



July 31, 2025

Valentina Requena
Admiral Halsey II, LP
c/o Paths Development LLC
909 Third Avenue, 21st Floor
New York, New York 10022

RE: Surface Contamination & VOC Testing
135 Main Street, Apartment 8A
Poughkeepsie, New York 12601
Hillmann Project Number: I4-12746

Dear Valentina Requena:

Thank you for retaining Hillmann Consulting, LLC (Hillmann) to address your environmental concerns. On July 24th, 2025, Franklin Savulich, of Hillmann conducted air testing and collected surface contamination samples at 135 Main Street, Poughkeepsie, New York. The parameters for the inspection were a visual inspection, the collection of direct-read Volatile Organic Compound (VOC) measurements, and surface wipe samples for Naphthalene and Benzo(a)pyrene.

Hillmann selected the sampling parameters based on consultations with the client, the laboratories performing analysis, and our in-house experts. The inspection is a general screening to identify if contamination exists related to ongoing soil remediation activities on the property adjacent to the apartment.

Naphthalene and Benzo(a)pyrene samples were collected via wiping with a GFF filter and sealed within an glass container. Samples were analyzed by Bureau Veritas North America Inc., located at 22345 Roethel Dr., Novi MI 48375. Samples were analyzed for via NIOSH 5506 Modified.

Sulfuric Acid samples were collected via wiping a 100 cm² area with an Alcohol Prep Pad with PTFE 2micrometer wipe, then transferred directly to an amber glass vial and sealed for transportation to the laboratory. Samples were analyzed by SGS Galson Laboratory located in Syracuse, New York. Samples were analyzed for Sulfuric Acid via mod. OSHA ID-165SG; IC.

Total Volatile Organic Compound levels were measured by using a direct reading Rae Systems ppbRAE 3000 Photo Ionization Detector (PID). The PID has a range of 1 part per billion to 10,000 parts per million (10,000,000 ppb) and an accuracy (Isobutylene) of 10 to 2,000 ppm; $\pm 3\%$ at calibration point. The PID quantifies volatile organic compound levels by ionizing these compounds using an electrodeless 10.6 eV ultraviolet discharge lamp. The ionized compounds give off an electrical signal that is translated into a reading. The limit of detection of the PID is 1.0 ppb/ 2.29 $\mu\text{g}/\text{m}^3$

For TVOC measurements, Isobutylene gas is utilized for calibration purposes. Therefore, results will be expressed in $\mu\text{g}/\text{m}^3$ as "isobutylene equivalent." It is noted that mixtures of VOCs, and ambient conditions, can affect response factors and the instrument response. The PID is not compound specific and is used as a screening tool to assist with the assessment of the indoor air quality.

Your Property. Our Priority.

Corporate Office: 1600 Route 22 East, Suite #107, Union, NJ 07083 (908) 688-7800 or (800) 232-4326 **Engineering Division:** New Jersey
Office Locations: California, Florida, Massachusetts, New York, North Carolina, Pennsylvania, Virginia

www.HillmannConsulting.com

FINDINGS

Lori Ferguson (property manager), Lee Burgos (security), and the 'tenant' of apartment 8A were present during Hillmann's testing in apartment 8A. Hillmann did not observe any significant dust/particulate buildups on surfaces or detect any significant VOC-like odors. The tenant informed Hillmann that they were concerned of contamination on furniture on paperwork and furniture from the remediation taking place outside of the building. The tenant also expressed concern for VOCs potentially coming through the AC unit and a hole in the bathroom ceiling.

Hillmann collected VOC readings throughout the apartment as well as the adjacent hallway and outdoor areas for comparison. Indoor VOC readings were compared with Hillmann's recommended limit of 500 $\mu\text{g}/\text{m}^3$. All readings throughout the apartment and the adjacent hallway were below the recommended threshold.

Volatile organic compounds (VOCs) are chemical compounds with a composition that can easily volatilize and become a gas or off-gas from solids or liquids at normal room temperature and relative humidity. VOCs are used as cleaners and solvents, and are also found in caulking, gasoline, paint thinners, pesticides, and cigarette smoke. In the office environment, VOC sources may include new carpeting, fabrics, paint, dry erase markers, upholstery, office furniture and equipment (e.g. printers and copiers). Additionally, occupants within the space may add to VOC concentrations, from personal hygiene products such as perfumes, aftershave, hair products or deodorants. Certain types of VOCs are consistently found in higher concentrations indoor than outdoors. Highly sensitive individuals at times may experience symptoms associated with VOC exposure at very low concentrations. These concentrations can include the building background VOC levels that are typically present within buildings. Health effects associated with VOCs may include eye and respiratory tract irritation, headache, dizziness, visual disorders, loss of coordination and nausea. As with all contaminants, the extent and effect are dependent on several factors, including the concentration and duration of the exposure.

