



MOVE YOUR ENVIRONMENT FORWARD

INTEGRATED SITE ASSESSMENT REPORT

The Remington Sites A-E

14 Hoefler Avenue
Ilion, New York

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TABLE OF CONTENTS

0.0	EXECUTIVE SUMMARY	III
1.0	INTRODUCTION.....	1
1.1	Report Organization	1
1.2	Report Objective.....	2
1.3	Site Description	2
1.3.1	Historical Background and Past Use	3
1.4	Previous Environmental Investigations and Records.....	5
1.5	Physical Attributes of Site	9
1.5.1	Site Topography	9
1.5.2	Soils.....	10
1.5.3	Geology	10
1.5.4	Hydrogeology	10
2.0	SUMMARY OF ENVIRONMENTAL INVESTIGATIONS	11
2.1	Soil Investigation	11
2.2	Observations.....	12
2.3	Analytical Results.....	13
2.3.1	Groundwater Investigation.....	14
3.0	CONCLUSIONS.....	16
4.0	REFERENCES.....	17

Figures

Figure 1	Site Location Map
Figure 2	Parcel Designations
Figure 3	Site Plan
Figure 4	Building Numbers
Figure 5A	Site A: Soil Analytical Results – Exceedances Over Part 375 Restricted Residential Use SCO
Figure 5B	Site B: Soil Analytical Results – Exceedances Over Part 375 Commercial Use SCO
Figure 5C	Site C: Soil Analytical Results – Exceedances Over Part 375 Commercial Use SCO
Figure 5D	Site D: Soil Analytical Results – Exceedances Over Part 375 Industrial Use SCO
Figure 5E	Site E: Soil Analytical Results – Exceedances Over Part 375 Commercial Use SCO
Figure 6A	Site A: Groundwater Analytical Results – Exceedances Over Class GA Criteria
Figure 6B	Site B: Groundwater Analytical Results – Exceedances Over Class GA Criteria

Tables

Table 1A	Site A: Soil Analytical Results – Exceedances Over Part 375 SCOs
Table 1B	Site B: Soil Analytical Results – Exceedances Over Part 375 SCOs
Table 1C	Site C: Soil Analytical Results – Exceedances Over Part 375 SCOs
Table 1D	Site D: Soil Analytical Results – Exceedances Over Part 375 SCOs
Table 1E	Site E: Soil Analytical Results – Exceedances Over Part 375 SCOs
Table 2	Sites A-E: Groundwater Analytical Results – Exceedances Above Class GA Criteria

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0.0 EXECUTIVE SUMMARY

This Phase II Summary Report, prepared by HRP Associates, Inc. consolidates findings from Phase I and II Environmental Site Assessments (ESAs) conducted at the former Remington Arms Facility in Ilion, New York. Historically, the facility was evaluated as multiple parcels; however, for the purposes of this report and future remedial planning, the Hoefer Avenue parcel (redevelopment area) has been reclassified into five Brownfields Cleanup sites, herein designated Sites A-E. This reclassification aligns with future land use planning, as each principal site is anticipated to have a distinct owner and use, and supports the submission of five separate applications under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP), pursuant to DER-32.

Subsurface investigations revealed that shallow soils across the site are composed of heterogeneous fill materials—ranging from 0 to 35 feet below ground surface—containing brick, slag, cinders, and other industrial debris. Analytical results confirmed that fill material contains elevated levels of arsenic, lead, copper, mercury, and nickel, often exceeding New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs) and EPA Regional Screening Levels (RSLs). These findings demonstrate that the Site meets the statutory definition of a brownfield under Article 27, Title 14. Participation in the BCP will enable the implementation of a structured remedial program under DEC oversight and facilitate the safe reuse and redevelopment of the property, contributing to community revitalization and economic development.

1.0 INTRODUCTION

This report consolidates findings from Phase I (March 2025) and Phase II (October 2024) Environmental Site Assessments (ESAs) conducted by HRP Associates (HRP) and a supplemental Phase II (May 2025) investigation conducted by HydroGeoLogic, Inc. (HGL) into a single comprehensive document. Together, these assessments provide a comprehensive evaluation of environmental conditions at the Former Remington Arms Facility across multiple parcels, including both surface and subsurface investigations beneath existing buildings. Notably, across the Phase II investigations, sitewide fill material consistently exhibited metal concentrations exceeding applicable SCO standards. Due to the large area, environmental history, and development plans, the Hoefer Avenue parcel has been reclassified into five Brownfields Cleanup sites, herein designated Sites A-E. Several naming conventions have been used to subdivide the Former Remington Facility in past investigations. For ease of review, the following table and **Figure 2** outline how the sites for the BCP application relate to previous investigations where a different naming convention was applied.

Naming Convention for Sites A-E		
Site For BCP Application	Tax Parcel ID	Phase II ESAs
A	120.37-5-8	Parcel C
B	120.37-5-16*	Parcel B
	120.37-4-1	Parcel D
	120.37-4-77	Parcel E
C	120.37-5-16	Parcel A
D	120.37-5-16	Parcel A
E	120.37-5-16	Parcel A
Not part of BCP	120.45-1-20.1	Parcel F
Nor part of BCP	119.36-1-13.3	Parcel G

**This was formally identified as Tax Parcel ID 120.37.5.9 but after a court settlement in 2017, this is now considered part of Parcel ID 120.37.5.16*

1.1 Report Organization

The text of this report is divided into four sections. Immediately following the text are the figures and tables. A summary of each report section is provided below:

Section 1.0 Introduction: This section introduces the purpose and scope of the report, which consolidates findings from Phase I and Phase II Environmental Site Assessments, along with supplemental investigations conducted by HGL. It outlines the historical industrial use of the site, describes the physical and environmental characteristics of the five designated redevelopment parcels (Sites A-E), and summarizes previous investigations that identified multiple areas of concern requiring further assessment.

Section 2.0 Summary of Environmental Investigations: This section presents the results of field investigations conducted across Sites A-E, it explains the methods used during the environmental investigation, summarizes subsurface observations, and presents analytical results

from soil and groundwater sampling. The analytical results identify contaminants exceeding applicable regulatory standards and highlight findings that inform future remediation planning.

Section 3.0 Conclusions: This section summarizes the key findings from all environmental investigations, confirming widespread contamination consistent with the site's industrial legacy. It supports the site's eligibility for the New York State Brownfield Cleanup Program and outlines recommendations for risk management and redevelopment, including soil handling protocols, vapor intrusion mitigation, and implementation of engineering and institutional controls to ensure safe reuse of the property.

Section 4.0 References: Provides a list of references used throughout this report.

1.2 Report Objective

The objective of this report is to consolidate findings from the Phase I and Phase II Environmental Site Assessments conducted by HRP, along with supplemental Phase II work conducted by HGL, into a single comprehensive document for submission under the NYSDEC's Brownfields Cleanup Program (BCP). This report encompasses all five sites located in the redevelopment area and is intended to support the application and future ongoing coordination with DEC under the terms outlined in a Brownfields Site Cleanup Agreement (BCA).

