*

**MS. KATELYN WRIGHT**  
Greater Syracuse Land Bank  
333 W. Washington Street, Suite 130  
Syracuse, New York 13202



Circa 1895



Circa 2015

*Prepared by:*

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## 1.0 PROJECT PERSONNEL

<u>NAME</u>	<u>TITLE</u>	<u>AFFILIATION</u>
Katelyn Wright	Executive Director	Greater Syracuse Land Bank
Kevin R. Rowe	Asbestos Inspector	HSE Consulting Services, LLC
Chad C. Gable	Asbestos Inspector	HSE Consulting Services, LLC
Daniel R. Hoosock	Asbestos Inspector	HSE Consulting Services, LLC
Douglas L. Gee	Asbestos Analyst	HSE Consulting Services, LLC
Brian C. King, CIH	President	HSE Consulting Services, LLC

## 2.0 INTRODUCTION

In accordance with a request made by Ms. Katelyn Wright, Executive Director of Greater Syracuse Land Bank, HSE Consulting Services, LLC (HSE) has completed a preliminary asbestos assessment for the former Danforth Congregational Church located at 1641 South Salina Street in the City of Syracuse, Onondaga County, New York 13205. The assessment was conducted for the purpose of obtaining preliminary information relative to the presence or likely presence of asbestos containing materials (ACM) in conjunction with efforts being performed by the Greater Syracuse Land Bank to evaluate the potential for redeveloping the property.

The following information related to the pavilion and subject property was obtained from the Onondaga County Department of Real Property Tax Services web site, during site inspection activities or from other historical sources:



Tax Map Number	⇒	084.-03-37.0
Property Class	⇒	620 - Religious
Stories	⇒	2
Year Built	⇒	1884
Square Feet	⇒	± 29,112

### General History of the Structure

The Danforth Congregational Church was reportedly designed by Syracuse architect Asa Merrick. The cornerstone of the church was reportedly laid on September 5, 1884 and the church was dedicated on June 29, 1885. A large three-story addition was constructed at the east end of the original structure between 1899 and 1902.

The Danforth Congregational Church members merged with the members of the South Salina Street Church of Christ on January 1, 1936 and the name of the church was changed to Danforth United Church. The church eventually closed at the end of 1968 and many members are reported to have joined the Plymouth Congregational Church located in downtown Syracuse. A community center is reported to have occupied the building for a short period of time after the Danforth United Church closed. The building was subsequently reopened as the New Jerusalem Church of God in Christ in 1972. Newspaper reports indicate that the New Jerusalem Church of God in Christ operated until being forced by the City of Syracuse to close at the end of 2010 due to the poor structural condition of the building.

Kevin R. Rowe, Chad C. Gable and Daniel R. Hoosock of HSE, New York State Department of Labor (NYSDOL) certified Asbestos Building Inspectors, performed the preliminary assessment between March 9 and 26, 2015.



### **3.0 BACKGROUND INFORMATION**

#### **3.1 Project Objectives**

HSE was contacted by Ms. Katelyn Wright, Executive Director of the Greater Syracuse Land Bank, to perform a preliminary asbestos assessment for the former Danforth Congregational Church located at 1641 South Salina Street in the City of Syracuse, Onondaga County, New York 13205. It was conveyed to HSE that the Greater Syracuse Land Bank was seeking groups or organizations to potentially redevelop the existing building.

The purpose of the preliminary assessment was to obtain information relative to the presence or likely presence of asbestos containing materials (ACM) that could impact future redevelopment efforts. It was not intended that the completed assessment would result in a comprehensive asbestos survey compliant with current state or federal regulatory requirements.

The primary objective of the assessment was to ascertain, through sampling and analysis, whether or not specific building materials that typically have high abatement costs were present. A secondary objective was to develop a general inventory of additional building materials that are typically considered to be suspected asbestos containing materials (ACM), and to assign assumed probabilities (i.e. low, moderate, high) regarding the likelihood that these materials would be determined to be asbestos containing if sampled and analyzed.

### **4.0 METHODOLOGY**

#### **4.1 Visual Inspection and Bulk Sample Collection**

Based on known information regarding the construction of the structure, and information indicating that some level of renovation was believed to have previously occurred within the sanctuary section of the building, HSE generally separated the structure into the following three distinct areas for the purpose of completing the preliminary assessment:

- Two-story west section (1884 construction with later modifications)
- Two-story sanctuary section (1884 construction)
- Three-story east section (1899-1902 addition)

HSE prepared general diagrams of the structure and assigned each room or area with an identifying number. HSE's inspectors then perform a visual inspection of all safely accessible areas of the building to identify materials with the potential to contain asbestos.

Bulk samples of selected suspect materials, consistent with the project objectives, were then collected from representative locations. Samples were collected in general conformance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (Cited as 12 NYCRR Part 56 and commonly referred to as Code Rule 56).



The samples were transported with chain-of-custody documentation to HSE's laboratory in Cicero, New York for analysis. Samples with multiple layers were separated in either the field or the laboratory, if possible, and the layers were analyzed individually. HSE's laboratory, which is accredited by the New York State Department of Health (NYSDOH) under the Department's Environmental Laboratory Approval Program (ELAP), was responsible for the analysis of all samples collected as part of the completed assessment.

#### 4.2 Friable and Non-Friable Sample Analysis

Friable and non-friable bulk samples collected during the survey (e.g. pipe and pipe fitting insulation, wall and ceiling plaster, sheetrock wall and ceiling board, duct wrap insulation, transite board, etc.) were analyzed for asbestos content using Polarized Light Microscopy with Dispersion Staining techniques (PLM/DS) in accordance with NYSDOH ELAP Method 198.1. Analytical results are reported as percent asbestos and include an estimate of the amount of each type of asbestos present (i.e. chrysotile, Amosite, crocidolite, etc.). The percentage of other types of materials present in the samples (i.e. fiberglass, cellulose, mineral wool, etc.) is also reported when feasible.

#### 4.3 Non-friable Organically Bound (NOB) Sample Analysis

Non-Friable Organically Bound (NOB) materials collected as part of the assessment, which were limited to black mastic associated with 9" x 9" floor tiles in the east addition portion of the structure, were prepared and analyzed in accordance NYSDOH ELAP Method 198.6. This method involves preparing the samples via gravimetric matrix reduction (GMR) to remove organic and acid soluble materials that could interfere with the analysis followed by PLM/DS. If asbestos was detected as a result of the PLM analysis, and the overall percentage of asbestos in the sample was calculated to be greater than 1%, the material was considered to be ACM. If the mass of the residue discussed above was greater than 1% and asbestos was not detected as a result of completed PLM analysis, the residue was submitted for analysis by Transmission Electron Microscopy (TEM) in accordance with NYSDOH ELAP Method 198.4. If TEM analysis indicated that the quantity of asbestos in the sample was less than or equal to 1 % the material was determined to be non-ACM. If TEM analysis indicated that quantity of asbestos in the sample was greater than 1% the material was identified as ACM.

#### 4.4 Non-Sampled Suspected Asbestos Containing Materials

Materials identified by HSE as part of the visual assessment to be suspect ACM, and that were not sampled and analyzed, were inventoried and quantified for each building section. These non-sampled suspect ACM's were then placed into categories based on assumed probabilities (i.e. low, moderate, high) regarding the likelihood that these materials would be determined to be asbestos containing if they were in fact sampled and analyzed. These assumptions are based on our prior experience in performing asbestos surveys involving similar materials and do not guarantee that materials will actually be determined to be asbestos containing or non-asbestos containing if sampled and analyzed. All suspect ACM that was not sampled and analyzed must be assumed to be asbestos containing unless confirmed otherwise by laboratory analysis.



## 5.0 DISCUSSION

HSE collected and analyzed a total of ninety-one (91) bulk samples as part of the preliminary assessment (Samples KR31015-01 through KR31015-91). After accounting for sample layering, a total one hundred (100) PLM analyses, four (4) NOB analyses and four (4) TEM analyses were performed. Copies of the laboratory analysis reports and chain-of-custody records for samples collected as part of the assessment project are included in Appendix 7 of this report.

### 5.1 Confirmed Asbestos Containing Materials

Current New York State Department of Labor (NYS DOL) and United States Environmental Protection Agency (USEPA) regulations define materials that contain greater than one-percent (> 1 %) asbestos to be regulated ACM. Materials confirmed to be asbestos containing as part of the completed preliminary asbestos assessment, as verified through sampling and analytical testing, are summarized below in Table 1.

**TABLE 1** <sup>(4)</sup>  
**Summary of Confirmed Asbestos-Containing Materials**

MATERIAL	LOCATIONS (Refer to Diagram in Appendix B)	QTY <sup>(2)</sup> (ft <sup>2</sup> or lf) <sup>(1)</sup>	FRIABILITY <sup>(3)</sup> (F, NF, NOB)	CONDITION
<b><i>Two-Story West Section (1884 Construction with later modifications)</i></b>				
Joint Compound to Sheetrock Wall Board	102, 103, 105, 106, 108, 109, 201, 203, 204	1,487 ft <sup>2</sup>	F	Poor
Joint Compound to Sheetrock Ceiling Board	101, 102, 103, 104, 105, 107, 108, 201, 207, 208, 211	1,991 ft <sup>2</sup>	F	Poor
<b><i>Two-Story Sanctuary Section (1884 Construction)</i></b>				
No Materials in the Sanctuary were confirmed to be ACM	N/A	N/A	N/A	N/A
<b><i>Three-Story East Section (1899 – 1902 Addition)</i></b>				
Joint Compound to Sheetrock Wall Board	118, 119, 123, 124, 125, 219, 220, 221	3,402 ft <sup>2</sup>	F	Poor
<b><i>Basement</i></b>				
Transite Ceiling Board and Debris	B14, B15	486 ft <sup>2</sup>	NF	Poor
Duct Wrap on 24" Diameter Heating Duct	B21	20 lf	F	Poor
Aircell-Type Pipe Insulation and Mudded Fittings (6-10")	B14	80 lf	F	Poor

- 1) ft<sup>2</sup> = square feet, lf = linear feet, ft<sup>3</sup> = cubic feet
- 2) Dimensions and quantities are preliminary estimates
- 3) F = Friable, NF = Non-friable, NOB = Non-friable organically bound
- 4) Several areas of the 1899-1902 addition were deemed unsafe to enter and inspect. These areas included a collapsed stair tower in the northwest corner, Area 218 on the second floor, the west end of Area 221 on the second floor, Area 303 on the third floor, the northwest corner of Area 304 on the third floor and Area B20 in the basement. It is possible that additional materials identified to be ACM could be present within these areas.

## 5.2 Confirmed Non-Asbestos Containing Materials

Materials confirmed to be non-asbestos containing as part of the completed preliminary asbestos assessment, as verified through sampling and analytical testing, are summarized below in Table 2.

**TABLE 2**  
**Summary of Confirmed Non-Asbestos-Containing Materials**

MATERIAL	LOCATIONS (Refer to Diagram in Appendix B)	QTY <sup>(2)</sup> (ft <sup>2</sup> or lf) <sup>(1)</sup>	FRIABILITY <sup>(3)</sup> (F, NF, NOB)	CONDITION
<b>Two-Story West Section (1884 Construction with later modifications)</b>				
Wall and Ceiling Plaster (including Skim Coat)	All areas where present in this section			
Sheetrock Wall and Ceiling Board (including Tape)	All areas where present in this section			
<b>Two-Story Sanctuary Section (1884 Construction)</b>				
Wall and Ceiling Plaster (including Skim Coat)	All areas where present in this section			
Sheetrock Wall and Ceiling Board (including Tape)	All areas where present in this section			
Joint Compound to Sheetrock Wall and Ceiling Board	All areas where present in this section			
<b>Three-Story East Section (1899 – 1902 Addition)</b>				
Wall Plaster and Skim Coat	All areas where present in this section			
Ceiling Plaster and Skim Coat	All areas where present in this section			
Black Mastic to 9" x 9" Black and 9" x 9" Brown Floor Tile	All areas where present in this section			

### 5.3 Additional Suspect Asbestos Containing Materials

Table 3 below identifies additional suspected asbestos containing materials identified during the preliminary assessment for which sampling and analysis was not performed. An assumed probability regarding the likelihood that these materials would be determined to be asbestos containing if they were in fact sampled and analyzed has been assigned to each suspect ACM. These assumptions are based on our prior experience in performing asbestos surveys involving similar materials and do not guarantee that materials will actually be determined to be asbestos containing or non-asbestos containing if sampled and analyzed. All suspect ACM that was not sampled and analyzed must be assumed to be asbestos containing unless confirmed otherwise by laboratory analysis.