There are no federally enforceable standards for TVOCs. The Fitwel v2.1, LEED v4.1, and WELL standards recommend that the maximum concentration of total volatile organic compounds remains below 500 $\mu\text{g}/\text{m}^3$ (Isobutylene equivalent) for indoor environments such as office spaces. Other environments such as residencies may be higher depending on contents, ventilation, and activity.

Hillmann collected surface wipes for Naphthalene and Benzo(a)pyrene from a couch, bed frame, and paperwork. Naphthalene and Benzo(a)pyrene were selected for surface contamination sampling based on anticipated presence of these compounds in the adjacent ongoing remediation outside the building and adjacent to 8A. No Naphthalene or Benzo(a)pyrene were detected in any of the samples.

RESULTS**VOC Direct Read Measurements:**

Location	TVOC ($\mu\text{g}/\text{m}^3$)
Target Indoor Range	≤ 500
Living Room, Center	<2.29
Living Room, by Window AC	<2.29
Bedroom, Center	<2.29
Bedroom, by Window	<2.29
Bathroom, Center	<2.29
Bathroom, by Hole in Ceiling	<2.29
Foyer	<2.29
Kitchen, Center	87
8 th Floor Hallway Outside Unit	430
Outside, South Side of Building in Front of Main Entry	416
Outside by Southwest Fence Line by Remediation Site	466
Outside by West Fence Line by Remediation Site	556

Surface Contamination Samples:

Sample ID	Sample Location	Naphthalene Concentration ($\mu\text{g}/\text{cm}^2$)	Benzo(a)pyrene Concentration ($\mu\text{g}/\text{cm}^2$)
01	Northmost Living Room Couch	ND	ND
02	Bedroom Headboard	ND	ND
03	Living Room Paperwork	ND	ND
05	Field Blank	ND	ND

ND = Analyte was not detected at or above the reporting limit

CONCLUSIONS AND RECOMMENDATIONS

All Volatile Organic compound readings within the building were within normal ranges. No unusual odors were detected in apartment 8A. All surface contamination samples collected for Naphthalene and Benzo(a)pyrene had no analytes detected.

Based on the visual inspection, direct read measurements, and laboratory results, Hillmann has no recommendations at this time.

If you have any questions, or need additional information, please feel free to contact our office at (908) 688-7800.

Sincerely,

HILLMANN CONSULTING, LLC



Conor Tarleton, MS, CIH, CSP

BSI Director

cc: I4-12746

Enclosure: Laboratory Results & Photographic Documentation

PHOTOGRAPHIC DOCUMENTATION



View of adjacent remediation site from apartment 8A



Apartment 8A couch and paperwork



Apartment 8A bedroom headboard



PID/VOC reading in living room



Hole in bathroom ceiling



Apartment 8A living room



Your Project #: I412746

Attention: Conor Tarleton

HILLMANN CONSULTING
1605 Vauxhall Road
Suite 107
Union, NJ
USA 07083

Report Date: 07/29/2025

Report #: R8584336

Version: 1 - Final

ANALYTICAL REPORT

BUREAU VERITAS JOB #: C590372

Received: 07/25/2025, 00:00

Sample Matrix: Swab
Samples Received: 4

Analyses	Quantity	Date Analyzed	Laboratory Method	Analytical Method
PAHs by NIOSH 5506 - Wipe	4	07/28/2025	NOV1SOP-00015	NIOSH 5506 Modified

Remarks:

Report Qualifier - Any general comments can be added to appear here.

This report shall not be reproduced except in full, without the written approval of the laboratory.

Results relate only to the items tested.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

Encryption Key

Please direct all questions regarding this Analytical Report to your Project Manager.

Scott Caillouette, Manager, Customer Service

Email: Scott.caillouette@bureauveritas.com

Phone# (248) 344-1770

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Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. This report is authorized by Shawn Heier, VP & COO North American ENV Laboratories responsible for Michigan Industrial Hygiene laboratory operations.