1.3 Site Description

The former Remington Arms Facility in Ilion, New York, spans multiple parcels located along Hoefer Avenue (Parcel IDs 120.37.5.16 and 120.37.5.8), East Main Street (Parcel IDs 120.37.4.1 and 120.37.4.77), Highland Avenue (Parcel ID 120.45.1.20.1), Commerce Street (Parcel ID 119.36.1.13.3), and Remington Avenue (Parcel ID 120.37.5.36). The Hoefer Avenue parcels cover approximately 28 acres and have been subdivided into five distinct sites, labeled as Sites A through E, for the submission to the NYSDEC BCP Application. Although the East Main Street parcels encompass approximately three acres in total, only about one acre has been incorporated into Site B for inclusion to NYSDEC BCP. Each of these sites is situated within a contiguous urban area targeted for mixed-use redevelopment. These Brownfields Cleanup sites are detailed in the table below and visually represented in **Figure 3**.

Overview of Sites					
Site	Latitude	Longitude	Site Size (Acres)*	Tax Parcel ID	Purposed Future Use
Site A	43° 00' 53.0"	75° 01' 58.4"	5.73	120.37-5-8	Residential Complex and Recreational Field
Site B	43° 00' 51.2"	75° 02' 00.9"	4.20	120.37-5-16	Office
	43° 00' 48.3"	75° 01' 51.3"	1.09	120.37-4-1	
	43° 00' 47.1"	75° 01' 55.3"	.18	120.37-4-77	
Site C	43° 00' 50.1"	75° 02' 07.6"	7.83	120.37-5-16	Data Center-Phase 1

Overview of Sites					
Site	Latitude	Longitude	Site Size (Acres)*	Tax Parcel ID	Purposed Future Use
Site D	43° 00' 47.9"	75° 02' 02.9"	4.35	120.37-5-16	Power Substation
Site E	43° 00' 46.6"	75° 01' 60.0"	6.02	120.37-5-16	Data Center-Phase 2

**This acreage is based on GIS calculations; a survey will be conducted to determine acreage.*

1.3.1 Historical Background and Past Use

The approximately 29 acres redevelopment area of the former Remington Arms Facility was originally developed in the early 1800s as an armory and historically been used for industrial purposes, including manufacturing of firearms, ammunition, agricultural equipment, bicycles, steam cars, typewriters, sewing machines, and cash registers. All sites are represented in **Figure 3** and building numbers are shown in **Figure 4**.

Site A

Site A has a long industrial history, primarily associated with its former use as a foundry under Remington Arms, which operated on the site from at least 1884 until approximately 1959. Foundry operations included molding, forging, annealing, grinding, and tumbling. While foundry use was the primary activity, portions of Site A were also utilized for other industrial operations. For instance, between 1884 and 1959, a section of Site A was used for coal storage. Additionally, between 1897 and 1959, a portion was used for petroleum storage, including an oil tank, fuel oil tank, and oil house. Railroad spurs were also historically located on Site A. The Site served as a parking lot for the Remington Arms Facility since 1959.

Site B

The parcel of Site B identified as Tax Parcel ID: 120.37-5-16 primarily encompassed the former Erie Canal, which was relocated between 1912 and 1925. In addition to its historical connection to the canal, portions of Site B were used for industrial operations. For example, between 1884 and 1959, a section of the parcel served as a coal storage area. From 1897 to 1959, another portion was used for petroleum storage, which included facilities such as an oil tank, a fuel oil tank, and an oil house. Furthermore, part of Site B was historically operated as a gasoline fueling station.

Most recently, part of Site B (120.37-5-16) includes a large, abandoned industrial complex consisting of two vacant buildings, Buildings 52 and 52H, which together total approximately 172,034 square feet. These structures were formerly part of the Remington Arms Facility and were reportedly constructed in 1915 and 1977, respectively. In 1950, it was labeled as the Remington Rand Inc. Plant, a manufacturer of business machines. Building 52 includes a subgrade 200-yard firing range reportedly constructed within the former Erie Canal, which runs adjacent to the north side of the building. Historically, Building 52 was used as a shooting range and currently contains unlabeled drum storage. Nine unlabeled 55-gallon blue plastic drums were observed on pallets inside the building. According to Steven Taylor, RemArms LLC representative, these drums were shipped from Huntsville, although their contents are unknown.

The parcel of Site B identified as Tax Parcel ID 120.37-4-77, located adjacent to the buildings on Site B, is listed as a gasoline service station, Chevron. Historically, this property was located at 92 E. Main Street and operated as a service station between at least 1970 and 1977. This area remains vacant and was used as a parking lot.

The parcel of Site B identified as Tax Parcel ID 120.37-4-1, located adjacent to the buildings on Site B, is listed as a gasoline service station, BP. Historically, this property was located at 111 E. Main Street and operated as a service station between at least 1969 and 1976. This area remains vacant and was used as a parking lot.

A sitewide groundwater investigation was initiated in 1991 and completed in 2005 under NYSDEC oversight. As part of earlier investigations led by the EPA, monitoring wells were installed on Site B to support groundwater characterization efforts. These investigations were prompted by concerns over historical discharges and potential subsurface contamination.

Site C

Until its closure, Site C was used for industrial manufacturing, primarily dedicated to firearms production as part of the larger Remington Arms facility. These structures are mainly constructed of brick and mortar, steel framing, and concrete slab foundations. Most of the buildings were reportedly built between 1914 and 1916, with additional construction occurring from the 1940s through the 1980s.

Trench drains are present throughout many of the production areas. These drains reportedly discharged to the onsite process wastewater pretreatment plant located in **Building 62**, where the flow first passed through an oil/water separator. In the scrap metal storage area, the trench drain discharged directly to the oil/water separator and a waste soluble oil tank, due to excess cutting oil draining from the cut steel.

Trench drains within **Buildings 78** and **80**, which formerly housed hot forging machines, also reportedly discharged to an oil/water separator located north of those buildings. However, the exact discharge locations of these trench drains were not confirmed during site reconnaissance, and the structural integrity of the trench drains, and oil/water separators remain unknown.

Additionally, dry sumps were observed within the hazardous waste storage building (**Building 79**).

A sitewide groundwater investigation was initiated in 1991 and completed in 2005 under NYSDEC oversight. As part of earlier investigations led by the EPA, a monitoring well was installed on Site C to support groundwater characterization efforts. These investigations were prompted by concerns over historical discharges and potential subsurface contamination.

Site D

Site D contains industrial buildings primarily used for firearms manufacturing, constructed similarly to other sites. Most of the buildings were reportedly built between 1914 and 1916, with additional construction occurring from the 1940s through the 1980s.

Site D currently contains oil-filled transformers. Historically, a transformer house was located on Site D between 1925 and 1959. Given the presumed age of the transformers (pre-1979), there is potential for them to contain PCB oil. Additionally, portions of Site D were used for petroleum storage between 1897 and 1959, including facilities such as an oil tank, a fuel oil tank, and an oil house.

