



SMIT ENVIRONMENTAL SERVICES, LLC

134 Youngblood Road, Montgomery, NY 12549
Phone 845-775-0376 Fax 845-778-2028
www.smit-env.com

May 31, 2022

Gold River Financial Group, Inc.
Attn. Mr. Hershy Weinstock
175 Hooper Street
Brooklyn, New York 11211
hershy@grcgny.com

RE: SITE REMEDIATION PROPOSAL
60 William Street
Newburgh, NY

Dear Mr. Weinstock:

Smit Environmental Services (SES) has prepared this letter to document the conditions observed during the site work completed at the above referenced location. SES performed a ground penetrating radar (GPR) survey on, May 12, 2022, in response to the presence of historic gasoline tanks present on Sanborn Fire Insurance maps. The GPR survey identified two metal anomalies on the subject property. One anomaly was detected on the southern portion of the property with the other anomaly present on the northeast portion of the property and both appeared to be suspected underground storage tanks.

Based on the findings of the GPR survey a limited subsurface investigation was conducted in the vicinity of the anomalies to determine if any subsurface impacts were present. SES was onsite May 19, 2022 to collect soil and/or groundwater samples adjacent to the assumed UST's (areas of concern). All samples were submitted to an NYDOH-licensed laboratory for analysis.

Two (2) soil borings were installed at the site, to a final depth of approximately ten (10) feet below grade. Due to the presence of rock the borings could not be advanced further. Groundwater was not encountered.

Soil Boring			
Location	Depth	Soil Classification	PID Readings (ppm)
B1	0'-4'	Concrete; brown silty clay; dry; slight odor	0.0 ppm
	4'-8'	Brown silty clay; dry; odor	35.7-134.8 ppm
	8'-10'	10% recovery impacted silty clay; dry; odor	56.8-156.8 ppm
B2	0'-4'	Concrete; brown silty sand; dry; no odor	0.0 ppm
	4'-8'	Brown coarse sand; dry; no odor	0.0 ppm
	8'-9.5'	Bedrock refusal at 9.5'	0.0 ppm

Soil Analytical Results

A soil sample was taken from the furthest extent of SB1. The following details the soil analytical results. Volatile and semi volatile organic compounds were detected in the soil sample from SB1, with volatile organic compounds detected above guidance values.

Volatile Organic Compounds (USEPA Method 8260-Stars)

Compound	Unrestricted SCO's (ppm)	SB1 7'-8' (ppm)
1,2,4-Trimethylbenzene	3.6	15
1,3,5-Trimethylbenzene	8.4	7.1
Benzene	0.06	ND
Ethylbenzene	1	0.3
Isopropylbenzene	2.3	0.24
Total Xylene	0.26	1.52
Methyl t-Butyl Ether (MTBE)	0.93	ND
Naphthalene	12	1.5
n-Butylbenzene	12	1.1
n-Propylbenzene	3.9	1.2
p-Isopropyltoluene	10	0.43
sec-Butylbenzene	11	0.4
tert-Butylbenzene	5.9	ND
Toluene	0.7	ND

Semi-Volatile Organic Compounds (USEPA Method 8270-Stars)

Compound	Unrestricted SCO's (ppm)	SB1 7'-8' (ppm)
Acenaphthaene	20	ND
Acenaphthylene	100	ND
Anthracene	100	ND
Benz(a)anthracene	1	ND
Benzo(a)pyrene	1	ND
Benzo(b)fluoranthene	1	ND
Benzo(ghi)perylene	100	ND
Benzo(k)fluoranthene	0.8	ND
Chrysene	1	ND
Dibenz(a,h)anthracene	0.33	ND
Fluoranthene	100	ND
Fluorene	30	ND
Indeno(1,2,3-cd)pyrene	0.5	ND
Naphthalene	12	0.67
Phenanthrene	100	ND
Pyrene	100	ND

Based on the presence of volatile organic compounds above guidance values the assumed historic storage tanks should be registered with the NYSDEC, removed from the property, and any associated impacted soil removed and properly disposed.

This report is based on a limited number of invasive samples and analyses and pertains only to the scope of work area. Any other environmental conditions that may be present at the site are excluded from this report. The conclusions presented in this report are based only on the observations made during this investigation and data provided by others. Conditions may vary significantly with time, particularly with respect to groundwater elevations and quality. Should additional data become available, this data may alter conclusions presented or extrapolated from this report. Therefore, the conclusions and recommendations set forth herein are applicable only to the facts and conditions described at the time of this report.