**TABLE 3**  
**Summary of Other Identified Suspected Asbestos-Containing Materials**

MATERIAL	ASSUMED PROBABILITY OF MATERIAL BEING ACM	FRIABILITY (F, NF, NOB)	GENERAL CONDITION
<b><i>Two-Story West Section (1884 Construction with later modifications)</i></b>			
2' x 4' Swirl pattern Acoustical Ceiling Tile	Low	F	Poor
1' x 1' Acoustical Ceiling Tile	Low	F	Poor
Glue Pucks to 1' x 1' Acoustical Ceiling Tile	Moderate	NOB	Fair
12" x 12" White & Pink Floor Tile	Low	NOB	Fair
Yellow Mastic to 12" x 12" White & Pink Floor Tile	Low	NOB	Fair
Stair Tread Mastic	Moderate	NOB	Poor
2' x 4' Fissured Acoustical Ceiling Tile	Low	F	Poor
Electrical Insulating Board in Utility Closet	High	F	Poor
Brown 4" Cove Base	Low	NOB	Poor
Brown Mastic to Brown 4" Cove Base	Moderate	NOB	Poor
White 4" Cove Base	Low	NOB	Poor
Mastic to White 4" Cove Base	Moderate	NOB	Poor

**TABLE 3 - Continued**  
**Summary of Other Identified Suspected Asbestos-Containing Materials**

MATERIAL	ASSUMED PROBABILITY OF MATERIAL BEING ACM	FRIABILITY (F, NF, NOB)	GENERAL CONDITION
<b>Two-Story West Section (1884 Construction with later modifications) - Continued</b>			
Tan Wallboard Mastic	Moderate	NOB	Poor
1' x 1' Acoustical Ceiling Tile (Stapled)	Low	F	Poor
<b>Two-Story Sanctuary Section (1884 Construction)</b>			
2' x 4' Fissured Acoustical Ceiling Tile	Low	F	Fair
Red Brick Pattern Linoleum	Low	NOB	Poor
4" Brown Cove Base	Low	NOB	Poor
Brown Mastic to 4" Brown Cove Base	Moderate	NOB	Poor
12" x 12" White with Black Diamonds Floor Tile	Low	NOB	Fair
White 4" Cove Base	Low	NOB	Fair
Mastic to 4" White Cove Base	Low	NOB	Fair
<b>Three-Story East Section (1899 – 1902 Addition)</b>			
9" x 9" Black Floor Tile	High	NOB	Poor
2' x 4' Fissured Acoustical Ceiling Tile	Low	F	Poor
9" x 9" Brown Floor Tile	High	NOB	Poor
Tan Brick Pattern Linoleum and Black Paper Backing	Moderate	NOB	Poor
Gold Linoleum with Black Paper Backing	Moderate	NOB	Poor

**TABLE 3 - Continued**  
**Summary of Other Identified Suspected Asbestos-Containing Materials**

MATERIAL	ASSUMED PROBABILITY OF MATERIAL BEING ACM	FRIABILITY (F, NF, NOB)	GENERAL CONDITION
<b>Basement</b>			
1' x 1' Fissured Acoustical Ceiling Tile	Low	F	Poor
Brown Glue Pucks to 1' x 1' Fissured Acoustical Ceiling Tile	Moderate	NOB	Poor
12" x 12" Red & White Floor Tile	Moderate	NOB	Poor
Yellow Mastic to 12" x 12" Red & White Floor Tile	Low	NOB	Poor
Stair Tread Mastic	Moderate	NOB	Poor
Brown Cove Base	Low	NOB	Poor
Beige Mastic to Brown Cove Base	Moderate	NOB	Poor
12" x 12" Gray Octagon Pattern Floor Tile	Moderate	NOB	Poor
Black Mastic to Gray Octagon Pattern Floor Tile	Moderate	NOB	Poor
4" White Cove Base	Low	NOB	Poor
Tan Mastic to 4" White Cove Base	Moderate	NOB	Poor
12 x 12" Tan Floor Tile	Moderate	NOB	Poor
Black Mastic to 12" x 12" Tan Floor Tile	Moderate	NOB	Poor
2' x 2' Fissured Acoustical Ceiling Tile	Low	F	Poor
12" x 12" White Floor Tile	Moderate	NOB	Poor
Yellow Mastic to 12" x 12" White Floor Tile	Low	NOB	Poor
Electrical Insulating Board Behind Electrical Switch	High	F	Poor

**TABLE 3 - Continued**  
**Summary of Other Identified Suspected Asbestos-Containing Materials**

MATERIAL	ASSUMED PROBABILITY OF MATERIAL BEING ACM	FRIABILITY (F, NF, NOB)	GENERAL CONDITION
<b>Basement - Continued</b>			
Residual Duct Insulation	High	F	Poor
<b>Exterior</b>			
Roofing Materials (Various roof sections)	Moderate - High	NOB	Poor
Window Caulking	Moderate – High	NOB	Poor
Brick Caulking	Moderate – High	NOB	Poor

**Unidentified and Unassessed Asbestos**

Subpart 56-5.1(j) of the NYSDOL’s asbestos regulation states that when any construction activity, such as demolition, remodeling, renovation or repair work, reveals PACM or suspect miscellaneous ACM that has not been identified by the asbestos survey per this Part, or has not been identified by other inspections as per current OSHA or EPA requirements, all activities shall cease in the area where the PACM or suspect miscellaneous ACM is found and the Asbestos Control Bureau shall be notified by telephone by the building/structure owner or their representative, followed with a written notice in accordance with the notification requirements of this Part. Unassessed PACM or suspect miscellaneous ACM shall be treated and handled as ACM and assumed to be ACM, unless proven otherwise by standard EPA and OSHA accepted methods, including multi-layered systems sampling protocols; subsequent analyses performed by a laboratory that meets the requirements of Section 56-4.2 of this Part; and the analyses satisfies both NYS ELAP and federal requirements, including multi-layered sample analyses, to document non-asbestos containing material.

Based on the above criteria, ***all identified suspect ACM’s listed in Table 3 above must be treated and handled as ACM and assumed to be ACM, unless proven otherwise by standard EPA and OSHA accepted methods, including multi-layered systems sampling protocols; subsequent analyses performed by a laboratory that meets the requirements of Section 56-4.2 of this Part; and the analyses satisfies both NYS ELAP and federal requirements, including multi-layered sample analyses, to document non-asbestos containing material.***



## 6.0 CONCLUSIONS & RECOMMENDATIONS

Based on the results of the preliminary asbestos assessment completed by HSE for the property located at 1461 South Salina Street in Syracuse, New York, several building materials were confirmed to be asbestos containing. A limited number of building materials were also confirmed to be asbestos containing materials. Numerous additional building materials suspected to potentially contain asbestos were identified but not sampled and analyzed.

Due to the deteriorated condition of the structure, and the inability to safely access several areas, it is possible that additional confirmed or suspect ACM's may be located within these inaccessible areas.

In the event that a determination is made to renovate or demolish the structure, it is recommended that additional inspection, sampling and analytical services either be performed to generate a more comprehensive asbestos survey, or that a determination be made regarding the viability of safely performing abatement activities within the structure and the potential of performing a demolition with asbestos in place.

HSE appreciates the opportunity to provide preliminary asbestos assessment services to the Greater Syracuse Land Bank. Please do not hesitate to contact me at your convenience if you have any questions regarding this report or if additional information regarding this report is required.

Respectfully Submitted By:

**HSE CONSULTING SERVICES, LLC**

**Reviewed and Approved By:**

*Daniel R. Hoosock*

Daniel R. Hoosock  
Vice President

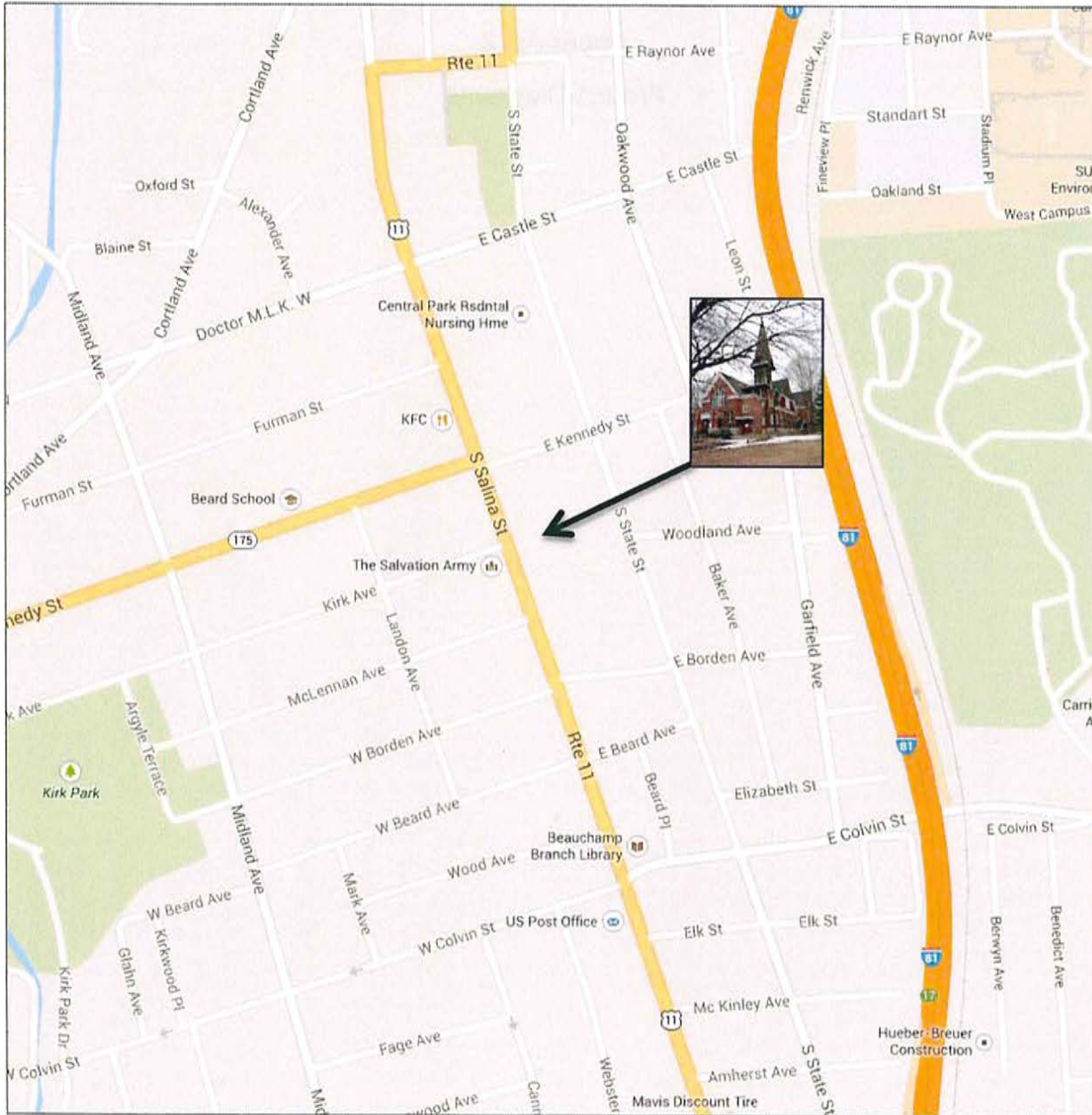


**Appendix 1**  
Site Location Map



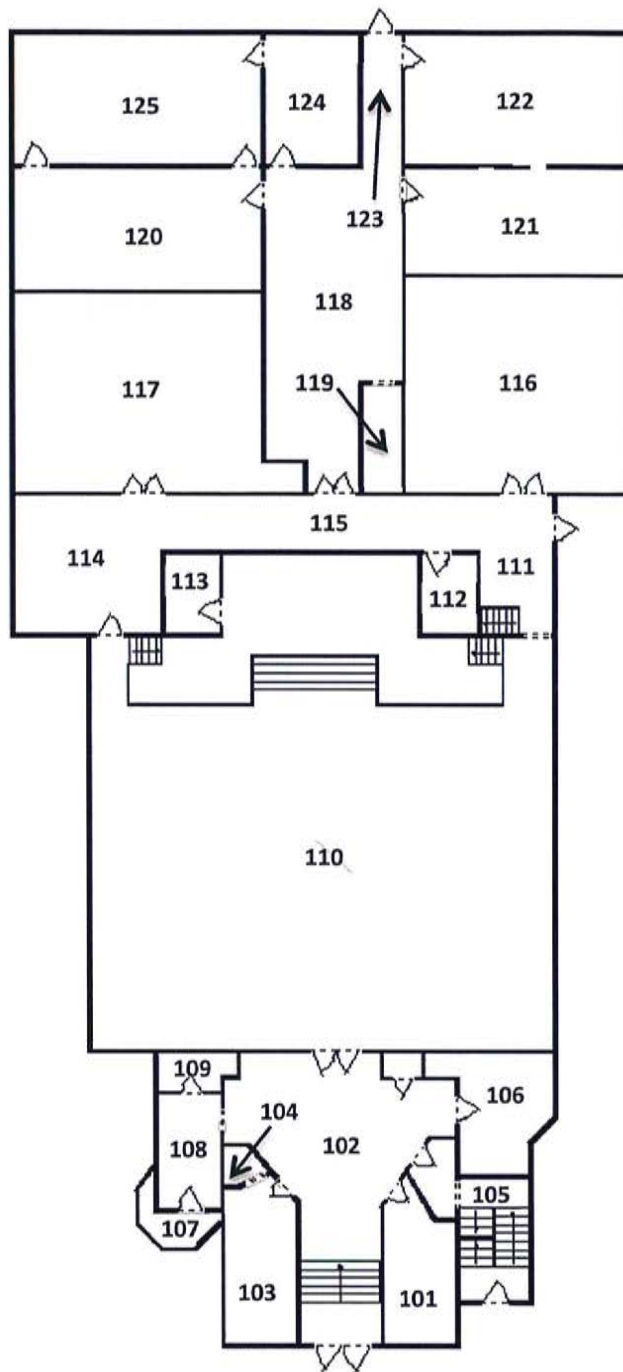
## Site Location Map

Vacant Church Structure  
1641 South Salina Street  
Syracuse, New York 13205





**Appendix 2**  
Project Diagrams



**Figure Reference:**



8636 Brewerton Road, Cicero, NY 13039  
 Telephone: 315-698-1438 ♦ Fax: 315-698-1441  
 www.hseconsultingservices.com

**Drafter:** Daniel R. Hoosock

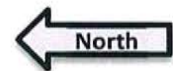
**Figure 1 – First Floor Plan**

Vacant Church  
 1461 S. Salina Street

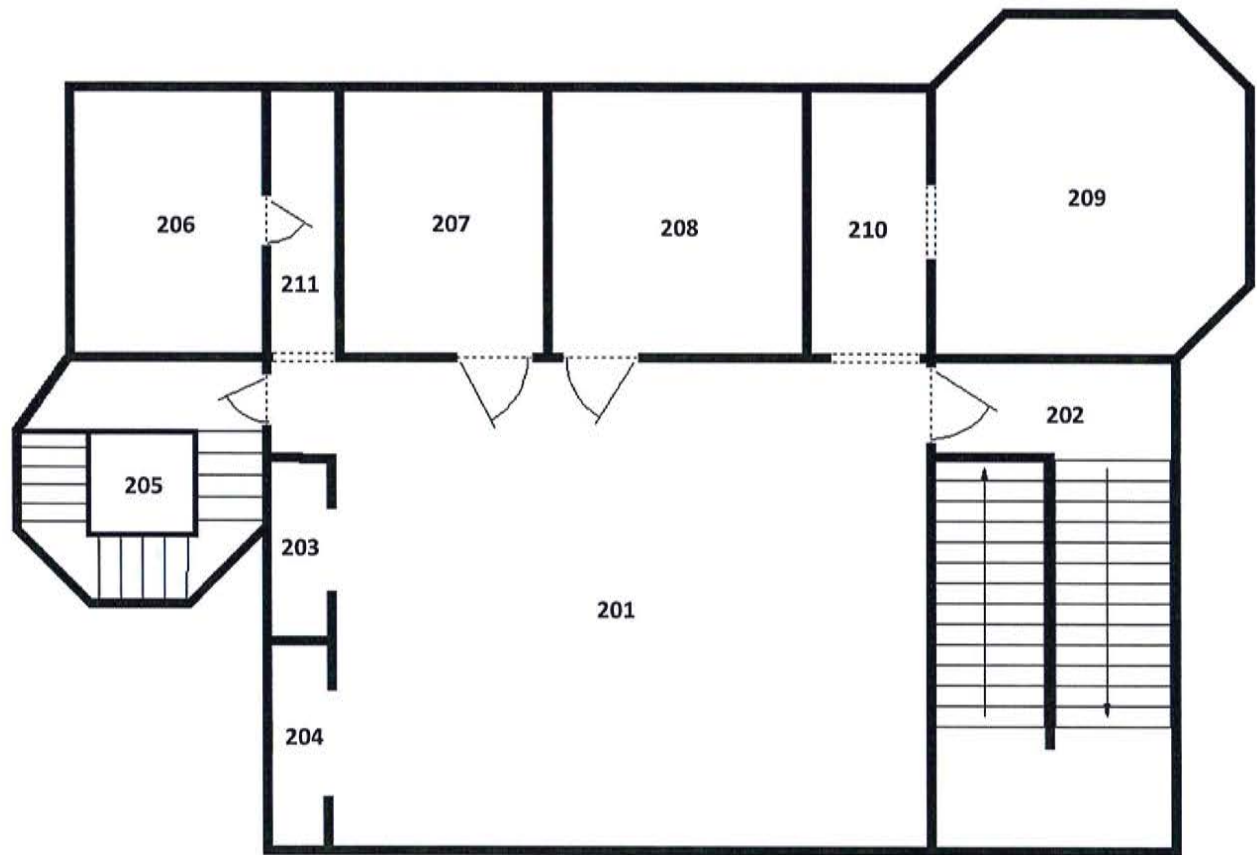
Syracuse, NY  
 13205

**Date**  
 03/13/2015

**Project No.**



**101 = Area  
 Number Assigned  
 By HSE**



**Figure Reference:**



8636 Brewerton Road, Cicero, NY 13039  
 Telephone: 315-698-1438 ♦ Fax: 315-698-1441  
 www.hseconsultingservices.com

**Drafter:** Daniel R. Hoosock

**Figure 2 – Second Floor Plan (West)**

Vacant Church  
 1461 S. Salina Street

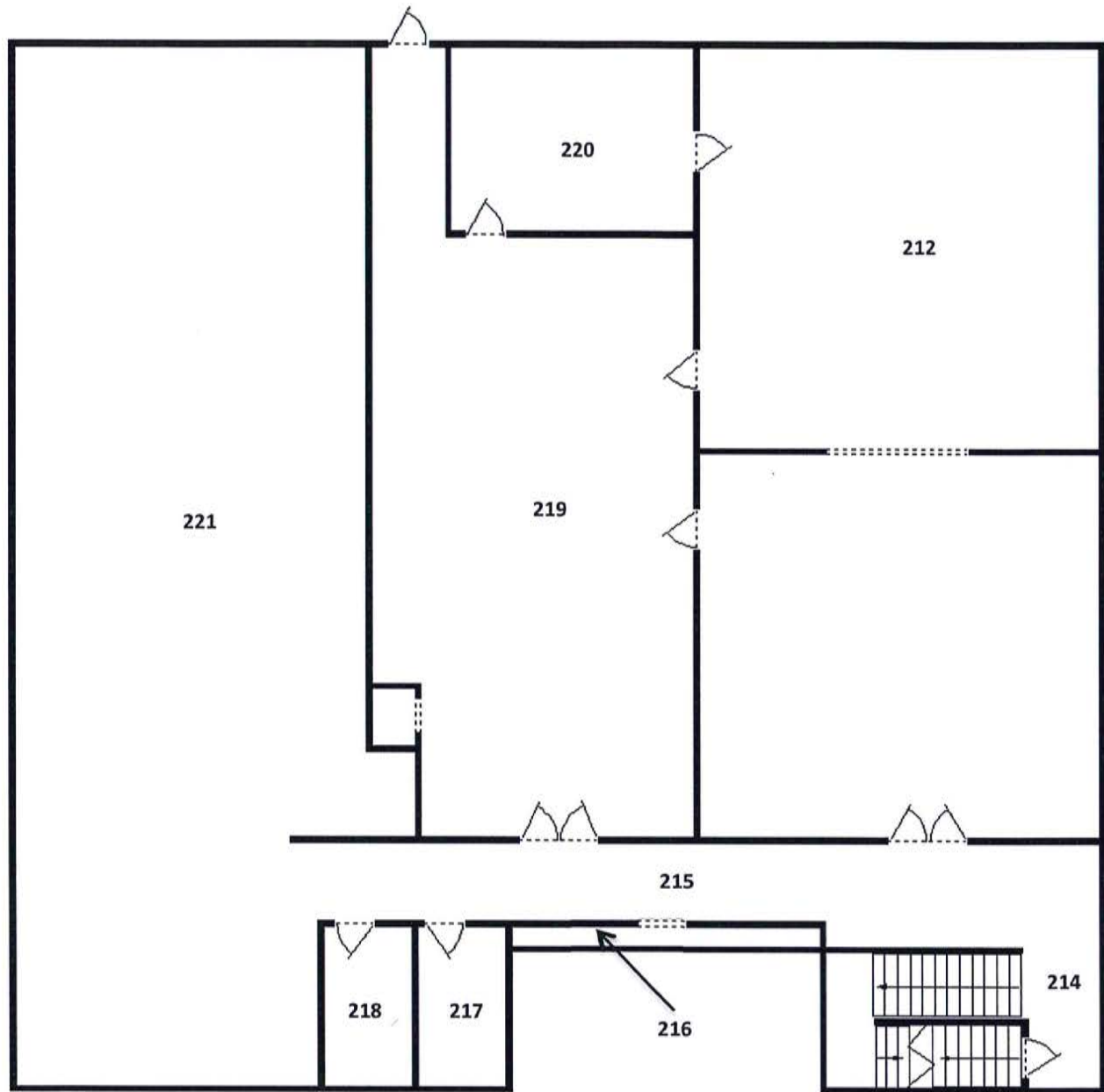
Syracuse, NY  
 13205

**Date**  
 03/13/2015

**Project No.**



**201 = Area**  
**Number Assigned**  
**By HSE**



**Figure Reference:**



8636 Brewerton Road, Cicero, NY 13039  
 Telephone: 315-698-1438 ♦ Fax: 315-698-1441  
 www.hseconsultingservices.com

**Drafter:** Daniel R. Hoosock

**Figure 3 – Second Floor Plan (East)**

Vacant Church  
 1461 S. Salina Street

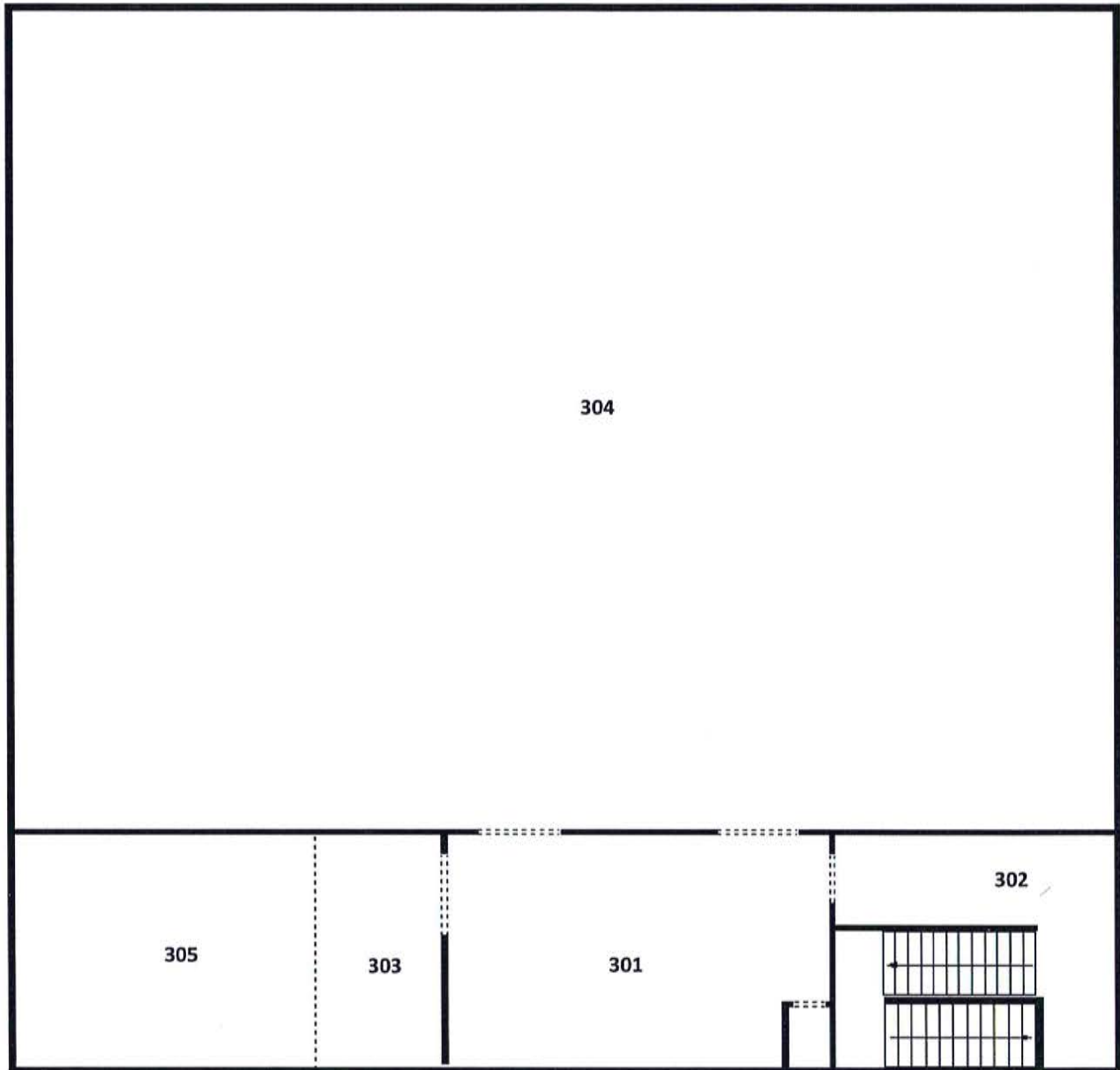
Syracuse, NY  
 13205

**Date**  
 03/13/2015

**Project No.**



**212 = Area  
 Number Assigned  
 By HSE**



**Figure Reference:**

  
 8636 Brewerton Road, Cicero, NY 13039  
 Telephone: 315-698-1438 ♦ Fax: 315-698-1441  
 www.hseconsultingservices.com

**Figure 4 – Third Floor Plan (East)**

Vacant Church  
1461 S. Salina Street

Syracuse, NY  
13205

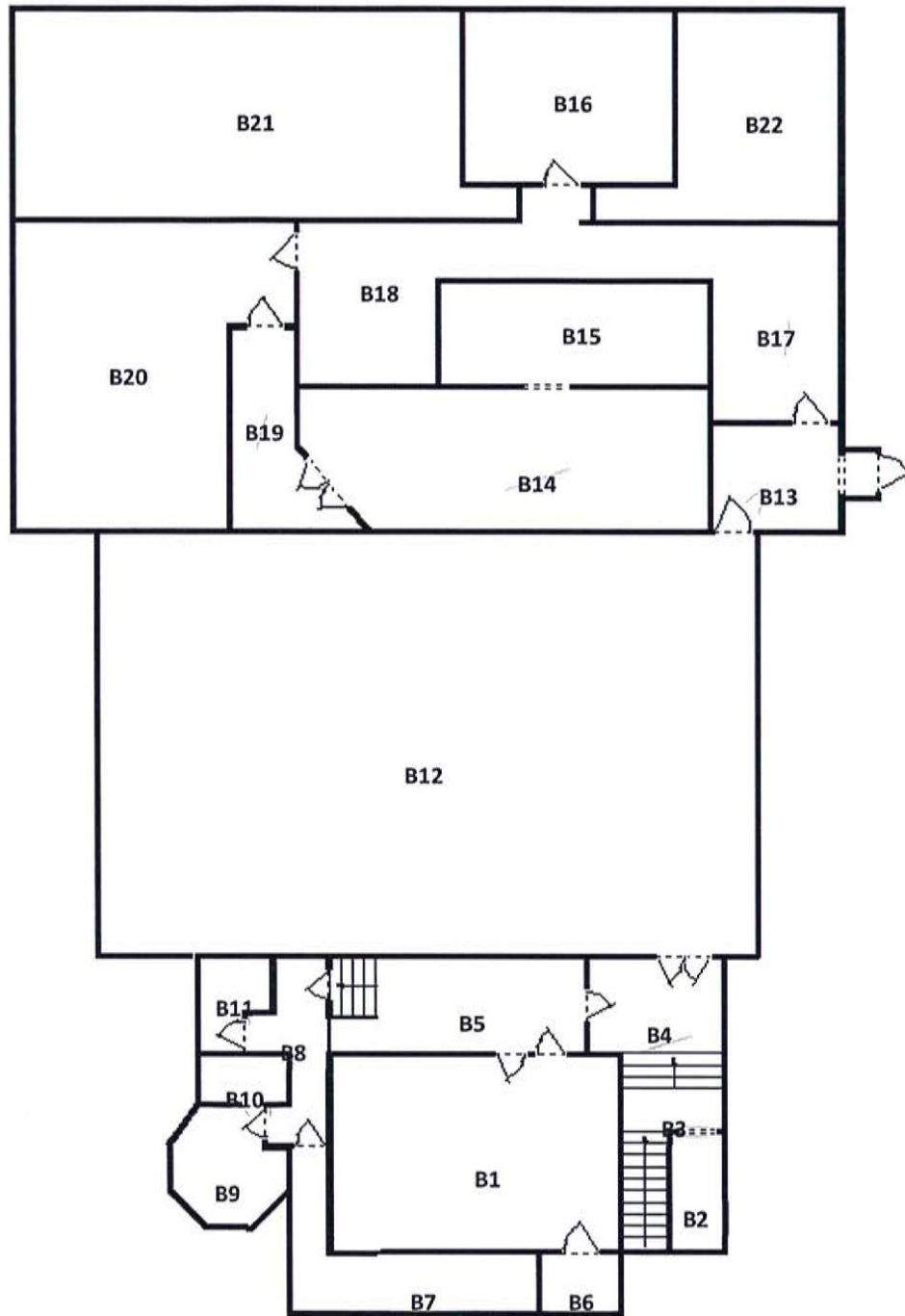


**301 = Area  
Number Assigned  
By HSE**

**Drafter:** Daniel R. Hoosock

**Date**  
03/13/2015

**Project No.**



**Figure Reference:**



8636 Brewerton Road, Cicero, NY 13039  
 Telephone: 315-698-1438 ♦ Fax: 315-698-1441  
 www.hseconsultingservices.com

**Drafter:** Daniel R. Hoosock

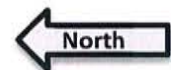
**Figure 5 – Basement Plan**

Vacant Church  
 1461 S. Salina Street

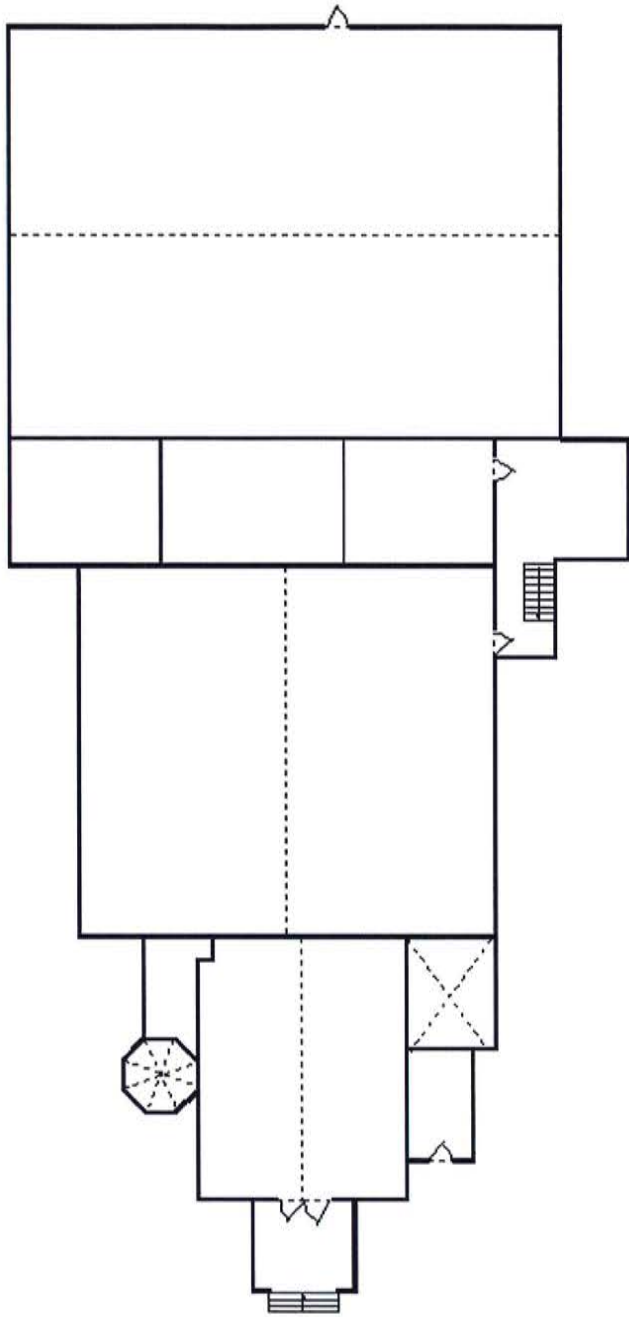
**Date**  
 03/13/2015

Syracuse, NY  
 13205

**Project No.**



**B1 = Area  
 Number Assigned  
 By HSE**



**Figure Reference:**

  
 8636 Brewerton Road, Cicero, NY 13039  
 Telephone: 315-698-1438 ♦ Fax: 315-698-1441  