A sitewide groundwater investigation was initiated in 1991 and completed in 2005 under NYSDEC oversight. As part of earlier investigations led by the EPA, monitoring wells were installed on Site D to support groundwater characterization efforts. These investigations were prompted by concerns over historical discharges and potential subsurface contamination.

Site E

Site E also contains industrial buildings used for firearms manufacturing, constructed primarily between 1914 and 1916, with later additions through the 1980s. Portions of Site E were used for petroleum storage between 1897 and 1959, including facilities such as an oil tank, a fuel oil tank, and an oil house.

Two former gunpowder magazines (storage structures), one located near Building 87 and another between Buildings 82 and 84, were decommissioned by Clean Harbors in approximately 2012 and 2018, respectively, according to the site contact.

A recently excavated area was observed north of Building 56, identified by the site contact as the location of a repaired water main break. Soil samples collected for off-site disposal from this excavation reportedly contained elevated levels of cyanide. The presence of cyanide was attributed to historical use in the heat-treating process within the building. A 55-gallon drum was observed staged at this location.

Building 44, an unused chemical storage building, was designed with spill containment features. Spills within the storage areas were directed to concrete sumps and vacuumed out as needed. However, the current structural integrity of these sumps is unknown.

Additionally, three 10,000-gallon underground fuel oil tanks are depicted west of Building 51.

1.4 Previous Environmental Investigations and Records

HRP conducted a Phase I ESA in March 2025, followed by a Phase II ESA in October 2024. In May 2025, HGL returned to the site to assist with the Phase II ESA, with HRP oversight.

Phase I ESA

In March 2025, HRP completed Phase I Environmental Site Assessments (ESAs) for multiple parcels within the former Remington Arms Facility in Ilion, NY for the Herkimer County Industrial Development Agency (IDA) under an EPA Brownfields Grant. These assessments involved a thorough review of historical records, site reconnaissance, and interviews with individuals familiar with the properties. In March 2025, HRP provided an updated Phase I ESA for Turin Hoefer Avenue LLC (Turin).

Phase I ESA, 14 Hoefler Avenue Parcels

The Phase I ESA concerning the former Remington Arms facility specifically examined two parcels: Parcel ID 120.37-5-16 (approximately 21.40 acres), part of Sites B, C, D, and E; and Parcel ID 120.37-5-8 (approximately 6.30 acres), designated as Site A. Although the assessment covered a broader area, this report focuses on five specific sites included in that original scope and designated for submission to the NYSDEC BCP. The investigations identified multiple Recognized Environmental Conditions (RECs) stemming from the site's long history of manufacturing and industrial use. Specific RECs included evidence of historical spills, potential underground storage tanks, and prior petroleum releases—some of which had been addressed through regulatory closure and were classified as historical RECs. Additional areas of concern (AOCs) were noted, including the presence of historical fill, chemical and petroleum usage, and a reported cyanide detection near Building 56 in Site E. These findings highlighted the need for further investigation and informed the scope and strategy of the subsequent Phase II ESAs.

This assessment has revealed the following RECs in connection with the Site:

- The 200-year history of manufacturing operations is considered a recognized environmental condition in connection with the Site. Numerous current and historical areas of concern including various manufacturing operations, trench drains and dry sumps, oil/water separators, petroleum and chemical storage, coal storage, electrical transformers, gun powder houses, a railroad spur, and historic fill materials were identified, any of which may have impacted the Site with VOCs, SVOCs, and metals.
- A sitewide groundwater investigation was initiated in 1991 and completed in 2005 under NYSDEC oversight. This effort was prompted by concerns over historical discharges and potential subsurface contamination. As part of the investigations led by the EPA, monitoring wells were installed throughout Sites A–E to support groundwater characterization. Areas of concern with VOC, SVOC, and metals constituents in soil and/or groundwater were identified on-site during this investigation and are considered RECs.
- The site contact identified the location of a water main break in the vicinity of Building 56 on Site E, where cyanide was reportedly detected above state standards in soil. Soil analytical data was not provided and it is unknown if the contamination was delineated or excavated.

This assessment has revealed the following Historical Recognized Environmental Conditions (HRECs) in connection with the Site:

- Based on the investigations conducted, regulatory closure, and the likelihood that the residual petroleum hydrocarbon impacts have since continued to naturally attenuate, previously documented petroleum spills are considered HRECs for the Site.

This assessment has revealed the following Business Environmental Risks (BERs) in connection with the Site:

- Numerous 55-gallon drums, 300-gallon totes, process tanks, and other manufacturing equipment containing petroleum and various chemicals were observed throughout the Site associated with former manufacturing operations. At the time of the site inspection, the majority of chemicals had been removed. Following final closure of the facility,

all remaining petroleum, hazardous substances, and wastes should be inventoried and removed for proper disposal and all equipment and facilities should be properly decommissioned. The site contact reported that the majority of petroleum and various chemicals have already been removed by Greenwave Technology Solutions.

- Based on the age of the buildings, it is likely that asbestos-containing materials (ACM) and lead-based paint (LBP) are present on-site. Areas of damaged materials were observed. The site contact reported that a recent site-wide asbestos survey had been conducted.
- Firing Range Dust: dust generated at three indoor fire ranges could potentially contain lead or other metals. Three indoor firing ranges with associated dust collectors were identified at the Site. According to the site contact, two of the three ranges (not including the 200-yard firing range in Building 52 on Site B and their associated dust collectors have been decommissioned, however, there was no record of testing or dust removal from the units, from surfaces or associated duct work. One firing range was reportedly partially cleaned in 2007 with additional cleaning to follow, however, no documentation was identified.
- An inactive or gas well was identified on the Remington Standard Typewriter facility formerly located in the northern portion of the Site. The status of the well is unknown.

This assessment has revealed the following significant data gaps in connection with the Subject Property:

- Several basements and other subgrade areas including the Building 60 Annex (Site D), Building 53 Basement (Site D), hydraulic elevator pits, electrical rooms, and beneath the floor in the building 85 (Site E) catacombs/former kilns were not accessible for inspection.

This assessment has revealed no controlled recognized environmental conditions or de minimis conditions in connection with the Site.

Phase I ESA, E. Main Street Parcels

The Phase I ESA concerning the E. Main Street Parcels specifically examined six parcels: Parcel ID 120.37-4-1(part of Site B); Parcel ID 120.37-4-3; Parcel ID 120.37-4-29; Parcel ID 120.37-4-71; Parcel ID 120.37-4-77 (part of Site B); and Parcel ID: 120.37-4-81. Although the assessment covered a broader area, this report focuses specifically on Parcel ID 120.37-4-1 and Parcel ID 120.37-4-77, as these parcels are part of Site B included in the NYSDEC BCP Application. The investigations identified multiple RECs stemming from the site's long history of manufacturing and industrial use. Specific RECs included evidence of historical spills, underground storage tanks, and prior petroleum releases—some of which had been addressed through regulatory closure and were classified as historical RECs. These findings highlighted the need for further investigation and informed the scope and strategy of the subsequent Phase II ESAs.