In performing its services, SES of Montgomery, New York uses that degree of care and skill exercised under similar conditions. The standard of care shall be judged exclusively as of the time these services are rendered and not according to later standards. SES's findings and conclusions must be considered not as scientific certainties, but rather as opinions concerning the significance of the data available. Specifically, SES does not and cannot represent that the site contains no hazardous materials, oil, or other latent condition beyond that observed. SES makes no express or implied warranty beyond its conformance to these standards.

SES shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld or not fully disclosed. SES believes that all information contained in this report is factual, but no guarantee is made or implied. SES shall not be responsible for any loss, damage or liability arising from any negligence of others in the interpretation or use of any results, report, or communication.

The data, information, opinions, recommendations, and conclusions contained in this report are intended for the sole and exclusive use of the client. Any use of or reliance upon this report or its content by any other party is prohibited by SES, unless such use or reliance is expressly authorized in writing by SES. SES assumes no responsibility or liability to any party for any damage, cost, expense, or liability incurred by such party as a result of unauthorized use of or reliance upon the report, and in any event such liability of SES shall be no greater in aggregate than the lesser of the compensation received for this report or the amount covered by SES insurance policy.

Should you need any additional information or assistance, please feel free to contact our office.

Sincerely,

SMIT ENVIRONMENTAL SERVICES

A handwritten signature in cursive script that reads "Jason Smit".