BUREAU
VERITAS

Bureau Veritas Job #: C590372

Report Date: 07/29/2025

HILLMANN CONSULTING

Client Project #: I412746

ANALYTICAL RESULTS

Client ID:	FS-072425-01	Matrix:	Swab		
Bureau Veritas ID:	ATKC05	Sample Media:	GFF filter wipe 37 mm		
Date Sampled:	07/24/2025				
ANALYTE	Mass ug	Concentration ug/100cm2	RL ug	Test Method	Date Analyzed
Benzo(a)pyrene	<3	N/A	3	NIOSH 5506 Modified	07/28/2025
Naphthalene	<3	N/A	3	NIOSH 5506 Modified	07/28/2025
RL = Reporting Limit					

Client ID:	FS-072425-02				Matrix:	Swab
Bureau Veritas ID:	ATKC06				Sample Media:	GFF filter wipe 37 mm
Date Sampled:	07/24/2025					
ANALYTE	Mass ug	Concentration ug/100cm2	RL ug	Test Method	Date Analyzed	
Benzo(a)pyrene	<3	N/A	3	NIOSH 5506 Modified	07/28/2025	
Naphthalene	<3	N/A	3	NIOSH 5506 Modified	07/28/2025	
RL = Reporting Limit						

Client ID:	FS-072425-03	Matrix:	Swab		
Bureau Veritas ID:	ATKC07	Sample Media:	GFF filter wipe 37 mm		
Date Sampled:	07/24/2025				
	Mass	Concentration	RL		Date
ANALYTE	ug	ug/100cm2	ug	Test Method	Analyzed
Benzo(a)pyrene	<3	N/A	3	NIOSH 5506 Modified	07/28/2025
Naphthalene	<3	N/A	3	NIOSH 5506 Modified	07/28/2025
RL = Reporting Limit					

Client ID:	FS-072425-04	Matrix:	Swab		
Bureau Veritas ID:	ATKC08	Sample Media:	GFF filter wipe 37 mm		
Date Sampled:	07/24/2025				
ANALYTE	Mass ug	Concentration ug/100cm2	RL ug	Test Method	Date Analyzed
Benzo(a)pyrene	<3	N/A	3	NIOSH 5506 Modified	07/28/2025
Naphthalene	<3	N/A	3	NIOSH 5506 Modified	07/28/2025
RL = Reporting Limit					



BUREAU
VERITAS

Bureau Veritas Job #: C590372

Report Date: 07/29/2025

HILLMANN CONSULTING

Client Project #: I412746

GENERAL COMMENTS

Unless otherwise noted below the following statements apply: 1) all samples were received in acceptable condition, 2) all quality control results associated with this sample set were within acceptable limits and /or do not adversely affect the reported results and 3) the industrial hygiene results have not been blank corrected.

The client provided their pertinent field sampling data on the analysis request paperwork submitted with the samples. Results apply to the sample as received.

Results relate only to the items tested.



Request for Laboratory Analytical Services

IMPORTANT: Date results required: 8/1/2025
 Rush charges authorized? Yes ☐ No ☒
 Fax or ☐ E-mail results ☒
 E-mail Address: FSAVU@CHILLMANN.COM
CTARFE@CHILLMANN.COM

Page: 1 of 1
 For Lab Use Only
 Lab Project #: C590372

Bureau Veritas North America, Inc.

Report results to: Client Project Number: I412746
 Name: FRANKLIN SAVVICH/CONORTARLETON
 Company: HILLMANN CONSULTING
 Mailing Address: 1600 RT 22E, Suite 107
 City, State, Zip: UNION, NJ 07083
 Telephone No.: 908 688 7800 Fax No. _____

Send invoice to: P.O. No. _____
 Name: _____
 Company: SAME
 Address: _____
 City, State, Zip: _____

Special instructions and/or specific regulatory requirements:

(method, limit of detection, etc.)

NIOSTI 5506 Modified 37mm GFF wipe
CAS: 91-20-3 & 50-32-8

Asbestos/Soil samples only: Which state are these from? N/A

Water samples are:

Drinking water: N/A Groundwater: N/A
 Wastewater: N/A

Client Sample Identification	Date Sampled	Time Sampled	Matrix/Media	Air Volume (Liters)	# of Jars	ANALYSIS REQUESTED (List each analyte on the lines below, multiple analytes per line)
FS-072425-01	7/24/25	0920	37mm GFF	N/A	1	Napthalene & Benzo (a) pyrene
FS-072425-02	I	0922	I	I	1	I
FS-072425-03	I	0924	I	I	1	I
FS-072425-04	I	0926	I	I	1	I

Collected by: FRANKLIN SAVVICH Date/Time: 7/24/25, 0930 Collector's Signature: Fh. Date/Time: 07/24/25, 0930
 Relinquished by: FRANKLIN SAVVICH Date/Time: 7/24/25, 1119 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: 7/25/25 1:12pm
 Method of Shipment: FEDEX Sample Condition on Receipt: _____
 Authorized by: _____ Acceptable ☒ Other: _____
 (Signature MUST accompany request) (Explain)

Ship to: Detroit Lab
 22345 Roethel Drive
 Novi, MI 48375
 248.344.2652

Chicago Lab
 95 Oakwood Road
 Lake Zurich, IL 60047
 888.576.7522