This assessment has revealed the following RECs in connection with the Site:

- Portions of the Site, Site B (120.37-4-1), have been formerly utilized as gasoline fueling stations. A spill (#9506245) occurred on July 21, 1995 when petroleum by-products were found during an on-site/off-site groundwater investigation completed by Remington Arms. The area has been extensively investigated and the spill has been closed, however, low-level petroleum constituents that remain in groundwater at the Site is considered an REC. Based

on elevated levels of VOCs identified in groundwater on Site B (120.37-4-77) during HRP's 2024 Phase II ESA, a spill (#2405123) was reported to the NYSDEC that remains an on-site open spill that will have to be addressed and ultimately closed. If the future property use changes, it is possible that additional remedial measures may be required.

If soil is to be removed from the Site and disposed, it should be characterized and re-used or disposed of at appropriate locations, based on the results of characterization and regulatory re-use requirements.

This assessment has revealed the following HREC's in connection with the Site:

- The Site is listed for a spill (#9206432) that occurred on August 26, 1992 when four USTs were removed from a former gasoline fueling station located on the southwest corner of Site B (near 120.37-4-1 and 120.37-4-77), and petroleum contaminated soil was discovered. Approximately 59 yards of soil was reportedly removed for off-site disposal. The spill was closed by the NYSDEC on November 3, 1992 meeting cleanup standards. Based on reported remediation that occurred and closure meeting NYSDEC cleanup standards, this spill is considered an HREC with regard to the Site.

This assessment has revealed evidence of the following Business Environmental Risks (BERs) associated with the Site:

- The Site is listed as a Brownfield site based on EPA funding to the Herkimer County IDA for a portfolio of site assessments conducted in 2024. Findings from previous investigations are presented in **Section 5.3**, and other portions of this report
- A vapor encroachment screening compliant with Guide E2600 was not conducted as part of this assessment. However, based on low-level petroleum impacts that may remain on-site, a vapor encroachment condition is likely to exist, and the need for further investigation/mitigation is recommended prior to future development the Site.

Phase II ESA

Based on recommendations from the Phase I ESA, HRP Associates, Inc. conducted a Phase II ESA between August and October 2024 at the former Remington Arms Facility for the Herkimer County IDA under an EPA Brownfields Grant. The Phase II included five parcels (A-G) along Hoefer Avenue, East Main Street, Commerce Street, and Highland Avenue in Ilion, New York (**Figure 1**). A supplemental Phase II investigation conducted by HGL for the EPA underneath buildings was performed from May 5 to 9, 2025.

HRP Phase II ESA, Remington Arms, Multiple Parcels

The investigation included geophysical surveys, soil and groundwater sampling, waste characterization, and shooting range sampling across seven parcels historically used for industrial purposes. HRP advanced 55 soil borings and collected 56 soil samples across **Parcels A through G**. Contamination was confirmed in several AOCs, primarily associated with historic petroleum use, coal storage, and industrial fill. Elevated levels of arsenic, copper, lead, and nickel were found in fill

materials, and petroleum-related VOCs exceeded regulatory limits in two groundwater wells. While most contaminants are currently contained beneath pavement or buildings, future redevelopment will require soil management plans to prevent exposure. No exceedances were found in waste characterization samples, though high lead levels were detected in a sample from a former shooting range, warranting restricted access and further investigation.

HGL Phase II ESA, Remington Arms, Multiple Parcels

To support a more comprehensive environmental investigation of the former Remington Arms facility, a supplemental Phase II ESA was conducted in May 2025 by HGL under the technical oversight of HRP. The parcels were labeled similarly to HRP's phase II in 2024. The parcels assessed were labeled consistently with those evaluated during HRP's 2024 Phase II ESA. Subsurface investigation activities, including the advancement of soil borings SB-1 through SB-26, were conducted under the direction of HRP in coordination with HGL. While HRP provided oversight and technical guidance throughout the fieldwork, HGL was responsible for collecting and delivering the soil samples to the analytical laboratory for processing. This joint effort ensured adherence to the approved Quality Assurance Project Plan and maintained data integrity.

HGL's investigation focused on additional soil sampling within specific buildings, confirming and expanding upon HRP's earlier findings. The results revealed widespread soil contamination particularly involving lead, trichloroethylene (TCE), polychlorinated biphenyls (PCBs), and cyanide. Across both investigations, a total of 26 soil borings and 54 soil samples were collected, identifying contamination that exceeded NYSDEC and EPA standards. Key contaminants included arsenic, lead, mercury, TCE, polycyclic aromatic hydrocarbons (PAHs), PCBs, and cyanide, primarily concentrated in fill material between 7 and 15 feet below ground surface.

1.5 Physical Attributes of Site

The physical attributes of the Site were initially characterized through a review of existing records and later supplemented by field observations. The record findings include an overview of the Site's topography, soils, geology, and hydrogeology, which provide important context for understanding subsurface conditions and potential contaminant behavior.

1.5.1 Site Topography

The topography across Sites A through E is generally flat to gently sloping, with elevations ranging from approximately 400 to 480 feet above mean sea level (AMSL). Regional topography consistently slopes northward toward the Mohawk River, which is located approximately 0.43 to 0.50 miles north and northeast of the site area

- **Site A:** Relatively flat, ~400 ft AMSL
- **Site B:** Relatively flat, ~408 ft AMSL
- **Site C:** Gentle variation, ~408–441 ft AMSL
- **Site D:** Gentle variation, ~408–480 ft AMSL
- **Site E:** Gentle variation, ~450–480 ft AMSL

1.5.2 Soils

According to the United States Department of Agriculture Natural Conservation Service, soil at the Site is defined as Herkimer gravelly silt loam, 0 to 3 percent slopes (77%), and Hartland-Agawam complex, 8 to 15 percent slopes (23%). Herkimer gravelly silt loam consists of loamy old alluvium derived from dark, calcareous shale, and varying amounts of sandstone and limestone, well-drained. Hartland Agawam complex consists of silty eolian or glaciolacustrine deposits, well-drained.

Site investigations revealed the presence of fill materials at depths ranging from 0 to 35 feet below grade across Sites A-E. These materials are underlain by native fine to medium sands, silts, and clays.

1.5.3 Geology

Surficial Geology

According to the Surficial Geologic Map of New York, Hudson-Mohawk Sheet, surficial geology of the redevelopment area is classified as outwash sand and gravel. Materials are characterized as coarse to fine gravel with sand from proglacial fluvial deposition, well rounded and stratified, generally with finer materials away from the ice border, with variable thickness of 2-20 meters.

Bedrock Geology

According to the Geologic Map of New York – Hudson-Mohawk Sheet, geology of the redevelopment area consists of glacial and alluvial deposits, with unknown underlying bedrock. The depth to bedrock remains unknown, as borings were advanced to a maximum depth of 30 feet below grade without encountering bedrock.

1.5.4 Hydrogeology

Groundwater across Sites A through E was observed at depths ranging from approximately 17 to 24 feet below grade during the sitewide groundwater investigation. Groundwater flows north towards the Mohawk River, which lies approximately 0.43 to 0.50 miles north and northeast of the Site area. Potable water for all sites is supplied by a public water system.

