

CONFIDENTIAL PREPARED AT THE REQUEST OF COUNSEL

September 11, 2019

Mr. Glenn May
Project Manager
Division of Environmental Remediation
New York State Department of Environmental Conservation
270 Michigan Avenue
Buffalo, New York 14203-2915

RE: Tulip Molded Plastics Corporation Site

Site No. 932169

Inactive Hazardous Waste Disposal Site Determination Investigation

Dear Mr. May:

Inventum Engineering, PC ("Inventum"), on behalf of Ganson Alternative Energy, LLC (GAE), is responding to the letter dated December 11, 2018 from the New York State Department of Environmental Conservation ("NYSDEC") regarding potential listing of a portion of the Tulip Molded Plastics Corporation Facility located at 3125 Highland Avenue, Niagara Falls, New York (the "site") on the Registry of Inactive Hazardous Waste ("IHWS) Disposal Sites (the "Registry").

The NYSDEC's December 11, 2018 letter identified a general area on the site of "documented disposal of hazardous waste" as well as concentration(s) of lead in soil above 6 NYCRR Part 375 Soil Cleanup Objectives ("SCOs") in two areas along the eastern and southern boundary of the Site (Attachment A).

GAE is electing to complete an initial site investigation to further characterize the potential nature and extent of potential contamination as described in the NYSDEC's notification letter. A proposed scope of work is provided below.

Scope of Work

Property Boundary Lead Exceedances

A minimum of six (6) test pits or direct push soil borings (Geoprobe® or equivalent) will be installed along the southern and eastern property boundary as shown in Figure 1. Test pits are preferred but may be

limited by access, existing site features and utilities, interference with ongoing operations, or ability/approval to remove any existing railroad ties/tracks.

Test pits or soil borings will be installed to a depth of 5-feet below ground surface (bgs) and a minimum of three (3) soil samples will be collected at each location. One (1) shallow (0 to 1 feet) and two (2) subsurface (2 to 3 feet bgs and base of test pit) samples will be collected at each location and analyzed for Target Analyte List (TAL) metals via EPA Method 6010.

Field screening with a Photoionization Detector (PID) will also be conducted and additional samples will be collected for Volatile Organic Compounds (VOC) and Semi-Volatile Organic Compound (SVOC) analysis only if there is visual or olfactory evidence of impact or PID readings indicate evidence of organic contamination.

Area of Documented Disposal of Hazardous Waste

A minimum of five (5) direct push (Geoprobe® or equivalent) will be installed in the "area of documented disposal of hazardous waste" (Attachment A; Figure 1). Each boring will be extended to the depth that groundwater is encountered which is anticipated to be between 5 to 10-feet bgs. A minimum of three (3) soil samples will be collected at each location. One (1) shallow (0 to 1 feet) and two (2) subsurface (2 to 3 feet bgs and base of boring) samples will be collected at each location and analyzed for TAL metals via EPA Method 6010.

Recovered soils will be field screened with a PID and additional samples will be collected for VOCs and SVOCs only if there is visual or olfactory evidence of impact or PID readings indicate evidence of organic contamination.

Reporting

Inventum will prepare an IHWS Investigation Report to provide the data analysis to the NYSDEC. The report will include a summary of the data collected as part of this initial investigation as well as a summary of historical investigation(s) and historical investigation data — as available to GAE — as it relates to the potential Registry listing.

Closing

If you have any questions regarding the above, please feel free to contact me (john.black@invent umeng.com; 571.217.6761) or Todd Waldrop (todd.waldrop@inventumeng.com; 571.217.3627).



Sincerely,

John Black, PE Inventum Engineering, PC 481 Carlisle Drive Suite 202 Herndon, Virginia 20170

Ecc: Jon Williams - Ganson Alternative Energy, LLC

John Yensan - OSC, Inc

John Kolaga - Rupp, Baase, Pfalzgraf, Cunningham LLC David Pfalzgraf - Rupp, Baase, Pfalzgraf, Cunningham LLC

Wanda Smith Campbell - AIG Environmental & Mass Tort Claims Department

Todd Waldrop - Inventum Engineering, LLC



Figure





Ganson Alternative Energy LLC

Tulip Molded Plastics Corporation Facility
3125 Highland Avenue, Niagara Falls, NY