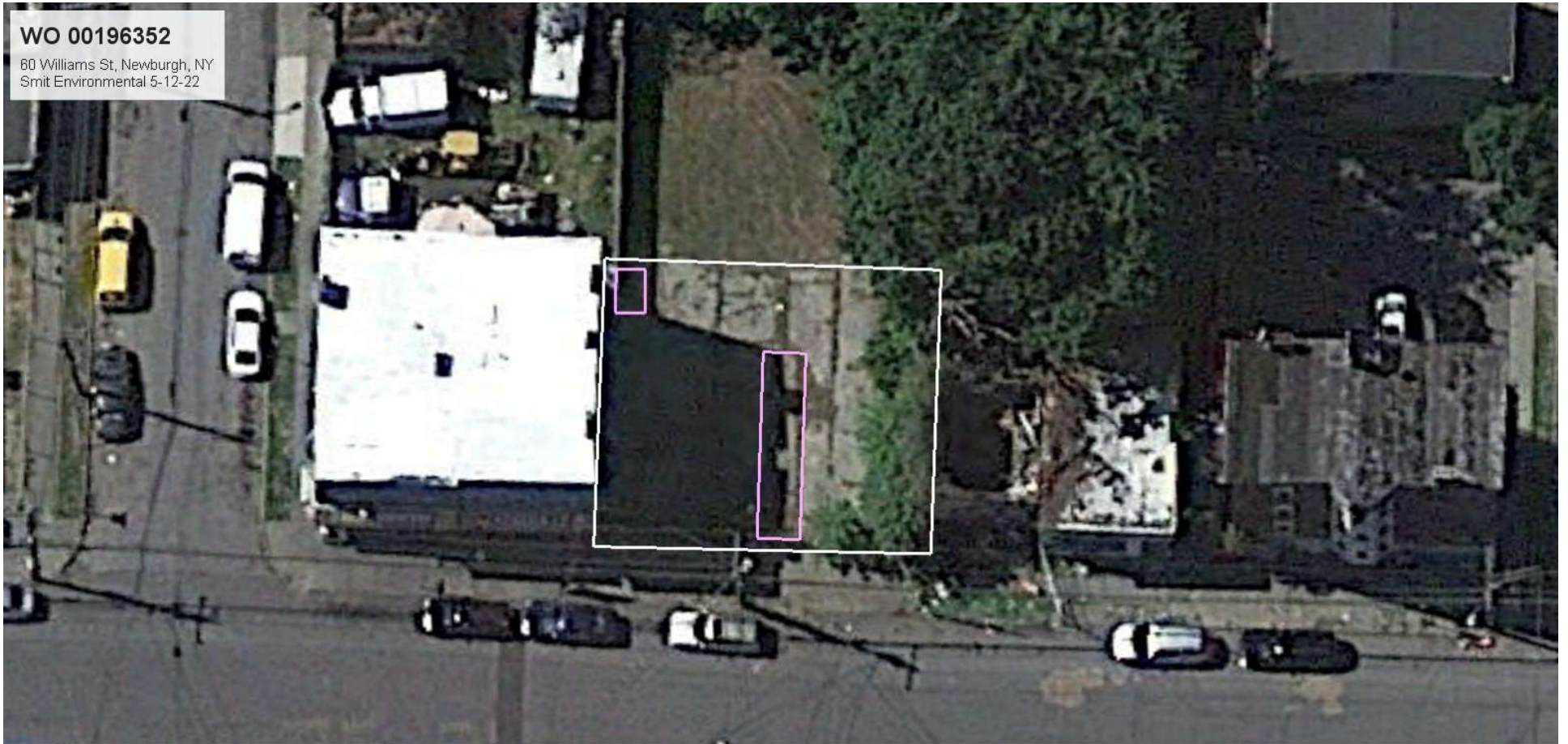
Jason Smit

Vice President

GPR SURVEY MAP

WO 00196352

80 Williams St, Newburgh, NY
Smit Environmental 5-12-22



Red - Electric power lines, conduit and street light cable	Yellow - Gas, Oil, Steam, petroleum or gaseous material	Orange - Communications, Fiber Optic, CATV, and/or alarm.	Blue - Potable water	Purple - Reclaimed water, irrigation, and/or storm lines	Green - Sewers and drains	Pink - Temporary survey marking or unknown structures	White - proposed excavation.

This is NOT to-scale

888-858-9830 / www.BHUG.com



LABORATORY ANALYTICAL RESULTS



Thursday, May 26, 2022

Attn: Mr. Jason Smit
Smit Environmental Services
134 Youngblood Rd
Montgomery, New York 12549

Project ID: 60 WILLIAM ST.
SDG ID: GCL35383
Sample ID#s: CL35383

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Phyllis Shiller".

Phyllis Shiller

Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
UT Lab Registration #CT00007
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Sample Id Cross Reference

May 26, 2022

SDG I.D.: GCL35383

Project ID: 60 WILLIAM ST.

Client Id	Lab Id	Matrix
B1 7` - 8`	CL35383	SOIL



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Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Report

May 26, 2022

FOR: Attn: Mr. Jason Smit
Smit Environmental Services
134 Youngblood Rd
Montgomery, New York 12549

Sample Information

Matrix: SOIL
Location Code: SMITENV
Rush Request: Standard
P.O.#:

Custody Information

Collected by: JS
Received by: LB
Analyzed by: see "By" below

Date

05/19/22
05/20/22

Time

10:58
16:50

Laboratory Data

SDG ID: GCL35383
Phoenix ID: CL35383

Project ID: 60 WILLIAM ST.
Client ID: B1 7` - 8`

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Percent Solid	83		%		05/20/22	K	SW846-%Solid
Soil Extraction for SVOA PAH	Completed				05/23/22	I/A	SW3546

Volatiles- STARS/CP-51

1,2,4-Trimethylbenzene	18000	260	ug/Kg	250	05/23/22	JLI	SW8260C
1,3,5-Trimethylbenzene	7100	260	ug/Kg	250	05/23/22	JLI	SW8260C
Benzene	ND	100	ug/Kg	50	05/21/22	JLI	SW8260C
Ethylbenzene	300	100	ug/Kg	50	05/21/22	JLI	SW8260C
Isopropylbenzene	240	52	ug/Kg	50	05/21/22	JLI	SW8260C
m&p-Xylene	870	100	ug/Kg	50	05/21/22	JLI	SW8260C
Methyl t-Butyl Ether (MTBE)	ND	52	ug/Kg	50	05/21/22	JLI	SW8260C
Naphthalene	1500	260	ug/Kg	250	05/23/22	JLI	SW8260C
n-Butylbenzene	1100	52	ug/Kg	50	05/21/22	JLI	SW8260C
n-Propylbenzene	1200	52	ug/Kg	50	05/21/22	JLI	SW8260C
o-Xylene	650	100	ug/Kg	50	05/21/22	JLI	SW8260C
p-Isopropyltoluene	430	52	ug/Kg	50	05/21/22	JLI	SW8260C
sec-Butylbenzene	400	52	ug/Kg	50	05/21/22	JLI	SW8260C
tert-Butylbenzene	ND	52	ug/Kg	50	05/21/22	JLI	SW8260C
Toluene	ND	100	ug/Kg	50	05/21/22	JLI	SW8260C
Total Xylenes	1520	100	ug/Kg	50	05/21/22	JLI	SW8260C