- **Site A** has one non-potable water supply well (WS-4), historically used for process water in manufacturing operations.
- **Site B** does not have a water supply well.
- **Site C** has one non-potable water supply well (WS-3), historically used for process water.
- **Site D** has one non-potable water supply well (WS-1), also historically used for process water.
- **Site E** does not have a water supply well.

2.0 SUMMARY OF ENVIRONMENTAL INVESTIGATIONS

For the purpose of redeveloping the former Remington Arms Facility, the facility has been divided into five sites, each with a distinct proposed future use. In this section, an overview of field activities completed and findings are detailed for each site.

2.1 Soil Investigation

The scope and methodology of the soil investigations conducted at Sites A through E varied slightly; therefore, each site is described individually. It details the drilling activities, equipment used, sampling intervals, and collaboration between environmental consultants and drilling contractors across multiple mobilizations. The information provides context for the subsurface data collected and supports subsequent environmental assessments. The soil investigation locations are shown in **Figure 3**.

Site A

To evaluate subsurface conditions and assess potential impacts from historic operations at Site A, HRP, in collaboration with Core-Down Drilling, LLC (Core-Down), conducted a targeted soil investigation. Between August 26 and September 16, 2024, a total of 24 soil borings (HRP-SB-1 through HRP-SB-19, HRP-SB-22 through HRP-SB-24, HRP-SB-35, and HRP-SB-36) were installed. Borings were advanced to a maximum depth of 35 feet below grade (ft bg) using a Geoprobe 6712DT drill rig equipped with a 2.25-inch Macrocore sampler, which was advanced using direct push technology. Soil samples were collected continuously in five-foot intervals.

Site B

At Site B, HRP and HGL conducted a targeted soil investigation in two mobilizations. During the first mobilization, HRP, in collaboration with Core-Down, installed 12 soil borings (HRP-SB-20, HRP-SB-21, HRP-SB-32 through HRP-SB-34, HRP-SB-40 through HRP-SB-49, HRP-SB-50, and HRP-SB-51) between August 26 and September 16, 2024. These borings were advanced to a maximum depth of 30 ft bg using a Geoprobe 6712DT drill rig equipped with a 2.25-inch Macrocore sampler. Soil samples were collected continuously in five-foot intervals.

In the second mobilization, HGL, in collaboration with Cascade Environmental (Cascade) and under HRP oversight, returned to the site between May 5 and May 9, 2025, to install SB-23 in Building 52. This boring was advanced to a depth of 15 ft bg using a Geoprobe 7822DT drill rig with the same sampling method.

Site C

Site C was investigated by HRP and HGL in two mobilizations. The first, conducted between August 26 and September 16, 2024, involved the installation of six soil borings (HRP-SB-27, HRP-SB-29, HRP-SB-30, and HRP-SB-60 through HRP-SB-62) by HRP and Core-Down. These borings were advanced to a maximum depth of 30 ft bg using a Geoprobe 6712DT drill rig equipped with a 2.25-inch Macrocore sampler.

The second mobilization, conducted by HGL and Cascade with HRP oversight between May 5 and May 9, 2025, included the installation of SB-22 and SB-24 through SB-26 in Buildings 66, 74, 78, and 80. These borings were advanced to a depth of 15 ft bg using a Geoprobe 7822DT drill rig. In

total, 10 borings were installed throughout Site C, with some advanced to a maximum depth of 35 ft bg. Soil samples were collected continuously in five-foot intervals.

Site D

At Site D, HRP and HGL conducted a targeted soil investigation in two mobilizations. During the first mobilization, HRP and Core-Down installed five soil borings (HRP-SB-25, HRP-SB-26, HRP-SB-28, HRP-SB-52, and HRP-SB-63) between August 26 and September 16, 2024. These borings were advanced to a maximum depth of 30 ft bg using a Geoprobe 6712DT drill rig equipped with a 2.25-inch Macrocore sampler.

In the second mobilization, HGL and Cascade, with HRP oversight, installed SB-1 and SB-2 in the Chip Building and Building 60, respectively, between May 5 and May 9, 2025. These borings were advanced to a depth of 15 ft bg using a Geoprobe 7822DT drill rig. Soil samples were collected continuously in five-foot intervals.

Site E

At Site E, HGL conducted a targeted soil investigation in collaboration with Cascade and under HRP oversight. Between May 5 and May 9, 2025, borings SB-3 through SB-21 were installed in Buildings 46, 48, 50, 54, 55, 56, 57, 58, 82, 84, and 86. These borings were advanced to a maximum depth of 16 ft bg using a Geoprobe 7822DT drill rig equipped with a 2.25-inch Macrocore sampler. Soil samples were collected continuously in five-foot intervals.

2.2 Observations

Subsurface conditions observed during investigations at Sites A through E are described below, including the composition and depth of fill materials and native soils. The section also presents field indicators of contamination such as staining, odors, and elevated PID readings, which were used to assess potential environmental impacts at each site

Site A

Subsurface investigations at Site A revealed fill materials composed of cinders, brick, weathered concrete, slag, and wood fragments within a fine to medium sand and gravel matrix, extending to depths of up to 25 feet below grade (ft bg). Beneath the fill, native soils consisted of fine to medium sand and silt with varying gravel content. Indicators of potential contamination—such as staining, odors, and elevated photoionization detector (PID) readings—were noted in 15 of the 24 borings. The highest PID reading was recorded at HRP-SB-14, measuring 1,153 parts per million (ppm).

Site B

Similar fill materials were encountered at Site B, extending to a maximum depth of 27.5 ft bg. Native soils below the fill were consistent with those observed at Site A. Evidence of contamination was present in 7 of the 13 borings, with the highest PID reading of 976.4 ppm observed at HRP-SB-43.

Site C

At Site C, fill materials were generally shallower, reaching depths of up to 5 ft bg. These were underlain by native soils of fine to medium sand and silt with gravel. Signs of contamination were observed in 4 of the 10 borings, with the highest PID reading of 34.8 ppm recorded at SB-25.

Site D

Fill materials at Site D extended to a depth of 19 ft bg, with underlying native soils similar to those at other sites. Staining, odors, and elevated PID readings were noted in two of the seven borings, indicating limited but present signs of contamination.

Site E

Site E exhibited fill materials to a depth of 16 ft bg, consistent in composition with other sites. Native soils were composed of fine to medium sand and silt with gravel. Indicators of contamination were observed in 10 of the 19 borings, suggesting more widespread impacts than at Sites C and D.

2.3 Analytical Results

The Phase II environmental investigation findings for Sites A through E, evaluating contaminant levels relative to applicable Part 375 Soil Cleanup Objectives (SCOs) established by NYSDEC are described below. It outlines the presence, type, and extent of contamination found at each site. A comprehensive summary of soil results exceeding SCOs is presented in **Tables 1A-E**. Soil exceedances above each site's applicable regulatory standard is depicted in **Figures 5A-E**.