 www.hseconsultingservices.com

**Figure 6 – Exterior / Roofing Plan**

Vacant Church  
1461 S. Salina Street

Syracuse, NY  
13205

**Drafter:** Daniel R. Hoosock

**Date**  
03/13/2015

**Project No.**



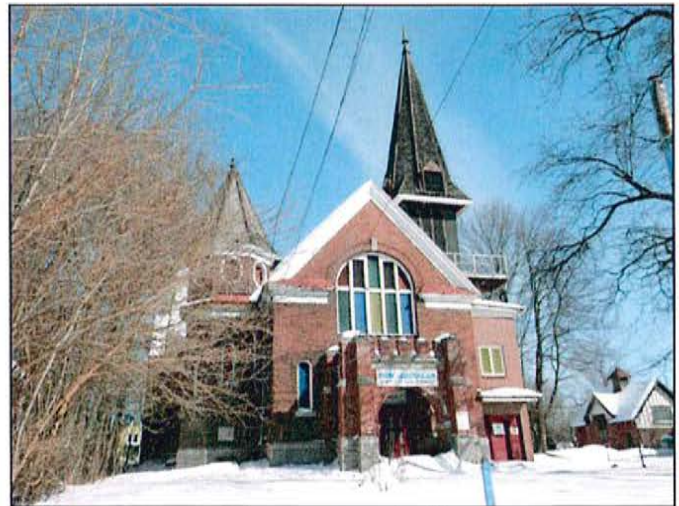




**Appendix 3**  
Representative Project Photographs



**PHOTO 1:** Exterior of the structure looking northeast



**PHOTO 2:** View of the structure looking east



**PHOTO 3:** View of the east side of the structure



**PHOTO 4:** Cornerstone



**PHOTO 5:** Collapsed roofing at south entrance



**PHOTO 6:** Collapsed carport at south entrance



**PHOTO 7:** Main entrance, looking west from sanctuary



**PHOTO 8:** 1<sup>st</sup> Floor office (south of entry stairs)



**PHOTO 9:** 1<sup>st</sup> Floor office, north of entry stairs



**PHOTO 10:** Sanctuary looking towards altar area



**PHOTO 11:** Sanctuary looking west from altar area



**PHOTO 12:** South central stair lobby (1<sup>st</sup> floor)



**PHOTO 13:** Room on 1<sup>st</sup> floor of east addition



**PHOTO 14:** Room on 1<sup>st</sup> floor of east addition



**PHOTO 15:** Room on 1<sup>st</sup> floor of east addition



**PHOTO 16:** Room on 1<sup>st</sup> floor of east addition



**PHOTO 17:** Room on 2<sup>nd</sup> floor of east addition



**PHOTO 18:** Room on 2<sup>nd</sup> floor of east addition



**PHOTO 19:** Room on 2<sup>nd</sup> floor of east addition



**PHOTO 20:** Room on 3<sup>rd</sup> floor of east addition



**PHOTO 21:** Former gym on 3<sup>rd</sup> floor of east addition



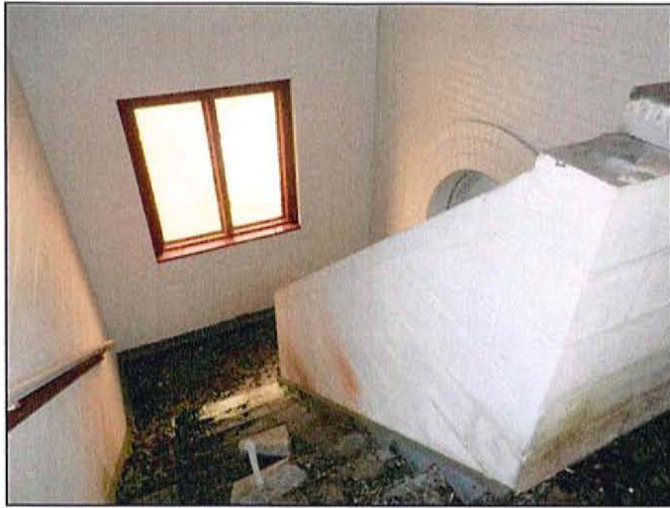
**PHOTO 22:** 3<sup>rd</sup> Floor, collapsed stairs, northwest



**PHOTO 23:** 2<sup>nd</sup> Floor, collapsed stairs, northwest



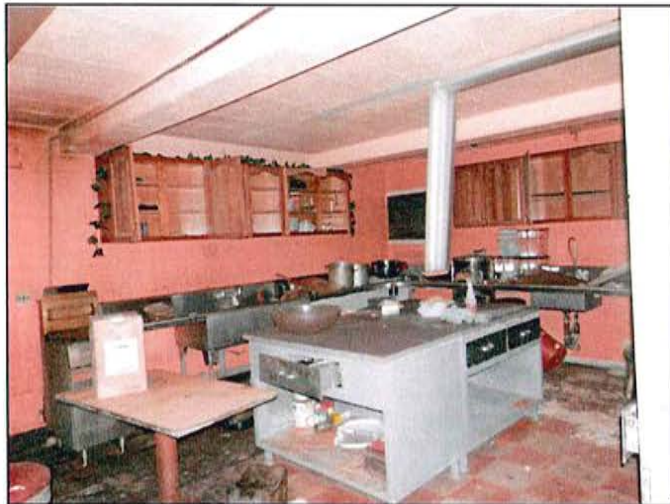
**PHOTO 24:** 2<sup>nd</sup> Floor room, west side of structure



**PHOTO 25:** Southwest stairs



**PHOTO 26:** Northwest spiral stairs



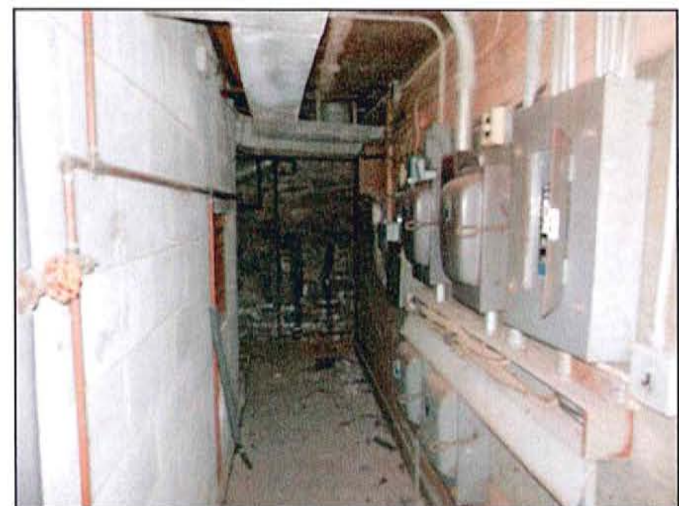
**PHOTO 27:** Basement kitchen



**PHOTO 28:** Meeting hall in basement



**PHOTO 29:** Basement boiler room



**PHOTO 30:** Basement electrical room



**PHOTO 31:** Basement room in east addition



**PHOTO 32:** Collapsed basement room, northeast



**PHOTO 33:** Basement stairs, southwest corner



**PHOTO 34:** Transite ceiling in basement boiler room



**PHOTO 35:** Aircell-type pipe insulation in basement



**PHOTO 36:** Transite debris in basement crawl space



**PHOTO 37:** Insulating wrap on 24" basement duct



**PHOTO 38:** Residual insulating paper in basement hall



**PHOTO 39:** Electrical equipment insulating board



**PHOTO 40:** Insulating board in 1<sup>st</sup> floor electrical closet



**PHOTO 41:** 9" x 9" Reddish brown floor tile in east add.



**PHOTO 42:** 9" x 9" Black floor tile in east addition

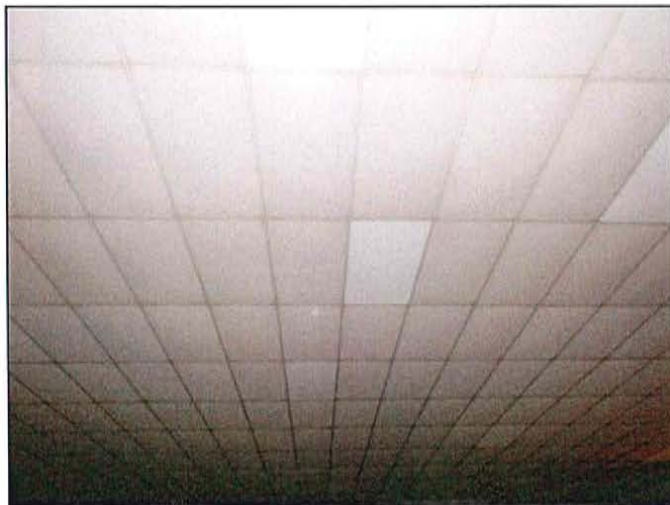




