

June 16, 2026

Ms. Kathryn Lovell
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 8
6272 East Avon-Lima Road
Avon, New York 14414

Re: Monthly Monitoring Report – May 2026
1000 Turk Hill Road, Fairport, New York
NYSDEC Site ID No. 828161

Dear Ms. Lovell:

On behalf of New Coleman Holdings, Inc. (New Coleman), Roux Environmental Engineering and Geology, D.P.C. (Roux) has prepared this Monthly Monitoring Report (MMR) to summarize the ongoing monitoring and remediation activities, including operation and maintenance of the sub-slab depressurization systems (SSDSs), at 1000 Turk Hill Road, Fairport, New York. Roux has engaged a local subcontractor (Trec Environmental Inc. [Trec]) to perform the monthly monitoring of the SSDSs.

The MMR for April 2026 was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on May 19, 2026.

SSDS Monitoring

The monthly SSDS monitoring event was performed by Trec on May 29, 2026. With the help of the property manager, nine of the 12 SSDS vacuum monitoring points were inspected, measured, and confirmed to be operating within the pre-established parameters. During the visit, the monitoring points Systems B, D, and E in Building 3 (located in the loading dock, Millwork shop, and CrossFit Fairport spaces) could not be accessed. The accessible SSDS vacuum monitoring points were inspected, measured, and confirmed to be operating within the pre-established parameters. The vacuum measurements from the monitoring points were consistent with previous monitoring events and within the required performance ranges for those systems.

The exterior components of each of the five SSDSs on Building 1 and Building 3 were also inspected. As previously noted, the mounting brackets for System A in Building 3 are broken, but the vent pipe remains fastened and will continue to be inspected monthly to ensure operation is not impacted. Vegetation growth on the north side of Building 1 is being monitored monthly to confirm that damage to the discharge piping does not occur.

The vacuum measurements and other pertinent information documented during the inspection are provided on the attached Monthly SSDS Monitoring and Inspection Checklist – May 2026 (Table 1). The locations and designations of the various SSDS systems and monitoring points are shown on the attached SSDS As-Built Drawings prepared by Envirosafe Inspections & Consulting (Attachment 1).

The June SSDS monitoring event is scheduled to occur the week of June 29, 2026, and will be documented in a future Monthly Monitoring Report.

3113.0001Y248/LR

Remedial Injection Program

The most recent groundwater performance monitoring event occurred May 26th and 28th. The results of this sampling event will be submitted to you following receipt of the results.

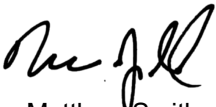
As detailed in on the May 28, 2026 Daily Field Report summarizing the groundwater sampling activity, Roux observed that emergency repair work to the onsite drainage system in the driveway between Buildings 1 and 2 was being conducted by Canalside Commons LLC ("the Property Owner"). Roux later confirmed with the NYSDEC that this Work was performed without prior notice to the NYSDEC. The Property Owner later conveyed that the existing drainage piping had deteriorated to the point that rainwater was sitting in the driveway, causing minor flooding and damage to the roadway. To rectify the unsafe condition, the deteriorated drainage piping was excavated and replaced. Once completed the asphalt driveway was repaired. All excavated material was reused as pipe bedding and no impacted material was taken offsite.

A *Warning Letter and Requirement for Interim Site Management Plan* (Warning Letter) dated June 9, 2026, was sent to the legal counsel of the Property Owner and New Coleman, and identified the actions and omissions at the Site are not in compliance with the March 26, 2014, Order on Consent and Administrative Settlement (Index #B8-0823-14-01). A meeting between the Department, property owner and New Coleman is scheduled for June 22, 2026, to discuss items identified in the Warning Letter and upcoming work at the Site.

If you have any questions or require additional information, please do not hesitate to contact me at (917) 825-1108 or via email at masmith@rouxinc.com.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Matthew Smith
Senior Scientist I

ROUX ASSOCIATES, INC.