Site A

Analytical results from the Phase II investigation confirm that Site A meets the NYSDEC definition of a Brownfields site, with contaminants present at concentrations exceeding Restricted Residential Soil Cleanup Objectives (SCOs) established by the NYSDEC, based on the reasonably anticipated future use of the property. Contamination was observed across the site. Twelve samples exceeded Restricted Residential Use (RRU) SCOs for metals, and one sample exceeded criteria for semi-volatile organic compounds (SVOCs). Arsenic was detected in eleven samples at concentrations ranging from 17.5 mg/kg to 66.2 mg/kg. Lead, copper, and mercury were also detected at concentrations exceeding RRU SCOs. No VOCs were detected above applicable standards.

Site B

Analytical results from the Phase II investigation indicate that Site B meets the NYSDEC definition of a Brownfields site, with contaminants present at concentrations exceeding Commercial Use (CU) SCOs established by the NYSDEC, based on the reasonably anticipated future use of the property. Contamination was observed across the site. Five samples exceeded CU SCOs of metals. Arsenic was detected at concentrations ranging from 17 mg/kg to 43 mg/kg, exceeding CU SCOs in four samples. Copper and nickel were detected at concentrations exceeding CU SCOs. No VOCs or SVOCs were detected above applicable standards.

Site C

Analytical results from the Phase II investigation confirm that Site C meets the NYSDEC definition of a Brownfields site, with contaminants present at concentrations exceeding applicable CU SCOs established by the NYSDEC, based on the reasonably anticipated future use of the property. Contamination was observed across the site. Three samples exceeded CU SCOs for metals, and one sample exceeded criteria for SVOCs. Arsenic was detected at concentrations ranging from 17.4 mg/kg to 21.1 mg/kg, exceeding CU SCOs. Lead and copper were also detected at concentrations exceeding CU SCOs. No VOCs were detected above applicable standards.

Site D

Analytical results from the Phase II investigation indicate that Site D meets the NYSDEC definition of a Brownfields site, with contaminants present at concentrations exceeding Industrial Use (IU) SCOs established by the NYSDEC, based on the reasonably anticipated future use of the property. Contamination was observed across the site. Two samples exceeded IU SCOs for metals, and three samples exceeded criteria for SVOCs. Arsenic was detected at concentrations ranging from 17 mg/kg to 18 mg/kg, exceeding IU SCOs. Mercury was also detected at a concentration exceeding IU SCO. No VOCs were detected above applicable standards.

Site E

Analytical results from the Phase II investigation confirm that Site E meets the NYSDEC definition of a Brownfield site, with contaminants present at concentrations exceeding applicable CU SCOs established by the NYSDEC, based on the reasonably anticipated future use of the property. Contamination was observed across the Site. Three samples exceeded CU SCOs for metals, and three samples exceeded criteria for SVOCs. Arsenic was detected at concentrations ranging from 18 mg/kg to 83 mg/kg, exceeding CU SCOs. Lead and copper were also detected at concentrations exceeding CU SCOs. No VOCs were detected above applicable standards.

2.3.1 Groundwater Investigation

Between August 29 and September 9, 2024, Core-Down, under HRP oversight, installed a total of eight overburden monitoring wells across Sites A through D using a Geoprobe 6712DT drill rig equipped with 3¼-inch diameter direct push tooling. Each monitoring well was constructed using 2-inch diameter, schedule 40 PVC solid riser pipe and a 10-slot screen positioned to intercept the water table. The annular space surrounding each screen was backfilled with #2 filter sand and sealed with bentonite chips. Each well was finished with a flush mounted protective cover. Monitoring well development occurred between September 11 and 13, 2024, utilizing a submersible “whale” pump and dedicated low-density polyethylene tubing to pump and surge the water column. All non-disposable equipment, including water level indicators and pumps, was decontaminated prior to use and between each well. All development water was transferred to a 55-gallon steel drum for future off-site disposal. All groundwater exceedances are displayed in **Table 2** and depicted in **Figure 6A** and **Figure 6B**.

Site A

At Site A, two wells (MW-1 and MW-2) were installed. Groundwater was encountered at approximately 15 feet below grade (ft bg) in MW-1 and 19 ft bg in MW-2. Odors and sheens were observed during purging of MW-1, though no exceedances of NYSDEC Class GA groundwater criteria were detected in the sample. In contrast, MW-2 exhibited exceedances of Class GA criteria for petroleum-related BTEX compounds, with n-Propylbenzene detected at the highest concentration of 142 µg/L.

Site B

Site B included the installation of two wells (MW-4 and MW-5), with groundwater encountered at approximately 16 ft bg. No exceedances of Class GA criteria were observed in the groundwater sample from MW-5. In contrast, MW-4 exhibited exceedances of Class GA criteria for six petroleum-related constituents, with 1,2,4-Trimethylbenzene detected at the highest concentration of 110 µg/L.

Site C

At Site C, two wells (MW-6 and MW-7) were installed. Groundwater was encountered at approximately 4 ft bg in MW-6, while MW-7 ran dry. The groundwater sample from MW-6 did not show any exceedances of Class GA criteria.

Site D

Site D, two wells (MW-3 and MW-8) were installed. Groundwater was encountered at approximately 19 ft bg in MW-3 and 11 ft bg in MW-8. Groundwater samples from both wells were compliant with Class GA criteria.

Site E

Site E did not include the installation of a monitoring well, as it was determined to be outside the scope of the groundwater investigation.

3.0 CONCLUSIONS

The environmental investigations conducted at the former Remington Arms Facility in Ilion, New York, comprising the 2024 Phase II ESA by HRP Associates, Inc. and the 2025 supplemental Phase II ESA by HGL have collectively confirmed the presence of widespread environmental contamination consistent with the Site's long industrial history. These assessments, performed across five redevelopment parcels (Sites A–E), identified elevated concentrations of metals, VOCs and SVOCs), PCBs, and cyanide in soil, with localized exceedances in groundwater.

Subsurface investigations revealed that shallow soils across the site are composed of heterogeneous fill materials—ranging from 0 to 35 feet below ground surface—containing brick, slag, cinders, and other industrial debris. Analytical results confirmed that fill material contains elevated levels of arsenic, lead, copper, mercury, and nickel, often exceeding New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs) and EPA Regional Screening Levels (RSLs).

HGL's supplemental investigation further delineated contamination in interior building areas, particularly in Buildings 49, 52, 56, 82, 84, and 86. Notably, high concentrations of trichloroethylene (TCE), lead, and cyanide were detected in soil, with TCE levels posing potential vapor intrusion risks. Historical cyanide detections near Building 56, possibly linked to heat-treating operations or a past water main break, were also confirmed.

Groundwater sampling by HRP identified VOC exceedances at Site A and Site B while other monitoring wells remained within regulatory limits. Although groundwater was not sampled during HGL's investigation, the presence of VOCs in soil suggests a potential for subsurface migration and vapor intrusion, warranting further evaluation.