**PHOTO 43:** 1' x 1' Ceiling tile with adhesive pucks



**PHOTO 44:** 1' x 1' ceiling tile (stapled)



**PHOTO 45:** 2' x 4' Ceiling tile



**PHOTO 46:** 2' x 2' Ceiling tile



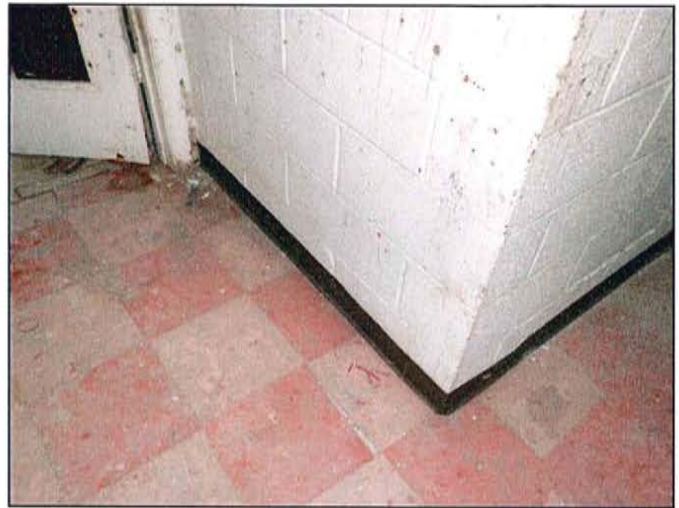
**PHOTO 47:** Red brick pattern linoleum



**PHOTO 48:** Tan brick pattern linoleum



**PHOTO 49:** Gray octagon pattern floor tile



**PHOTO 50:** Red & white floor tile



**PHOTO 51:** White & pink floor tile



**PHOTO 52:** Wall board mastic



**PHOTO 53:** Cove base and mastic



**PHOTO 54:** White diamond pattern floor tile



**PHOTO 55:** Exterior brick caulking



**PHOTO 56:** Exterior brick caulking type 2



**PHOTO 57:** Roofing shingle on east addition



**PHOTO 58:** Roofing on collapsed carport



**PHOTO 59:** Exterior window caulking



**PHOTO 60:** Roofing shingle on west structure section



**Appendix 4**  
Homogenous Area Listing



**PRELIMINARY ASBESTOS SCREENING**  
**Homogenous Area Listing**

**Vacant Church Structure**  
**1641 South Salina Street**  
**Syracuse, New York 13205**

HOMOGENOUS AREA (Material)	ACM Present?
Ceiling Plaster	No
Ceiling Plaster Skim Coat	No
Wall Plaster	No
Wall Plaster Skim Coat	No
Drywall Wall Board	No
Tape to Drywall Wall Board	No
Joint Compound to Drywall Wall Board	No
Drywall Ceiling Board	No
Tape to Drywall Ceiling Board	No

HOMOGENOUS AREA (Material)	ACM Present?
Joint Compound to Drywall Ceiling Board	No
Transite Panels	No
Duct Wrap Insulation	No
Aircell-Type Pipe Insulation	No
Mudded Pipe Fitting Insulation	No

**NOTE:** Any non-friable organically bound (NOB) materials listed above as containing less than one percent (< 1%) asbestos, if applicable, were confirmed to be non-asbestos containing by Transmission Electron Microscopy (TEM) analysis in accordance with New York State Department of Health (NYSDOH) Environmental laboratory Approval Program requirements.



## **Appendix 5**

NYS DOL Firm Asbestos Handling License

**New York State – Department of Labor**

Division of Safety and Health  
License and Certificate Unit  
State Campus, Building 12  
Albany, NY 12240

**ASBESTOS HANDLING LICENSE**

HSE Consulting Services, LLC  
8636 Brewerton Road  
Cicero, NY 13039

FILE NUMBER: 09-50181  
LICENSE NUMBER: 50181  
LICENSE CLASS: RESTRICTED  
DATE OF ISSUE: 01/28/2015  
EXPIRATION DATE: 01/31/2016

Duly Authorized Representative – Brian C King:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.