Christopher Battista
Principal Scientist

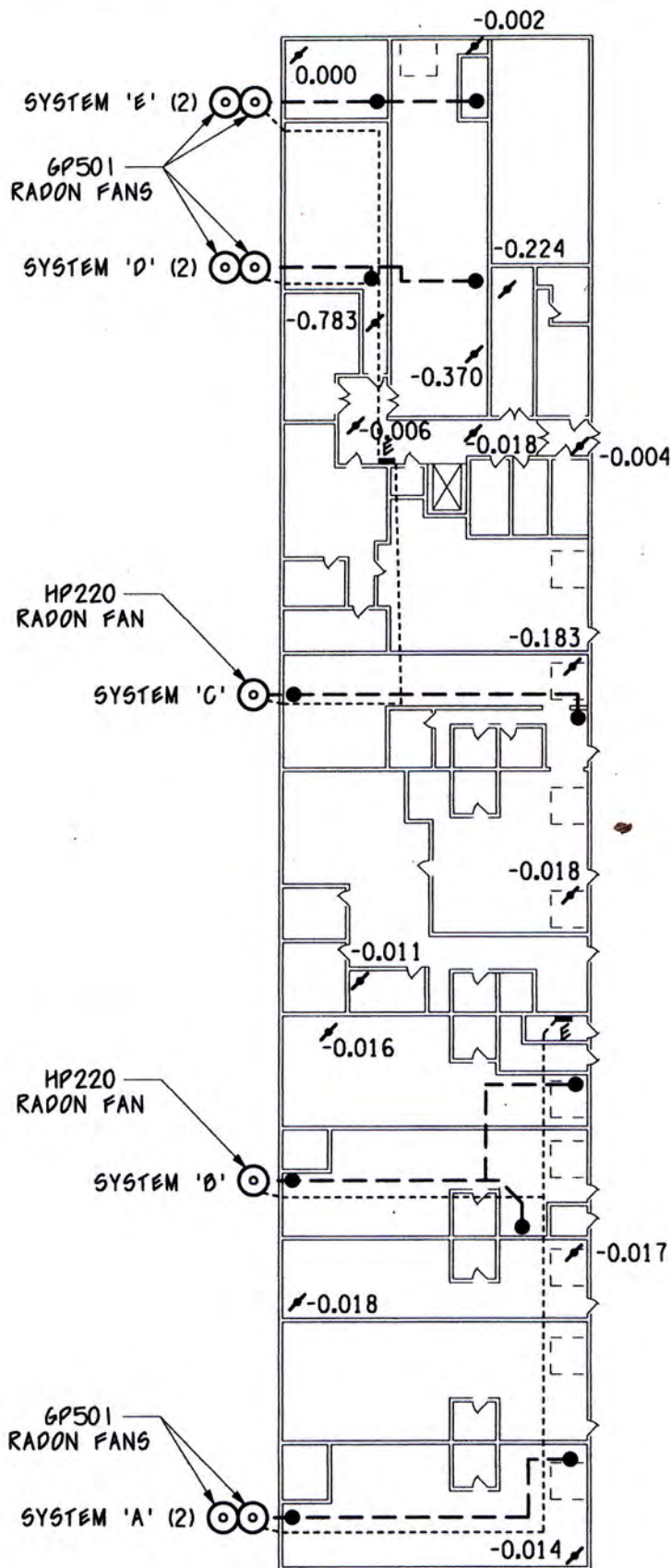
Attachments

cc: Anthony Perretta, NYSDOH
Charlotte Theobald, NYSDEC
Nathan Reilly, New Coleman Holdings, Inc.
Allie LeBlanc, New Coleman Holdings, Inc.
Steve Russo, Esq., Greenberg Traurig, LLP
Omar Ramotar, P.E., Roux Associates, Inc.

Table 1. Monthly SSDS Monitoring and Inspection Checklist - May 2026
Turk Hill Park, 1000 Turk Hill Road, Fairport, New York - NYSDEC Site No. 828161

Building 1									
Building 1	Tenant / Location	Date	Time	Baseline Manometer Reading (In. W.C.) 1/29/18	Current Manometer Reading (In. W.C.)	Evidence of Water/ Condensation Accumulation	Is The Fan Operating as Expected?	Is Any of The Piping Damaged or Disconnected?	Comments
System A	Canal Metalsmith	5/29/2026	9:55 AM	2.4	2.2	N	Y	N	
System B1	Floor Coverings	5/29/2026	9:40 AM	1.0	1.0 & 1.0	N	Y	N	
System B2	Vacant (Formerly Wonder Repair)	5/29/2026	9:30 AM	1.0	1.0	N	Y	N	
System C1	Vacant (Formerly Nat's Nuts)	5/29/2026	9:20 AM	0.9	1.0	N	Y	N	
System C2	Vacant (Formerly Nat's Nuts)	5/29/2026	9:20 AM	1.0	1.0	N	Y	N	
System D	Amazing Grains Bread Company	5/29/2026	9:10 AM	2.8	2.4	N	Y	N	
System E	Amazing Grains Bread Company	5/29/2026	9:05 AM	1.9	1.9	N	Y	N	
Building 3									
Building 3	Tenant / Location	Date	Time	Baseline Manometer Reading (In. W.C.) 1/29/18	Current Manometer Reading (In. W.C.)	Evidence of Water / Condensation Accumulation	Is The Fan Operating as Expected?	Is Any of The Piping Damaged or Disconnected?	Comments
System A	Men's Bathroom	5/29/2026	8:50 AM	2.5	2.5	N	Y	N	
System B	Loading Dock	5/29/2026	8:40 AM	1.9	N/A	N	Y	N	New door installed, no access to loading dock.
System C	Former Spartacus (tenant space)	5/29/2026	8:20 AM	2.2	2.1	N	Y	N	
System D	Millwork Shop	5/29/2026	8:30 AM	2.8	N/A	N	Y	N	No access to Millwork shop.
System E	CrossFit Fairport	5/29/2026	8:00 AM	2.8	N/A	N	Y	N	No access to CrossFit Fairport.