AN CARLISLE DRIVE
SUITE 202
HERNDON, VIRGINIA 20170



FIGURE - 1

DRAWING NUMBER: 01 of 01

1" = 25' 50' 25' 0' 50

Attachment A – December 11, 2018 Notification Letter - NYSDEC



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Office of the General Counsel
625 Broadway, 14th Floor, Albany, New York 12233-1500
P: (518) 402-9185 | F: (518) 402-9018
www.dec.ny.gov

December 11, 2018

Ganson Alternative Energy LLC 333 Ganson Street Buffalo, NY 14203

RE: Potential Hazardous Waste Disposal Site Notification

Dear Sir or Madam:

As required by Environmental Conservation Law ("ECL") Section 27-1305(2)(a) (quoted below), the New York State Department of Environmental Conservation (the "Department") must investigate all known and suspected inactive hazardous waste disposal sites. The Department obtained information suggesting that hazardous waste, as defined at ECL § 27-1301(1), has been disposed of at the following location:

Site Name:

Tulip Molded Plastics Corporation

Site Address:

3125 Highland Avenue, Niagara Falls, New York

Site Number:

932169

Tax Map Nos:

130.18-2-4; 144.06-2-1; 144.23-1-2; 144.23-1-3; 144.23-1-4;

144.23-1-5; 144.23-1-6; and 144.23-1-7

This letter constitutes the Department's notification to you, as the identified property owner, that the Department considers this property to be a potential inactive hazardous waste disposal site. If the Department determines that hazardous waste has been disposed of on the property and that the hazardous waste constitutes a significant threat to public health or the environment, the Department will list the property on the Registry of Inactive Hazardous Waste Disposal Sites (the "Registry").

If you have any information that may be relevant to our investigation and pending determination, please forward it to me or the Department's Project Manager as soon as possible. If you prefer to perform the investigation yourself, you may do so under a legal agreement with the Department and in accordance with the Department's technical requirements. Please contact the Department's Project Manager (see below) within ten (10) business days if you wish to discuss this option. Otherwise, the Department will carry out any needed field investigation. If the property is determined to be an inactive hazardous waste disposal site and the Department incurs response costs to investigate and/or remediate the site, the Department will seek to recover all response costs from any responsible person.



A brief summary of the information currently available to the Department about the site is enclosed for your reference. This information is also available on the Department's public website via the "Environmental Site Remediation Database Search" tool at:

https://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

If you have any questions or would like to discuss the possibility of undertaking the investigation of the site yourself, please feel free to contact the Project Manager for this site, Mr. Glenn May, at glenn.may@dec.ny.gov or (716) 851-7220. If you have retained legal counsel in regards to this matter, please have your counsel contact me at (518) 402-8564 with any questions or concerns.

Sincerely

Michael C. Murphy, Esq. Y Office of General Counsel

Enclosures

ec:

G. May, Region 9, Buffalo

A. Zwack, Region 9, Buffalo

M. Cruden, DER

Environmental Conservation Law Section 27-1305(2)(a)

"The department shall conduct investigations of the sites listed in the registry and shall investigate areas or sites which it has reason to believe should be included in the registry. The purpose of these investigations shall be to develop the information required by subdivision one of this section to be included in the registry."