Eileen M. Franko, Director  
For the Commissioner of Labor



## **Appendix 6**

**NYSDOL Asbestos Inspector Certification Documentation**



**ASBESTOS INSPECTOR  
CERTIFICATION DOCUMENTATION**

**PROJECT NAME**

Preliminary Asbestos Screening  
Vacant Church Structure  
1641 South Salina Street  
Syracuse, New York 13205

**CLIENT NAME**

Greater Syracuse Land Bank  
333 W. Washington Street, Suite 130  
Syracuse, New York 13202

**ASSESSMENT DATES**

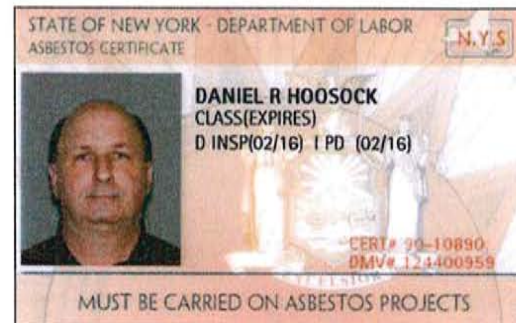
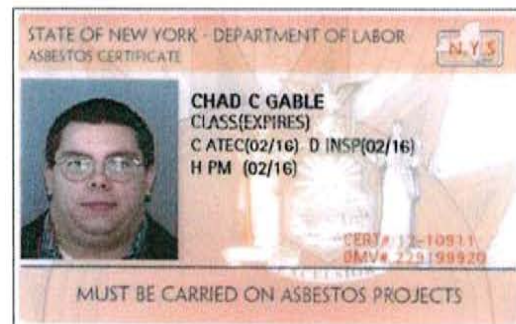
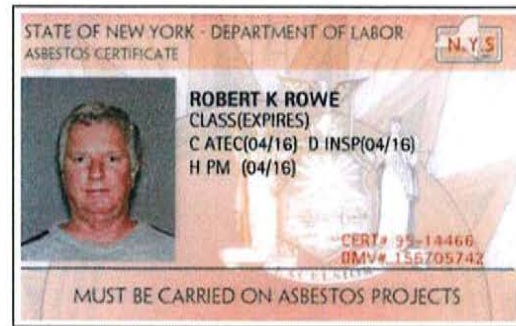
March 9-26, 2015

**ASBESTOS INSPECTORS**

Kevin R. Rowe  
NYSDOL Certificate Number 95-14466  
Expires 04/2016

Chad C. Gable  
NYSDOL Certificate Number 12-10911  
Expires 02/2016

Daniel R. Hoosock  
NYSDOL Certificate Number 90-10890  
Expires 02/2016





## **Appendix 7**

Laboratory Analysis Reports & Chain-of-Custody Records



**ASBESTOS ANALYSIS REPORT**

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

Thursday, March 19, 2015  
Batch Number: 4756  
Date Received: 3/11/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

**Non-Gravimetrically Reduced Samples**

Analysis Method - NY State ELAP 198.1  
NYS DOH ELAP ID #111973

Page 1 of 10

Lab ID	Sample ID	Color	Project #	NA	Total % Asbestos	NAD	AM	%	CH	%	CR	%	TM	%	AC	%	AN	%	CE	%	MW	%	GW	%	SY	%	HH	%	O	Other Type	%	%Non-Fibrous Material Analyzed	Date Analyzed
37737	KR31015-01	Brown																														90	3/16/2015
37738	KR31015-02-1	White																														95	3/16/2015
37739	KR31015-02-2	Tan																														100	3/16/2015
37740	KR31015-03	Brown/Tan																														95	3/16/2015
37741	KR31015-04	Yellow/Tan																														100	3/16/2015
37742	KR31015-05	Tan/Brown																														100	3/16/2015
37743	KR31015-06	Tan/Brown																														100	3/16/2015
37744	KR31015-07	Yellow/Brown																														100	3/16/2015
37745	KR31015-08	Tan																														100	3/16/2015
37746	KR31015-09-1	White																														100	3/16/2015
37747	KR31015-09-2	Tan																														95	3/16/2015

**Abbreviations:**

AM - Amosite  
CH - Chrysotile  
CR - Crocidolite  
TM - Tremolite  
AC - Actinolite  
AN - Anthophyllite

CE - Cellulose  
MW - Mineral Wool  
GW - Glass Wool

SY - Synthetic  
HH - Horse Hair  
O - Other

TR - Trace (<1%)  
NAD - No Asbestos Detected  
SAPP - Stop at First Positive (not analyzed)

N/A - Not Applicable  
NA - Not Available  
\*Insufficient Sample for Analysis

The results pertain only to the samples in this report.

8636 Brewerton Road  
Cicero, New York 13039

Ph # (315) 698-1438  
Fax # (315) 698-1441  
www.hseconsultingservices.com



## ASBESTOS ANALYSIS REPORT

### Non-Gravimetrically Reduced Samples

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

Thursday, March 19, 2015  
Batch Number: 4756  
Date Received: 3/11/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

Analysis Method - NY State ELAP 198.1  
NYS DOH ELAP ID #11973

Project Name 1641 S. Salina St, Syracuse, NY

Lab ID	Sample ID	Color	Project #	NA	Total % Asbestos	AM	% CH	% CR	% TM	% AC	% AN	% CE	% MW	% GW	% SY	% HH	% O	Other Type	% Non-Fibrous Material	Date Analyzed
37748	KR31015-10	Tan			NAD							TR				TR			100	3/16/2015
37749	KR31015-11	Brown			NAD							TR				TR			100	3/16/2015
37750	KR31015-12	White/Tan			NAD							TR				TR			100	3/16/2015
37751	KR31015-13	Off White		5	NAD														95	3/16/2015
37752	KR31015-14	Off White		5	NAD														95	3/16/2015
37753	KR31015-15	Off White			NAD							TR							100	3/16/2015
37754	KR31015-16	Off White/Brown		10	NAD														90	3/16/2015
37755	KR31015-17	Tan		100	NAD															3/16/2015
37756	KR31015-18	Tan		100	NAD															3/16/2015
37757	KR31015-19	Tan		100	NAD															3/16/2015
37758	KR31015-20	Tan		100	NAD															3/16/2015

#### Abbreviations:

AM - Amosite  
CH - Chrysotile  
CR - Crocidolite

CE - Cellulose  
MW - Mineral Wool  
GW - Glass Wool

SY - Synthetic  
HH - Horse Hair  
O - Other

TR - Trace (<1%)  
NAD - No Asbestos Detected  
SAFP - Stop at First Positive (not analyzed)

N/A - Not Applicable  
NA - Not Available  
\*Insufficient Sample for Analysis

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8636 Brewerton Road  
Cicero, New York 13039

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www.hseconsultingservices.com



**ASBESTOS ANALYSIS REPORT**

**Non-Gravimetrically Reduced Samples**

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

Thursday, March 19, 2015  
Batch Number: 4756  
Date Received: 3/11/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

Analysis Method - NY State ELAP 198.1  
NYS DOH ELAP ID #11973

Project # NA Project Name 1641 S. Salina St, Syracuse, NY

Lab ID	Sample ID	Color	Total % Asbestos	AM	CH	% CR	% TM	% AC	% AN	% CE	% MW	% GW	% SY	% HH	% O	Other Type	% Non-Fibrous Material Analyzed	Date Analyzed
37759	KR31015-21	Off White	NAD														100	3/16/2015
37760	KR31015-22	Tan	2.0		2.0												98	3/16/2015
37761	KR31015-23	White	NAD														100	3/16/2015
37762	KR31015-24	White	NAD														100	3/16/2015
37763	KR31015-25	Off White	NAD														100	3/16/2015
37764	KR31015-26	Tan	3.3		3.3												96.7	3/16/2015
37765	KR31015-27	Off White/Brown	NAD							10							90	3/16/2015
37766	KR31015-28	Off White/Brown	NAD							5							95	3/16/2015
37767	KR31015-29	Off White/Brown	NAD							5							95	3/16/2015
37768	KR31015-30	Off White	NAD							TR							100	3/16/2015
37769	KR31015-31	Tan	NAD							100								3/16/2015

**Abbreviations:**

AM - Amosite	TM - Tremolite	CE - Cellulose	SY - Synthetic	TR - Trace (<1%)	N/A - Not Applicable
CH - Chrysotile	AC - Actinolite	MW - Mineral Wool	HH - Horse Hair	NAD - No Asbestos Detected	NA - Not Available
CR - Crocidolite	AN - Anthophyllite	GW - Glass Wool	O - Other	SAFP - Stop at First Positive (not analyzed)	*Insufficient Sample for Analysis

The results pertain only to the samples in this report.

8636 Brewerton Road  
Cicero, New York 13039

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Fax # (315) 698-1441  
www.hseconsultingservices.com



**ASBESTOS ANALYSIS REPORT**

**Non-Gravimetrically Reduced Samples**

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

Thursday, March 19, 2015  
Batch Number: 4756  
Date Received: 3/11/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

Analysis Method - NY Statc ELAP 198.1  
NYS DOH ELAP ID #11973

Project Name 1641 S. Salina St, Syracuse, NY

Lab ID	Sample ID	Color	Project #	NA	Total % Asbestos	AM	% CH	% CR	% TM	% AC	% AN	% CE	% MW	% GW	% SY	% HH	% O	Other Type	% Non-Fibrous Material	Date Analyzed
37770	KR31015-32	Tan			NAD							100								3/16/2015
37771	KR31015-33	Tan			NAD							100								3/16/2015
37772	KR31015-34	Tan			NAD							100								3/16/2015
37773	KR31015-35	Off White			NAD							TR							100	3/17/2015
37774	KR31015-36	Off White			NAD							TR							100	3/17/2015
37775	KR31015-37	Off White			NAD							TR							100	3/17/2015
37776	KR31015-38	Off White			NAD							TR							100	3/17/2015
37777	KR31015-39-1	Off White			NAD							TR							100	3/17/2015
37778	KR31015-39-2	Brown			NAD							TR							100	3/17/2015
37779	KR31015-40-1	Off White			NAD							TR							100	3/17/2015
37780	KR31015-40-2	Brown			NAD							TR							100	3/17/2015

**Abbreviations:**

AM - Amosite  
CH - Chrysotile  
CR - Crocidolite  
TM - Tremolite  
AC - Actinolite  
AN - Anthophyllite

CE - Cellulose  
MW - Mineral Wool  
GW - Glass Wool

SY - Synthetic  
HH - Horse Hair  
O - Other

TR - Trace (<1%)  
NAD - No Asbestos Detected  
SAFP - Stop at First Positive (not analyzed)

N/A - Not Applicable  
NA - Not Available  
\*Insufficient Sample for Analysis

The results pertain only to the samples in this report.

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Cicero, New York 13039

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**ASBESTOS ANALYSIS REPORT**

**Non-Gravimetrically Reduced Samples**

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

Thursday, March 19, 2015  
Batch Number: 4756  
Date Received: 3/11/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

Analysis Method - NY State ELAP 198.1

NYS DOH ELAP ID #11973

Page 5 of 10

Project # NA Project Name 1641 S. Salina St, Syracuse, NY

Lab ID	Sample ID	Color	Total % Asbestos	AM	CH	% CR	% TM	% AC	% AN	% CE	% MW	% GW	% SY	% HH	% O	Other Type	% Non-Fibrous Material	Date Analyzed
37781	KR31015-41-1	White	NAD							TR							100	3/17/2015
37782	KR31015-41-2	Brown	NAD							TR							100	3/17/2015
37783	KR31015-42-1	White	NAD							TR							100	3/17/2015
37784	KR31015-42-2	Brown	NAD							TR							100	3/17/2015
37785	KR31015-43-1	White	NAD							TR							100	3/17/2015
37786	KR31015-43-2	Brown	NAD							TR							100	3/17/2015
37787	KR31015-44-1	White	NAD							TR							100	3/17/2015
37788	KR31015-44-2	Brown	NAD							TR							100	3/17/2015
37789	KR31015-45-1	White	NAD							TR							100	3/18/2015
37790	KR31015-45-2	Brown	NAD							TR							100	3/18/2015
37791	KR31015-46	Brown	NAD							TR							100	3/18/2015

**Abbreviations:**

AM - Amosite  
CH - Chrysotile  
CR - Crocidolite

TM - Tremolite  
AC - Actinolite  
AN - Anthophyllite

CE - Cellulose  
MW - Mineral Wool  
GW - Glass Wool

SY - Synthetic  
HH - Horse Hair  
O - Other

TR - Trace (<1%)  
NAD - No Asbestos Detected  
SAFP - Stop at First Positive (not analyzed)

N/A - Not Applicable  
NA - Not Available  
\*Insufficient Sample for Analysis

The results pertain only to the samples in this report.

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Cicero, New York 13039

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**ASBESTOS ANALYSIS REPORT**

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

**Non-Gravimetrically Reduced Samples**

Analysis Method - NY State ELAP 198.1  
NYS DOH ELAP ID #111973

Thursday, March 19, 2015  
Batch Number: 4756  
Date Received: 3/11/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

Lab ID	Sample ID	Color	Project #	NA	Total % Asbestos	AM	CH	CR	TM	AC	AN	CE	MW	GW	SY	HH	O	Other Type	% Non-Fibrous Material Analyzed	Date
37792	KR31015-47	Brown			NAD							TR						TR	100	3/18/2015
37793	KR31015-48-1	Off White			NAD							TR						TR	100	3/18/2015
37794	KR31015-48-2	Brown			NAD							TR						TR	100	3/18/2015
37795	KR31015-49	Brown			NAD							TR				5		TR	95	3/18/2015
37796	KR31015-50	Tan			NAD							TR						TR	100	3/18/2015
37797	KR31015-51	Off White/Brown			NAD						10								90	3/18/2015
37798	KR31015-52	Off White/Brown			NAD						5								95	3/18/2015
37799	KR31015-53	Off White/Brown			NAD						5								95	3/18/2015
37800	KR31015-54	Off White/Brown			NAD						5								95	3/18/2015
37801	KR31015-55	Tan			NAD						100									3/18/2015
37802	KR31015-56	Tan			NAD						100									3/18/2015

**Abbreviations:**

AM - Amosite  
CH - Chrysotile  
CR - Crocidolite  
TM - Tremolite  
AC - Actinolite  
AN - Anthophyllite  
CE - Cellulose  
MW - Mineral Wool  
GW - Glass Wool  
SY - Synthetic  
HH - Horse Hair  
O - Other  
TR - Trace (<1%)  
NAD - No Asbestos Detected  
SAFP - Stop at First Positive (not analyzed)

The results pertain only to the samples in this report.