These findings support the need for soil management during remediation prior to redevelopment. Based on the documented contamination and the Site's industrial legacy, the property meets the statutory definition of a brownfield under Article 27, Title 14 of the New York State Environmental Conservation Law. It is therefore eligible for inclusion in the NYSDEC Brownfield Cleanup Program (BCP). Participation in the BCP will enable the implementation of a structured, DEC-overseen remedial program that supports safe reuse and redevelopment while aligning with community revitalization and economic development goals.

4.0 REFERENCES

- Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations, October 22, 1993, Reissued June 1998, ERRATA Sheet dated January 1999, Addendum dated April 2000, and Addendum dated February 2023, Division of Water Technical and Operational Guidance Series, New York State Department of Environmental Conservation.
- Cadwell, D.H., et. al., 1987, Surficial Geologic Map of New York, New York State Museum and Science Service, Map and Chart Series No. 40.
- DER-10/ Technical Guidance for Site Investigation and Remediation, May 3, 2010, New York State Department of Environmental Conservation.
- Sanborn Map Company. *Sanborn Fire Insurance Maps: Ilion, Herkimer County, New York.* 1912. Library of Congress.
https://www.loc.gov/resource/g3804im.g3804im_g060041912/?sp=1&st=image&r=-0.152,0.04,1.477,0.915,0.
- Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process, January 8, 2020, American Society for Testing and Materials (ASTM)

FIGURES

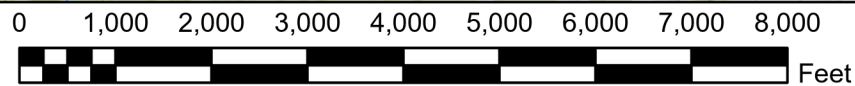
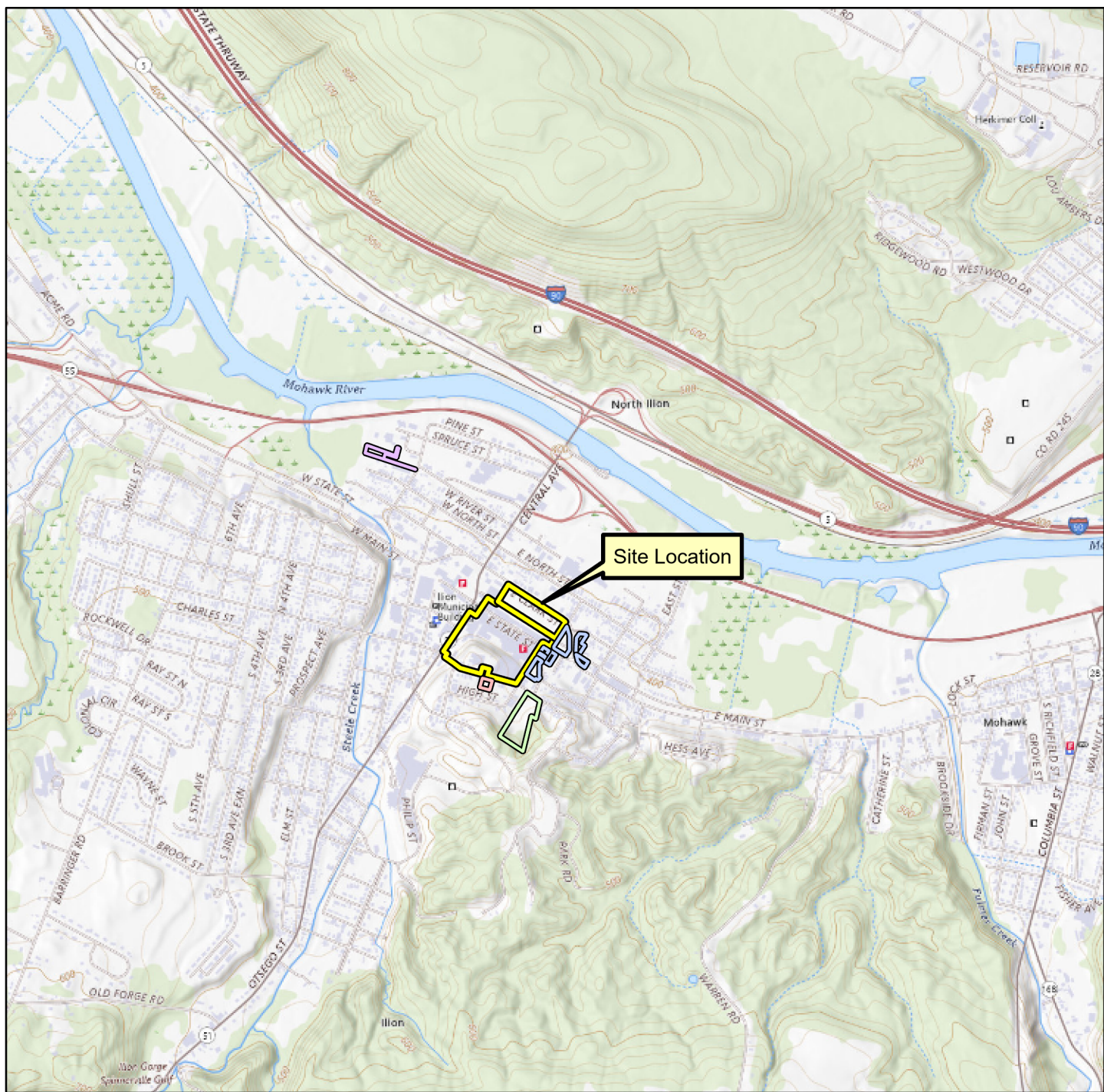


Figure 1
Site Location
The Remington Sites A-E
14 Hoefler Avenue
Ilion, New York
HRP # TUR3502.P2
Scale 1" = 2,000

USGS Quadrangle Information
 Quad ID: 42075-F6
 Name: Ilion, New York
 Date Rev: 2016
 Date Pub: 2019



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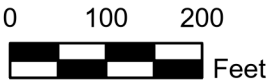


Legend

- BCP Site Designations
- Phase II ESA Parcel Designations**
- Parcels A, B, C: 14 Hoefler Ave
- Parcels D, E: East Main Street
- Parcel F: Highland Ave
- Parcel G: Commerce Street