QA/QC Surrogates

% 1,2-Dichlorobenzene-d4 (50x)	97	%	50	05/21/22	JLI	70 - 130 %
% Bromofluorobenzene (50x)	116	%	50	05/21/22	JLI	70 - 130 %
% Dibromofluoromethane (50x)	98	%	50	05/21/22	JLI	70 - 130 %
% Toluene-d8 (50x)	91	%	50	05/21/22	JLI	70 - 130 %
% 1,2-Dichlorobenzene-d4 (250x)	99	%	250	05/23/22	JLI	70 - 130 %
% Bromofluorobenzene (250x)	106	%	250	05/23/22	JLI	70 - 130 %

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
% Dibromofluoromethane (250x)	94		%	250	05/23/22	JLI	70 - 130 %
% Toluene-d8 (250x)	96		%	250	05/23/22	JLI	70 - 130 %

Semivolatiles-STARs/CP-51

Acenaphthene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Acenaphthylene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Anthracene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Benz(a)anthracene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Benzo(a)pyrene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Benzo(b)fluoranthene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Benzo(ghi)perylene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Benzo(k)fluoranthene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Chrysene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Dibenz(a,h)anthracene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Fluoranthene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Fluorene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Indeno(1,2,3-cd)pyrene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Naphthalene	670	280	ug/Kg	1	05/25/22	AW	SW8270D
Phenanthrene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D
Pyrene	ND	280	ug/Kg	1	05/25/22	AW	SW8270D

QA/QC Surrogates

% 2-Fluorobiphenyl	68		%	1	05/25/22	AW	30 - 130 %
% Nitrobenzene-d5	72		%	1	05/25/22	AW	30 - 130 %
% Terphenyl-d14	69		%	1	05/25/22	AW	30 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:**Volatile Comment:**

Elevated reporting limits for volatiles due to the presence of target and/or non-target compounds.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

May 26, 2022

Reviewed and Released by: Anil Makol, Project Manager



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



QA/QC Report

May 26, 2022

QA/QC Data

SDG I.D.: GCL35383

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 625997 (ug/kg), QC Sample No: CL35235 (CL35383)										
<u>Polynuclear Aromatic HC - Soil</u>										
Acenaphthene	ND	230	75	79	5.2	47	54	13.9	30 - 130	30
Acenaphthylene	ND	230	66	66	0.0	41	49	17.8	40 - 140	30
Anthracene	ND	230	84	88	4.7	51	62	19.5	40 - 140	30
Benz(a)anthracene	ND	230	75	76	1.3	48	55	13.6	40 - 140	30
Benzo(a)pyrene	ND	230	72	75	4.1	49	55	11.5	40 - 140	30
Benzo(b)fluoranthene	ND	230	68	72	5.7	52	56	7.4	40 - 140	30
Benzo(ghi)perylene	ND	230	80	83	3.7	72	84	15.4	40 - 140	30
Benzo(k)fluoranthene	ND	230	69	72	4.3	47	51	8.2	40 - 140	30
Chrysene	ND	230	78	77	1.3	52	57	9.2	40 - 140	30
Dibenz(a,h)anthracene	ND	230	83	82	1.2	67	80	17.7	40 - 140	30
Fluoranthene	ND	230	76	83	8.8	48	56	15.4	40 - 140	30
Fluorene	ND	230	76	79	3.9	49	56	13.3	40 - 140	30
Indeno(1,2,3-cd)pyrene	ND	230	80	83	3.7	69	77	11.0	40 - 140	30
Naphthalene	ND	230	70	73	4.2	43	40	7.2	40 - 140	30
Phenanthrene	ND	230	81	87	7.1	51	63	21.1	40 - 140	30
Pyrene	ND	230	74	78	5.3	42	49	15.4	30 - 130	30
% 2-Fluorobiphenyl	84	%	72	71	1.4	44	48	8.7	30 - 130	30
% Nitrobenzene-d5	79	%	88	85	3.5	45	45	0.0	30 - 130	30
% Terphenyl-d14	72	%	79	80	1.3	41	49	17.8	30 - 130	30