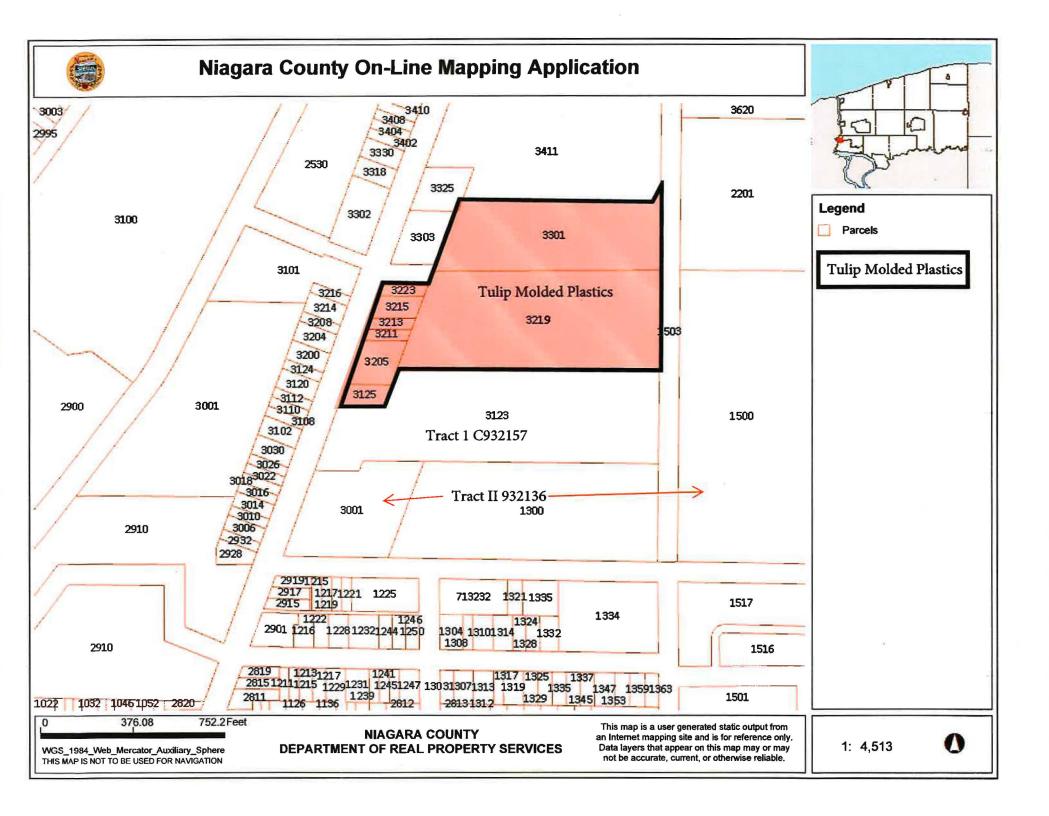




Table 8 Tract I Power City Warehouse Excavation Area 1 Confirmatory Samples Detections Only

		Sample ID Sampled Depth Range (ft)			0-2 0-2		T1-EA1-CS14		T1-EA1-CS15		T1-EA1-CS16		T1-EA1-CS17		A1-CS18
)-2	0-2		0-2		0-3,5		
		Sample Date Sample Type				7/17/2013 Sidewall Confirmatory		7/29/2013 Sidewall Confirmatory		7/29/2013 Sidewall Confirmatory		7/29/2013 Sidewall Confirmatory		8/28/2013 Record Sidewall	
Parameter															
	Units	Restricted Use Soll Cleanup Objectives - Restricted Commercial Standard ⁽¹⁾	Unrestricted Use Soil Cleanup Objectives ⁽¹⁾	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifie	Result	Qualifier
Semivolatile Organic Compounds															
Benzo(a)anthracene	μg/Kg ⁽²⁾	5,600	1,000											1,100	
Benzo(a)pyrene	ид/Кд	1,000	1,000											1,000	
Benzo(b)fluoranthene	ug/Kg	5,600	1,000											1,300	
Dibenz(a,h)anthracene	µg/Кд	560												240	
Indeno(1,2,3-C,D)pyrene	µg/Kg	5,600	500											790	M .
TGL PGBs	7, 114,000								-	A PARTY			17		
PCB-1242 (AROCLOR 1242)	μg/Kg	1,000	100												
PCB-1254 (AROCLOR 1254)	µg/Kg	1,000	100												
PCB-1260 (AROCLOR 1260)	μg/Kg	1,000	100					0 1		0					
Target Analyte List (TAL) Metals (Total)				700		7		and the same							
Arsenic	mg/Kg ⁽⁰⁾	16	13												
Baltum	mg/Kg	400	350			V-									
Copper	mg/Kg	270	50												
Lead	mg/Kg	1,000	63	1,280		1,010		78.8	14	295		41.8		7,050	3

- Notes:
 (1)-Standards taken from New York Code of Rules and Regulations (NYCRR) Part 375.
 (2)-*ug/Kg*-micrograms per kilogram.
 (3)-Bold-indicates laboratory detection.
 (4)-Yellow Shading indicates that concentration exceeds the Restricted Commercial SCO.
 (6)-*U" indicates that parameter was not detected above laboratory reporting limit.
 (7)-Blank space denotes parameter was not analyzed.
 (8)-*U"-indicates estimated value.
 (9)-*mg/Kg*-miligrams per kilogram.