Notes:
 In W.C. - inches of water column



**Sub Slab
Depressurization Systems**

**Building 1
1000 Turk Hill Road
Fairport, NY**



Bruce W. Finster, P.E.

NOTES:

- - SUCTION POINT
- / - 1/2" TEST HOLE
- EP - ELECTRIC PANEL
- - ELECTRIC LINE
- - SCH. 40 PVC PIPE



Envirosafe Inspections & Consulting

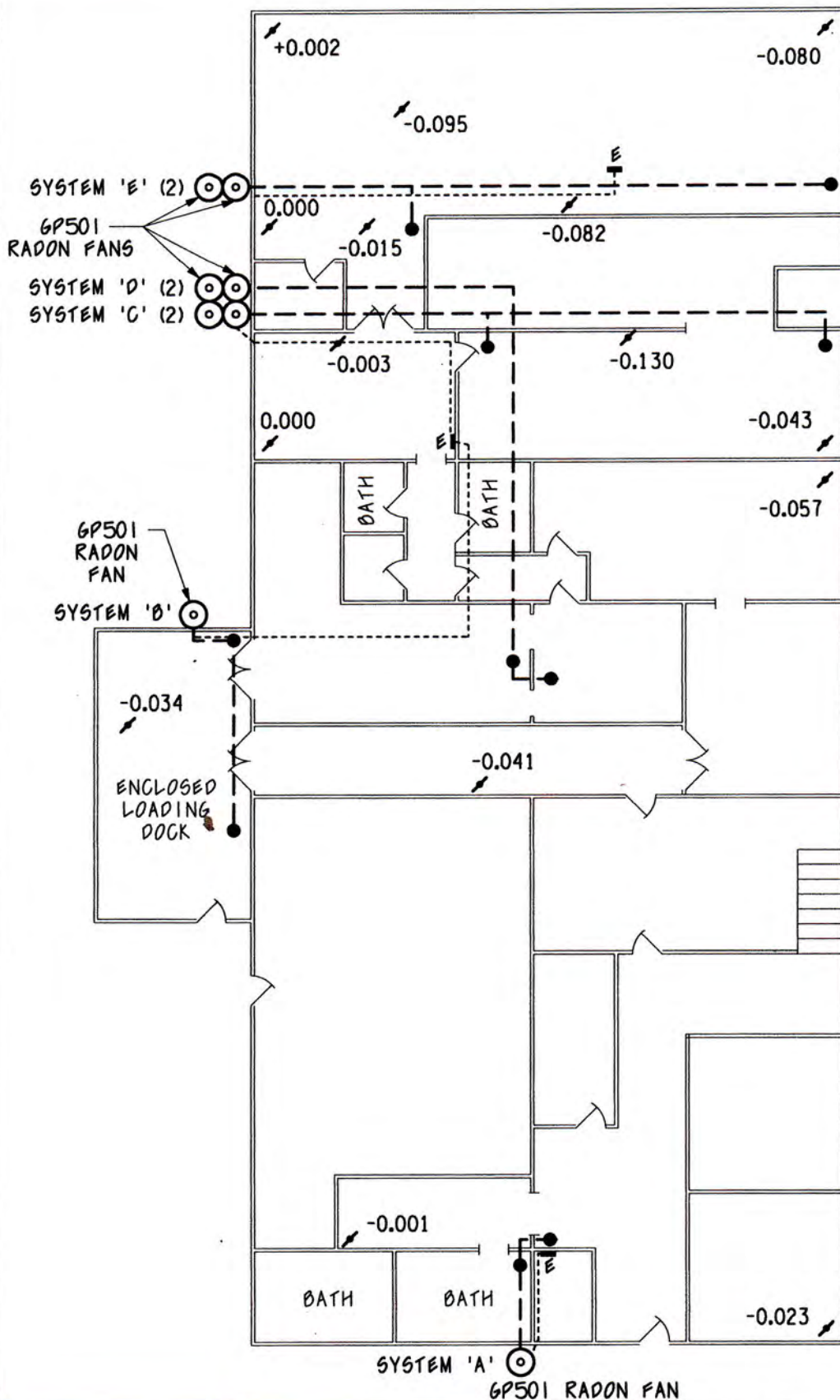
PO Box 671

Honeoye, NY 14471

585-704-4385

www.envirosafeinspections.com

Figure 1



Sub Slab Depressurization Systems

Building 3
1000 Turk Hill Road
Fairport, NY



Bruce W. Finster, P.E.

NOTES:

- • SUCTION POINT
- / • 1/2" TEST HOLE
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Figure 2