N/A - Not Applicable  
NA - Not Available  
\*Insufficient Sample for Analysis

8636 Brewerton Road  
Cicero, New York 13039

Ph # (315) 698-1438  
Fax # (315) 698-1441  
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## ASBESTOS ANALYSIS REPORT

### Non-Gravimetrically Reduced Samples

Greater Syracuse Land Bank

333 W. Washington Street

Suite 130

Syracuse NY 13202

Attention: Katelyn Wright

Thursday, March 19, 2015

Analysis Method - NY State ELAP 198.1

NYS DOH ELAP ID #11973

Batch Number: 4756

Date Received: 3/11/2015

Date Collected: 3/10/2015

Sampled By: Kevin R Rowe

Page 7 of 10

Project Name 1641 S. Salina St, Syracuse, NY

Lab ID	Sample ID	Color	Project #	NA	Total % Asbestos	AM	CH	CR	TM	AC	AN	CE	MW	GW	SY	HH	O	Other Type	% Non-Fibrous Material	Date Analyzed
37803	KR31015-57	Tan	NAD									100								3/18/2015
37804	KR31015-58	Tan	NAD								100									3/18/2015
37805	KR31015-59	Tan	2.3		2.3						TR								97.7	3/18/2015
37806	KR31015-60	Tan	2.8		2.8						TR								97.2	3/18/2015
37807	KR31015-61	Tan	NAD								TR								100	3/18/2015
37808	KR31015-62	White	NAD								TR								100	3/18/2015
37809	KR31015-63	White	NAD								TR								100	3/18/2015
37810	KR31015-64	Off White	NAD								TR								100	3/18/2015
37811	KR31015-65	Tan	NAD								TR				5				95	3/18/2015
37812	KR31015-66	Tan	NAD								TR				5				95	3/18/2015
37813	KR31015-67	Tan	NAD								TR				5				95	3/18/2015

**Abbreviations:**

AM - Amosite  
CH - Chrysotile  
CR - Crocidolite

TM - Tremolite  
AC - Actinolite  
AN - Anthophyllite

CE - Cellulose  
MW - Mineral Wool  
GW - Glass Wool

SY - Synthetic  
HH - Horse Hair  
O - Other

TR - Trace (<1%)  
NAD - No Asbestos Detected  
SAFP - Stop at First Positive (not analyzed)

N/A - Not Applicable  
NA - Not Available  
\*Insufficient Sample for Analysis

The results pertain only to the samples in this report.

8636 Brewerton Road  
Cicero, New York 13039

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## ASBESTOS ANALYSIS REPORT

### Non-Gravimetrically Reduced Samples

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

Thursday, March 19, 2015

Batch Number: 4756  
Date Received: 3/11/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

Analysis Method - NY State ELAP 198.1  
NYS DOH ELAP ID #11973

Lab ID	Sample ID	Color	Project #	NA	Total % Asbestos	NAD	CH	CR	TM	AC	AN	CE	MW	GW	SY	HH	O	% Other Type	% Non-Fibrous Material	Date Analyzed		
37814	KR31015-68	Tan																			100	3/18/2015
37815	KR31015-69	Tan															5				95	3/18/2015
37816	KR31015-70	Tan																			100	3/18/2015
37817	KR31015-71	Brown																			100	3/18/2015
37818	KR31015-72	Gray/Tan									5										95	3/18/2015
37819	KR31015-73	Tan																			100	3/18/2015
37820	KR31015-74-1	Off White																			100	3/18/2015
37821	KR31015-74-2	Brown																			100	3/18/2015
37822	KR31015-75-1	White																			100	3/18/2015
37823	KR31015-75-2	Tan									5										95	3/18/2015
37824	KR31015-76	Tan															5				95	3/18/2015

**Abbreviations:**

AM - Amosite  
CH - Chrysotile  
CR - Crocidolite  
TM - Tremolite  
AC - Actinolite  
AN - Anthophyllite

CE - Cellulose  
MW - Mineral Wool  
GW - Glass Wool  
SY - Synthetic  
HH - Horse Hair  
O - Other

TR - Trace (<1%)  
NAD - No Asbestos Detected  
SAFP - Stop at First Positive (not analyzed)

N/A - Not Applicable  
NA - Not Available  
\*Insufficient Sample for Analysis

The results pertain only to the samples in this report.

8636 Brewerton Road  
Cicero, New York 13039

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## ASBESTOS ANALYSIS REPORT

### Non-Gravimetrically Reduced Samples

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

Thursday, March 19, 2015  
Batch Number: 4756  
Date Received: 3/11/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

Analysis Method - NY State ELAP 198.1  
NYS DOH ELAP ID #11973

Lab ID	Sample ID	Color	Project #	NA	Total % Asbestos	CH	AM	%	CR	TM	AC	AN	CE	MW	GW	SY	HH	O	Other Type	% Non-Fibrous Material	Date Analyzed
37825	KR31015-77	Brown/Gray			16															84	3/18/2015
37826	KR31015-78	Brown/Gray			20															80	3/18/2015
37827	KR31015-79	Tan			67														TR	33	3/18/2015
37828	KR31015-80	Tan			57														14	29	3/18/2015
37829	KR31015-81	Tan			50														TR	50	3/18/2015
37830	KR31015-82-1	Brown			NAD														100		3/18/2015
37831	KR31015-82-2	Lt. Gray			67															33	3/18/2015
37832	KR31015-83	Lt. Gray			67															33	3/18/2015
37833	KR31015-84	Lt. Gray/Tan			67														TR	33	3/18/2015
37834	KR31015-85	Tan			57														43		3/18/2015
37835	KR31015-86	Tan			50														13		3/18/2015

#### Abbreviations:

AM - Amosite  
CH - Chrysotile  
CR - Crocidolite

TM - Tremolite  
AC - Actinolite  
AN - Anthophyllite

CE - Cellulose  
MW - Mineral Wool  
GW - Glass Wool

SY - Synthetic  
HH - Horse Hair  
O - Other

TR - Trace (<1%)  
NAD - No Asbestos Detected  
SAFP - Stop at First Positive (not analyzed)

N/A - Not Applicable  
NA - Not Available  
\*Insufficient Sample for Analysis

The results pertain only to the samples in this report.

8636 Brewerton Road  
Cicero, New York 13039

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**ASBESTOS ANALYSIS REPORT**

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

Thursday, March 19, 2015  
Batch Number: 4756  
Date Received: 3/11/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

Analysis Method - NY State ELAP 198.1  
NYS DOH ELAP ID #11973

Page 10 of 10

Project # NA      Project Name 1641 S. Salina St, Syracuse, NY

Lab ID	Sample ID	Color	Total %	% AM	% CH	% CR	% TM	% AC	% AN	% CE	% MW	% GW	% SY	% HH	% O	Other Type	% Non-Fibrous Material	Date Analyzed
37836	KR31015-87	Tan	44	44	44						44						12	3/18/2015

**Reviewed and Approved By (and for questions regarding this report):**  **Douglas L. Gee, Technical Director**

**Abbreviations:**

AM - Amosite	TM - Tremolite	CE - Cellulose	SY - Synthetic	TR - Trace (<1%)	N/A - Not Applicable
CH - Chrysotile	AC - Actinolite	MW - Mineral Wool	HH - Horse Hair	NAD - No Asbestos Detected	NA - Not Available
CR - Crocidolite	AN - Anthophyllite	GW - Glass Wool	O - Other	SAFP - Stop at First Positive (not analyzed)	*Insufficient Sample for Analysis

The results pertain only to the samples in this report.

8636 Brewerton Road  
Cicero, New York 13039

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Fax # (315) 698-1441  
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8636 Brewerton Road, Cicero, NY 13039  
Phone: 315-698-1438 / Fax: 315-698-1441

# Bulk Sample Log

For Lab Use Only

Batch #

4756

Date: 3/10/15

Page 1 of 6

Project Name: Greater Syracuse Level Bank Contact: Katelyn Wright  
 Project Address: 1641 S. Salina St Phone/Fax: 315-422-2501  
Syracuse, NY E-mail:

Sample No.	Sample Location	Sample Description	Layers	Sample Type	Condition	Analysis Method	Lab ID
KES1015-01	Area 102	Ceiling Plaster				198.1	37737
02	Area 109	(02-1) Skim Coat + (02-2)	②				37738/37739
03	Area 305						37740
04	Area 201						37741
05	Area 209	↓					37742
06	Area 201	Wall Plaster					37743
07	Area 204						37744
08	Area 200						37745
09	Area 102	(09-1) Skim Coat + (09-2)	②				37746/37747
10	Area 105						37748
11	Area 101						37749
12	Area 102	↓					37750
13	Area 310	Bywall (Wall)					37751
14	Area 211	↓					37752
15	Area 305	Bywall (Ceiling)					37753

For Lab Use Only

Sample Types: F = Friable NF = Non-Friable NOB = Non-Friable Organically Bound

Sample Conditions: G = Good/Intact F = Light/Minor Damages/Deterioration P = Heavy/Major Damages/Deterioration

Chain of Custody

Sampled by: Kevin Lowe Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3/10/15 Time: 0930

Relinquished by: Kevin Lowe Date: 3/10/15 Time: 1610

Received at Lab by: Paula Date: 3-11-15 Time: 0910

Turnaround Time:  RUSH (Specify): \_\_\_\_\_  12 Hour  24 Hour  48 Hour  72 Hour  Standard (5 Day)



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 Phone: 315-698-1438 / Fax: 315-698-1441

# Bulk Sample Log

For Lab Use Only

Batch #

4756

Date: 3/10/15

Page 2 of 6

Project Name:

Greiner Spruce Lead Bank

Contact: Katelyn Wright

Project Address: 164 S. Salinas St

Phone/Fax: 315-422-2301

Spruce, NY

E-mail:

For Lab Use Only

Sample No.	Sample Location	Sample Description	Layers	Sample Type	Condition	Analysis Method	Lab ID
KR31015-16	Area 108	Drumwall (Ceiling)				198.1	37754
17	Area 210	Joint Tissue (Wall)					37755
18	Area 211	↓					37756
19	Area 208	Joint Tissue (Ceiling)					37757
20	Area 108	↓					37758
21	Area 210	Joint Compound (Wall)					37759
22	Area 211	↓					37760
23	Area 105	↓					37761
24	Area 208	Joint Compound (Ceiling)					37762
25	Area 208	↓					37763
26	Area 108	↓					37764
27	Area 113	Drumwall (Wall)					37765
28	↓	↓					37766
29	↓	Drumwall (Ceiling)					37767
30	↓	↓					37768

Sample Types: F = Friable NF = Non-Friable NOB = Non-Friable Organically Bound

Sample Conditions: G = Good/Intact F = Light/Minor Damages/Deterioration P = Heavy/Major Damages/Deterioration

Chain of Custody	Print Name	Signature	Date	Time
Sampled by:	Kevin Bourne	<i>Kevin Bourne</i>	3/10/15	0930
Relinquished by:	Kevin Bourne	<i>Kevin Bourne</i>	3/10/15	1610
Received at Lab by:	<i>Donna</i>	<i>Donna</i>	3-11-15	0910
Turnaround Time:	<input type="checkbox"/> RUSH (Specify): _____ <input type="checkbox"/> 12 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> Standard (5 Day)			



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# Bulk Sample Log

For Lab Use Only

Batch #

4756

Date: 3/10/15

Page 3 of 6

Project Name:

Client Name: Greater Syracuse Land Bank

Contact: Kathleen Wright

Project Address: 164 S. Salina St

Client Address: 333 W. Washington St

Phone/Fax: 315-422-2301

Syracuse, NY

Syracuse, NY 13202

E-mail:

For Lab Use Only

Sample No.	Sample Location	Sample Description	Layers	Sample Type	Condition	Analysis Method	Lab ID
KR 31015 - 31	Area 113	Joint Tape (Wall)				198.1	37769
32		↓					37770
33		Joint Tape (Ceiling)					37771
34		↓					37772
35		Joint Compound (Wall)					37773
36		↓					37774
37		Joint Compound (Ceiling)					37775
38		↓					37776
39	Area 110	Plaster (Wall) (37-2)	②				37777/37778
40		(40-2)	②				37779/37780
41		(41-2)	②				37781/37782
42		(42-2)	②				37783/37784
43		(43-2)	②				37785/37786
44		(44-2)	②				37787/37788
45		(45-2)	②				37789/37790

Sample Types: F = Friable NF = Non-Friable NOB = Non-Friable Organically Bound

Sample Conditions: G = Good/Intact F = Light/Minor Damages/Deterioration P = Heavy/Major Damages/Deterioration

Chain of Custody	Print Name	Signature	Date	Time
Sampled by:	Kevin Howe	<i>Kevin Howe</i>	3/10/15	0930
Relinquished by:	Kevin Howe	<i>Kevin Howe</i>	3/10/15	1610
Received at Lab by:	Paula Go	<i>Paula Go</i>	3-11-15	0930
Turnaround Time:	<input type="checkbox"/> RUSH (Specify): <input type="checkbox"/> 12 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> Standard (5 Day)			



8636 Brewerton Road, Cicero, NY 13039  
 Phone: 315-698-1438 / Fax: 315-698-1441

# Bulk Sample Log

For Lab Use Only

Batch # **4756**

Date: **3/10/15**

Page **4 of 6**

Project Name: **Greater Syracuse Land Bank** Contact: **Katey M Wright**  
 Project Address: **164 S. Solina St** Phone/Fax: **315-422-2301**  
**Syracuse, NY** E-mail:

Sample No.	Sample Location	Sample Description	Layers	Sample Type	Condition	Analysis Method	Lab ID
47	Area 11C	Plaster (Ceiling)				199.1	37791
48	↓	↓					37792
49	↓	↓					37793
50	↓	↓					37795
51	Area 11G	Drywall (Wall)					37796
52	Area 11S	↓					37797
53	Area 212	Drywall (Ceiling)					37798
54	↓	↓					37799
55	Area 11G	Joint Tape (Wall)					37800
56	Area 11S	↓					37801
57	Area 212	Joint Tape (Ceiling)					37802
58	↓	↓					37803
59	Area 11G	Joint Compound (Wall)					37804
60	Area 11S	↓					37805
↓							37806

Sample Types: F = Friable NF = Non-Friable NOB = Non-Friable Organically Bound

Sample Conditions: G = Good/Intact F = Light/Minor Damages/Deterioration P = Heavy/Major Damages/Deterioration

Chain of Custody	Print Name	Signature	Date	Time
Sampled by:	<i>Kevin Bove</i>	<i>Kevin Bove</i>	3/10/15	0930
Relinquished by:	<i>Kevin Bove</i>	<i>Kevin Bove</i>	3/10/15	1610
Received at Lab by:	<i>Ray G</i>	<i>Ray G</i>	3-11-15	0910
Turnaround Time:	<input type="checkbox"/> RUSH (Specify):	<input type="checkbox"/> 12 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour
		<input type="checkbox"/> 72 Hour	<input checked="" type="checkbox"/> Standard (5 Day)	





8636 Brewerton Road, Cicero, NY 13039  
Phone: 315-698-1438 / Fax: 315-698-1441

# Bulk Sample Log

For Lab Use Only

Batch #

4756

Date: 3/10/15

Page 5 of 6

Project Name:

Client Name: Greater Syracuse Land Bank

Contact: Katelyn Wright

Client Address: 1641 S. Salina St  
Syracuse, NY

Phone/Fax: 315-422-2301

E-mail:

315-422-2301

For Lab Use Only

Sample No.	Sample Location	Sample Description	Layers	Sample Type	Condition	Analysis Method	Lab ID
14R31015-61	Area 115	Joint (ceiling/wall)				19E.1	37807
62	Area 210	Joint (ceiling/wall)					37808
63	↓	↓					37809
64	↓	↓					37810
65	Area 115	Plaster (ceiling)					37811
66	Area 123						37812
67	Area 135						37813
68	Area 214						37814
69	Area 219						37815
70	Area 124	Plaster (wall)					37816
71	Area 117						37817
72	Area 217						37818
73	Area 220						37819
74	Area 213	04-11 skin coat		04-2			37820/37821
75	Area 301	05-21		05-2			37822/37823

Sample Types: F = Friable NF = Non-Friable NOB = Non-Friable Organically Bound

Sample Conditions: G = Good/Intact F = Light/Minor Damages/Deterioration P = Heavy/Major Damages/Deterioration

Chain of Custody	Print Name	Signature	Date	Time
Sampled by:	Kevin Lowe	<i>[Signature]</i>	3/10/15	09:30
Relinquished by:	Kevin Lowe	<i>[Signature]</i>	3/10/15	16:10
Received at Lab by:	RUSH (Specify):	<i>[Signature]</i>	3-11-15	09:10
Turnaround Time:	<input type="checkbox"/> 12 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> Standard (5 Day)			



8636 Brewerton Road, Cicero, NY 13039  
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# Bulk Sample Log

For Lab Use Only

Batch #

4756

Date: 3/10/15

Page 6 of 6

Project Name:

Client Name: Greater Syracuse Lead Bank

Project Address: 164 S. Salina St

Client Address: 333 W. Washington St

Syracuse, NY

Syracuse, NY 13202

Contact: Katelyn Wright

Phone/Fax: 315-422-2301

E-mail:

Sample No.	Sample Location	Sample Description	Layers	Sample Type	Condition	Analysis Method	Lab ID
KR31015-76	Area 302	Plaster (Wall)				198.1	37824
77	Area B14	Transfer Panel					37825
78	↓	↓					37826
79	Area B16	Duct-wrap					37827
80	↓	↓					37828
81	↓	↓					37829
82	Area B14	(82-1) cloth not-20 Mynolex Fittings Insulation (82-2)	(2)				97830/97831
83	↓	↓					37832
84	↓	↓					37833
85	↓	Aircell Pipe Insulation					37834
86	↓	↓					37835
87	↓	↓					37836

Sample Types: F = Friable NF = Non-Friable NOB = Non-Friable Organically Bound

Sample Conditions: G = Good/Intact F = Light/Minor Damages/Deterioration P = Heavy/Major Damages/Deterioration

Chain of Custody	Print Name	Signature	Date	Time
Sampled by:	Kevin Rowe	<i>Kevin Rowe</i>	3/10/15	09:30
Relinquished by:	Kevin Rowe	<i>Kevin Rowe</i>	3/10/15	16:10
Received at Lab by:	Debbie Gu	<i>Debbie Gu</i>	3-11-15	09:10
Turnaround Time:	<input type="checkbox"/> RUSH (Specify): <input type="checkbox"/> 12 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> Standard (5 Day)			



# ASBESTOS ANALYSIS REPORT Gravimetrically Reduced Samples Non-Friable Organically Bound Material

Greater Syracuse Land Bank  
333 W. Washington Street  
Suite 130  
Syracuse NY 13202  
Attention: Katelyn Wright

PLM Analysis Method - NY State ELAP 198.6  
NYS DOH ELAP ID #11973  
TEM Analysis Method - NY State ELAP 198.4  
TEM Analysis Performed by NYSDOH ELAP ID #10984

Wednesday, March 18, 2015  
Batch Number: 4755  
Date Received: 3/10/2015  
Date Collected: 3/10/2015  
Sampled By: Kevin R Rowe

Project # 9x9 Floor Tile Mastic Project Name: 1641 S. Salina St, Syracuse, NY

Page 1 of 1

Lab ID	Sample ID	Color	PLM ANALYSIS			TEM ANALYSIS			Total % Asbestos	Date Analyzed
			% Residue	Type	%	Type	%	Type		
37733	KR31015-88	Black	3.0	NAD	<1.0	CH	<1.0	CH	<1.0	3/11/2015
37734	KR31015-89	Black	3.4	NAD	NAD		NAD		NAD	3/11/2015
37735	KR31015-90	Black	9.7	<1.0	CH		<1.0	CH	<1.0	3/11/2015
37736	KR31015-91	Black	8.4	<1.0	CH		<1.0	CH	<1.0	3/11/2015

Reviewed and Approved By (and for questions regarding this report):

*Douglas L. Gee*  
Douglas L. Gee, Technical Director

### Abbreviations:

AM - Amosite N/A - Not Applicable  
CH - Chrysotile NA - Not Available  
CR - Crocidolite NAD - No Asbestos Detected  
TM - Tremolite SAFP - Stop at First Positive  
AC - Actinolite (not analyzed)  
AN - Anthophyllite NR-Not Required

TR-Inconclusive - Trace asbestos detected at 1% or less (Samples with inconclusive results must not be interpreted as being non-ACM)  
\*Insufficient sample for analysis.

\*\* - Inconclusive, No Asbestos Detected (Samples with inconclusive results must not be interpreted as being non-ACM)

\*\*\*TEM analysis not performed per client's request. (Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-ACM.)

NOTE: The results pertain only to the samples in this report.

8636 Brewerton Road  
Cicero, New York 13039

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Fax # (315) 698-1441  
www.hseconsultingservices.com



8636 Brewerton Road, Cicero, NY 13039  
 Phone: 315-698-1438 / Fax: 315-698-1441

# Bulk Sample Log

For Lab Use Only

Batch #

4755

Date: 3/10/15

Project Name: 9x9 Floor Tile Mastic      Client Name: Crestor Spruce Lumber Bank      Contact: Kathleen Wright

Project Address: 1641 S. Solina St      Client Address: 333 W. Washington St      Phone/Fax: 315-422-2301

Spruce, NY      Spruce, NY 13202      E-mail:

Sample No.	Sample Location	Sample Description	Layers	Sample Type	Condition	Analysis Method	Lab ID
KRE1015-88	Area 111	Black Mastic (9x9 Brown)				198.6	37733
89	Area 114	↓					37734
90	Area 213	Black Mastic (9x9 Black)					37735
91	Area 215	↓					37736

**Sample Types:** F = Friable    NF = Non-Friable    NOB = Non-Friable Organically Bound  
**Sample Conditions:** G = Good/Intact    F = Light/Minor Damages/Deterioration    P = Heavy/Major Damages/Deterioration

Chain of Custody	Print Name	Signature	Date	Time
Sampled by:	Kevin Rowe	<i>Kevin Rowe</i>	3/10/15	0930
Relinquished by:	Kevin Rowe	<i>Kevin Rowe</i>	3/10/15	1610
Received at Lab by:	Doug Berger	<i>Doug Berger</i>	3-10-15	17:40
Turnaround Time:	<input type="checkbox"/> 12 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour			
	<input checked="" type="checkbox"/> Standard (5 Day)			



## **Appendix 8**

NYSDOH ELAP Certificates of Approval

NEW YORK STATE DEPARTMENT OF HEALTH  
WADSWORTH CENTER



Expires 12:01 AM April 01, 2015  
Issued April 01, 2014

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

**MR. BRIAN C. KING**  
**HSE CONSULTING SERVICES, LLC**  
**8636 BREWERTON ROAD**  
**CICERO, NY 13039**

**NY Lab Id No: 11973**

*is hereby APPROVED as an Environmental Laboratory for the category*  
**ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE**  
*All approved subcategories and/or analytes are listed below:*

**Miscellaneous**

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)

STATE OF NEW YORK  
DEPARTMENT OF HEALTH

**Serial No.: 50983**

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

NEW YORK STATE DEPARTMENT OF HEALTH  
WADSWORTH CENTER



Expires 12:01 AM April 01, 2015  
Issued April 01, 2014

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

**DR. THOMAS MCKEE  
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**NY Lab Id No: 10984**

**is hereby APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE  
All approved subcategories and/or analytes are listed below:**

**Miscellaneous**

Asbestos in Friable Material	Item 193.1 of Manual EPA 600/M4/62/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual

**Serial No.: 50469**

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (516) 485-5570 to verify the laboratory's accreditation status.