Table 8 Tract I Power City Warehouse Excavation Area 1 Confirmatory Samples Detections Only

		Sample ID T1-EA1-CS19 T1-EA1-CS20 T1-EA1-CS2							1-0521	TIE	1-CS22	TIEA	1.0923	T1.E/	1.0824	
		Sampled Depth Range (ft)						6 - 6.3 8/29/2013 Base Confirmatory		0-6		T1-EA1-CS23		T1-EA1-CS24		
	Sample Date									7/2013	8/29/2013		8/29/2013			
Parameter		Sample Type				Base Confirmatory				Sidewall Confirmatory		Record Sidewall		Sidewall Confirmatory		
	Units	Restricted Use Soli Cleanup Objectives - Restricted Commercial Standard ⁽¹⁾	Unrestricted Use Soil Cleanup Objectives ⁽¹⁾	Result	Qualifier	Result	Qualifier	Result	Qualifie	Result	Qualifier	Result	Qualifier	Result	Qualifie	
Semivolatile Organic Compounds			THE NAME OF THE PARTY OF									- 500				
Benzo(a)anthracene	ид/Кд	5,600	1,000	99 3		280		210 U		620		1,100 J		3,300		
Benzo(a) pyrene	μg/Kg	1,000	1,000	81 J		230		210 U		530		820 J		2,700		
Benzo(b)fluoranthene	µд/Кд	5,600	1,000	110 J		330		210 U		720		1,000 J		4,200		
Dibenz(a,h)anthracene	μg/Kg	560	330	210 U		47 J		210 U		120 J 360		260	J	450 J		
ndeno(1,2,3-C,D)pyrene	µg/Kg	5,600	600 500		61 J		180 J		210 U			620 J		1,400		
TCL PGBs								C C C		-					1	
PCB-1242 (AROCLOR 1242)	µg/Kg	1,000	100								U					
PCB-1254 (AROCLOR 1254)	µg/Kg	1,000	100													
PCB-1260 (AROCLOR 1260)	µg/Kg	1,000	100							1						
Farget Analyte List (TAL) Metals (Total)								76-			17					
Arsenic	mg/Kg ⁽³⁾	16	13													
Banum	mg/Kg	400	350													
Copper	mg/Kg	270	50									1 2 2 2 2				
Lead	mg/Kg	1,000	63	22.5		18.5		9.5		1,420		2,150		940		

Notes:

(1)-Standards taken from New York Code of Rules and Regulations (NYCRR) Part 375.

(2)-"ug/Kg"-micrograms per kilogram.

(3)-Bold-indicates laboratory detection.

(4)-Yellow Shading indicates that concentration exceeds the Restricted Commercial SCO.

(5)-"Creen Shading indicates that concentration exceeds the Unrestricted SCO.

(6)-"U" indicates that parameter was not detected above laboratory reporting limit.

(7)-Blank space denotes parameter was not analyzed.

(8)-"mg/Kg"-milligrams per kilogram.