QA/QC Batch 625897H (ug/kg), QC Sample No: CL35431 50X (CL35383 (50X))

Volatiles - Soil (High Level)

Benzene	ND	250	111	114	2.7	115	116	0.9	70 - 130	30
Ethylbenzene	ND	250	114	118	3.4	116	117	0.9	70 - 130	30
Isopropylbenzene	ND	250	115	119	3.4	118	116	1.7	70 - 130	30
m&p-Xylene	ND	250	113	115	1.8	114	113	0.9	70 - 130	30
Methyl t-butyl ether (MTBE)	ND	250	108	104	3.8	109	112	2.7	70 - 130	30
n-Butylbenzene	ND	250	124	128	3.2	121	118	2.5	70 - 130	30
n-Propylbenzene	ND	250	118	120	1.7	116	115	0.9	70 - 130	30
o-Xylene	ND	250	114	118	3.4	117	117	0.0	70 - 130	30
p-Isopropyltoluene	ND	250	119	124	4.1	119	118	0.8	70 - 130	30
sec-Butylbenzene	ND	250	117	121	3.4	118	118	0.0	70 - 130	30
tert-Butylbenzene	ND	250	117	121	3.4	118	119	0.8	70 - 130	30
Toluene	ND	250	115	118	2.6	117	118	0.9	70 - 130	30
% 1,2-dichlorobenzene-d4	95	%	103	102	1.0	101	101	0.0	70 - 130	30
% Bromofluorobenzene	100	%	99	101	2.0	101	102	1.0	70 - 130	30
% Dibromofluoromethane	100	%	98	97	1.0	98	96	2.1	70 - 130	30
% Toluene-d8	98	%	101	102	1.0	102	102	0.0	70 - 130	30

Comment:

Additional 8260 criteria: 10% of LCS/LCSD compounds can be outside of acceptance criteria as long as recovery is 40-160%, 25-160% for Chloroethane-HL and Trichlorofluoromethane-HL.

QA/QC Data

SDG I.D.: GCL35383

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 626063H (ug/kg), QC Sample No: CL35880 50X (CL35383 (250X))										
<u>Volatiles - Soil (High Level)</u>										
1,2,4-Trimethylbenzene	ND	250	110	112	1.8	108	106	1.9	70 - 130	30
1,3,5-Trimethylbenzene	ND	250	112	114	1.8	110	107	2.8	70 - 130	30
Naphthalene	ND	250	133	133	0.0	146	147	0.7	70 - 130	30
% 1,2-dichlorobenzene-d4	100	%	99	99	0.0	99	99	0.0	70 - 130	30
% Bromofluorobenzene	99	%	103	103	0.0	102	103	1.0	70 - 130	30
% Dibromofluoromethane	98	%	98	101	3.0	99	93	6.3	70 - 130	30
% Toluene-d8	96	%	97	95	2.1	96	97	1.0	70 - 130	30

Comment:

Additional 8260 criteria: 10% of LCS/LCSD compounds can be outside of acceptance criteria as long as recovery is 40-160%, 25-160% for Chloroethane-HL and Trichlorofluoromethane-HL.

l = This parameter is outside laboratory LCS/LCSD specified recovery limits.

m = This parameter is outside laboratory MS/MSD specified recovery limits.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference

LCS - Laboratory Control Sample

LCSD - Laboratory Control Sample Duplicate

MS - Matrix Spike

MS Dup - Matrix Spike Duplicate

NC - No Criteria

Intf - Interference



Phyllis Shiller, Laboratory Director
May 26, 2022

Thursday, May 26, 2022

Criteria: None

State: NY

Sample Criteria Exceedances Report
GCL35383 - SMITENV

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units
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*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



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Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Comments

May 26, 2022

SDG I.D.: GCL35383

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report:

VOA Narration

CHEM31 05/23/22-1: CL35383

The following Initial Calibration compounds did not meet RSD% criteria: Naphthalene 36% (20%)

The following Initial Calibration compounds did not meet maximum RSD% criteria: None.

Up to eight compounds can be outside of ICAL %RSD criteria and up to sixteen compounds can be outside of CCAL %Dev criteria if less than 40%.



Environmental Laboratories, Inc.
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NY Temperature Narration

May 26, 2022

SDG I.D.: GCL35383

The samples in this delivery group were received at 2.5°C.
(Note acceptance criteria for relevant matrices is above freezing up to 6°C)