Table 3 Confirmatory Samples Eastern Portion of Site Detections Only NG-4 TILNG-CB1 T2-NG-CB2 T2-HG-C83 T2-HG-C84 T2-HG-5W7 T2-HG-5W8 T2-HG-5W6 2003-C81 2003-C81 3007-C81 3011-CB1 Sample ID: 11/25/2014 10/15/2014 10/10/2014 10/15/2014 10/10/2014 16/24/2014 10/22/2014 10/22/2014 Upo Boil Classop Objectives the fed County County Units Result Result Result Remit Visitile Organic Compound | Fight (a) | 100,000 | 500,000 | HA| | 1997 (c) | 101 | 162 | HS | 14A| | 1997 (c) | 163 | 165 | HS | 14A| | 1997 (c) | 164 | 165 | HS | 164 | | 1997 (c) | 164 | 165 | HS | 164 | | 1997 (c) | 164 | 165 | HS | 164 | | 1997 (c) | 164 | 165 | HS | 164 | | 1997 (c) | 164 | 165 | HS | 164 | | 1997 (c) | 164 | 165 | 165 | 164 | | 1997 (c) | 164 | 165 | 165 | 165 | 164 | | 1997 (c) | 164 | 165 | 165 | 165 | 165 | 165 | | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | HA HA HA 5 5 5 5 5 NA NA NA NA 96A 95A 95A 96A 96A HA HA HA HA HA NA NA NA NA HA NA NA NA NA NA NA NA. sopropythenzone (Cumone) Methyl Acetalo volatile Organic Campounds (BVC 100 U 4,760 U 18A 2,900 U 3,900 U 3,900 U 3,900 U 3,900 U 3,900 U 3,900 U 1,900 U 1,900 U 1,900 U 1,900 U 165 NA 165 410 U NA 2,400 U 3,100 U 3,100 U 280 3,100 U parke No. 2,4 Classifly(shend)
2,4 Classifly(shend)
2,5 Classifly(suptime)
3,5 Milly Suptime
3,5 Milly Suptime
3,5 Milly Suptime
3,5 Milly Suptime
4,5 Milly Suptime
4,5 Milly Suptime
5,5 Milly Suptime
6,5 Milly Suptime
6 410 U 4700 U 6300fU 4300U HA 4,300U 4,300U 340 U 410IU NAT \$16U \$7J \$10 U 118 J 4700 U 4700 U 4700 U 4700 U entaldelijde entovioustivase 3 560 U 3 5 1,3000.1 360 U 4,700 U 379,1 4,700 U 4,700 U 24,000 U 4,700 U 4,700 U 380 U 380 U 380 U 380 U 380 U 2,000 \$30 J \$16J \$66J 4,300U 4,300U 4,300U 4,300U 4,300U or(a)ppione 930 J 4,300 U 4,300 U 4,300 U 4,300 U 4,300 U 22,000 U og h/spenyle og illuorantis 4,100 U 21,000 U 4,100 U 4,100 U 1,100 U 57 J 1,100 U 5,200 U Berco/Althocaethere Berco/Bust/Pritolate Optional (Diphocot, 1,1-Bighenyl) Bisq2-elliphocyl) Pullokate Caprelicitan Cartacole 400 U 400 U 2,100 U 400 U 400 U 2,000 U 2,000 U 400 U 510U 4,700 U 4,700 U 4,700 U 4,700 U 4,700 U 4,700 U 4.100IU 400 U 4.200U 4,100 U 4,100 U 4,100 U Sethyl Phthulate Innelty(Platicalise See-Outy(Platicalise Secondification 4,300U 2,500U 4,300U 4,300U 4,300U 4,300U 1,500U 4,300U 2,160U 4,700 U 1,286 U 4,700 U 4,700 U 4,700 U 4,700 U 4,700 U 868 U 868 U 3,900 U 4,700 1,446 J 750 U 380 J 750 U 8,500 750 U 8,600 410 U 4,700 U mo(1,2,3-cd)pyrane isophrone Haphitudone Farget Compound List (TCL) Positionals alphas SHC (alpha Heraciphocyclohenant teta-BHC (beta Heracificomyclohenane) della GHC (della Heracificomyclohenane) Endris Ketone Ganuna BHC (Lindaw) 4,F-000 (p.p'-000) (.4-00) (p.p-00E) (.4-00) (p.p-00) Tanget Compound List (TCL) Poly led Diphenyts (PCBs). 17,200 1,5,U Target Analyte List (TAL) Metals (Total 7,120 1,1 (U) 5,5 65,4 6,43 (U) 0,54 (U) 38,260 8,600 6,5 16,8 80,3 8,54 0,57 U 42,100 16,306 2,4 6,5 84,3 0,60 1,5 6,616 mg/kg 315 mg/kg 315 mg/kg 13 mg/kg 550 mg/kg 550 1,1|U 6,676 209 J 22.1 18,000 2,3 6,4 74A 74A 13,500 18,000 15,700 68.3 6.44 6.53 U | mgs/q | 550 | 450 | 450 | 444 | 150 | 160 | 164 | 160 | 164 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 16 4,510 MA NA 18.2 18.2 18.3 Hexaralent Chro Cotsell 12.6 16.7 24,900 16.3 4,830 9,9 20,1 19,500 62,2 4,800 94.3 18.3 18.30 18.7 18.7 8.1 16.1 16,606 0.1 Copper 15,6 17,500 7,4 7,160 486 19,5 27,860 16,400 4,670 7,660 17,6 10,000 10,000 549 21,5 1,350 1,1 U 6,87 U 575U 4,630 4,390 E,210 811 20.4 1,079 331 18,6 366 21,6 1,060 754U 1,4 1,1 754U 3,0U 1,050 1,380 1,20 0.82U 626U 250U NA 31.1 67.8 \$72,0 2,3,0 80,1 \$1,3 68,1 0,642,0 575 U 2.3 U 144 28.4 17.6 20.8 J NA 77.3 19.4 50.2 50.2 51.5 0.40 76A 20.1 NA 21.2 74A 29.5 34.5 13 end Chu

NA NA NA

NA.

NA

I MAI I MAI I MAI

T PAGE

70A 16A 16A 16A 16A 16A 16A

Sugar

Trockly Characteristic Leading Pro

M M M M M M M

NA NA NA

mg L MS MS MS MA MA

Personal MS MS MS