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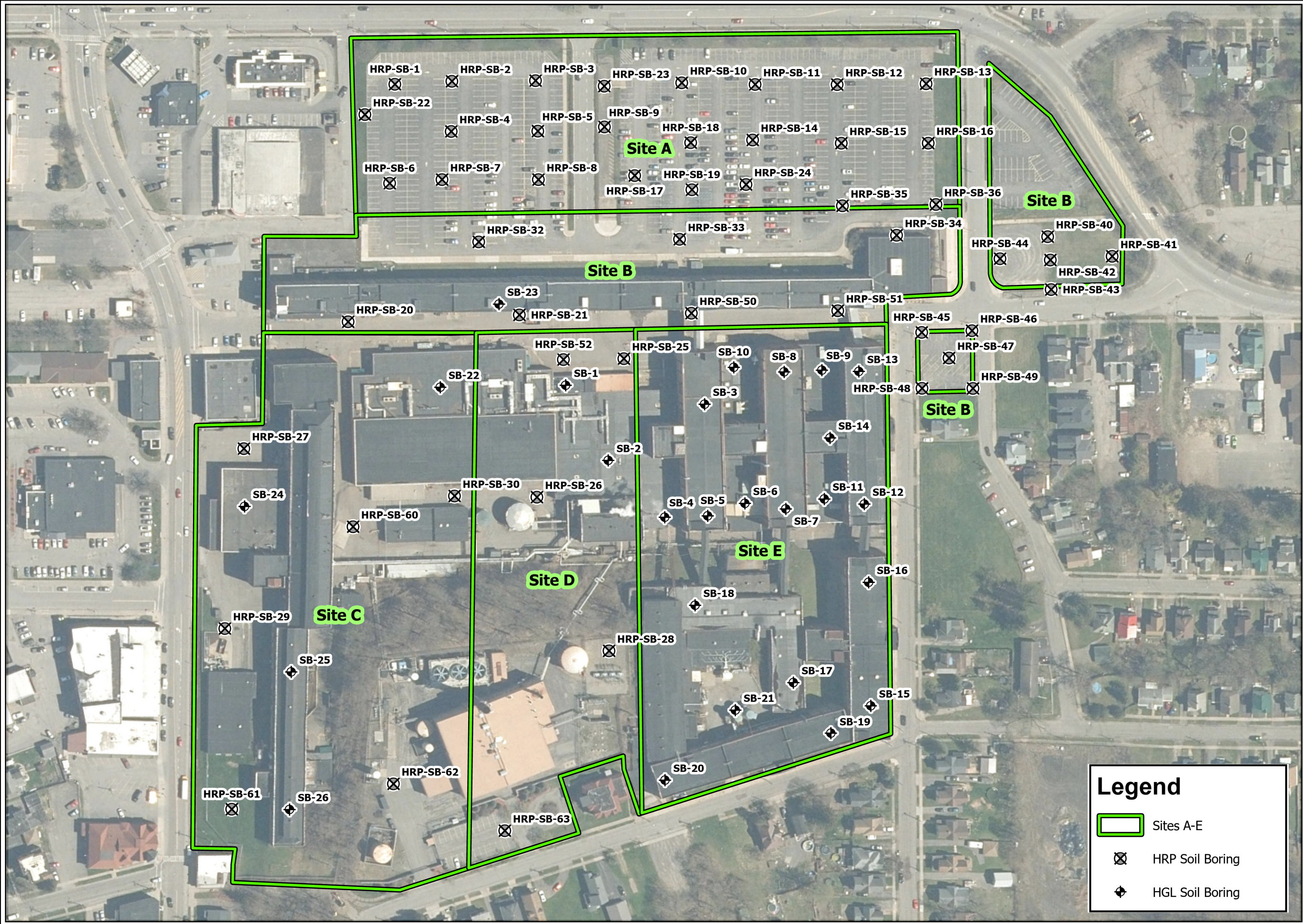


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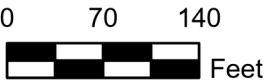
BCP Site Designations
The Remington Sites A-E
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Figure No.
2

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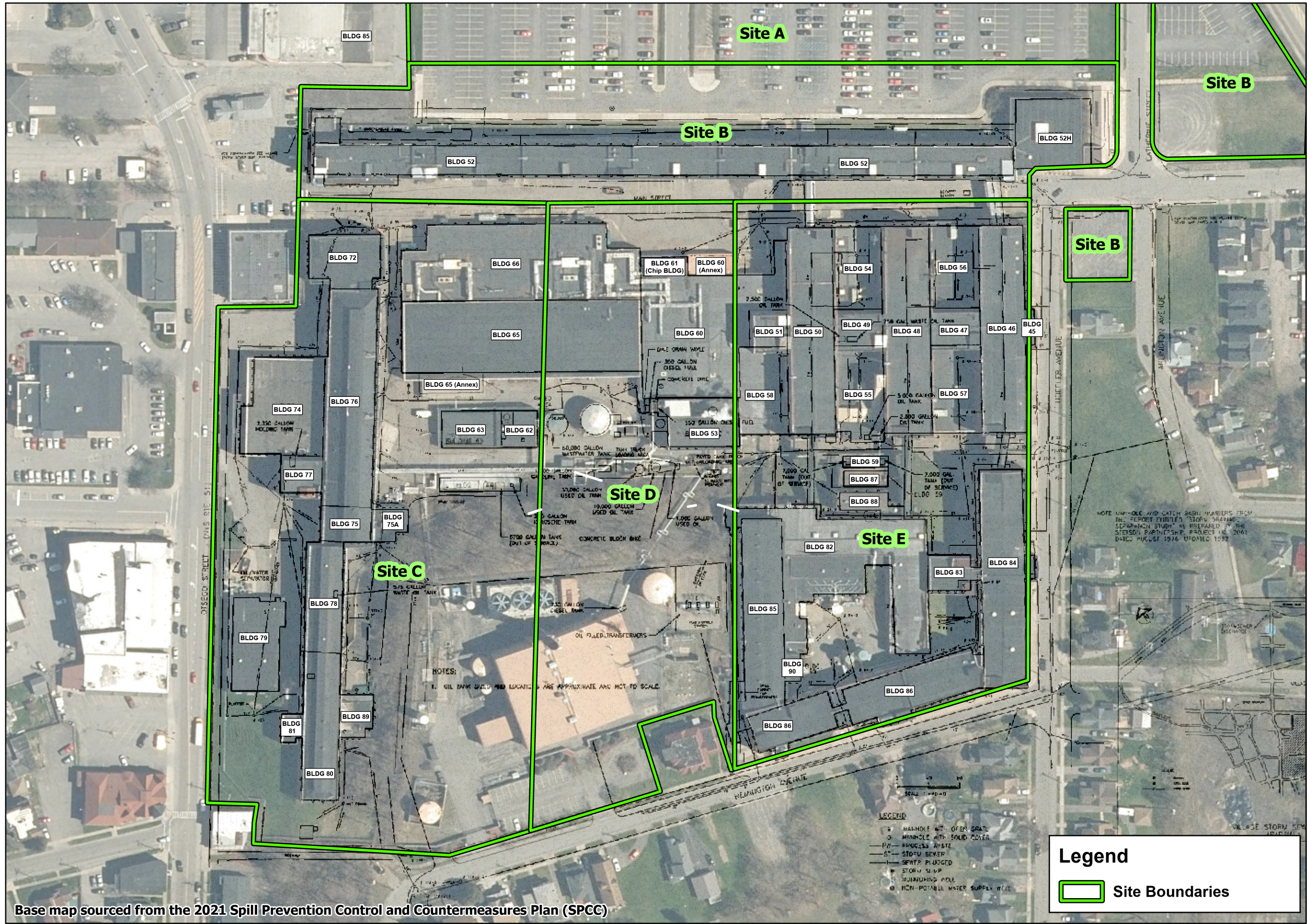
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Site Plan

The Remington Sites A-E
14 Hoefler Avenue
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Figure No.
3

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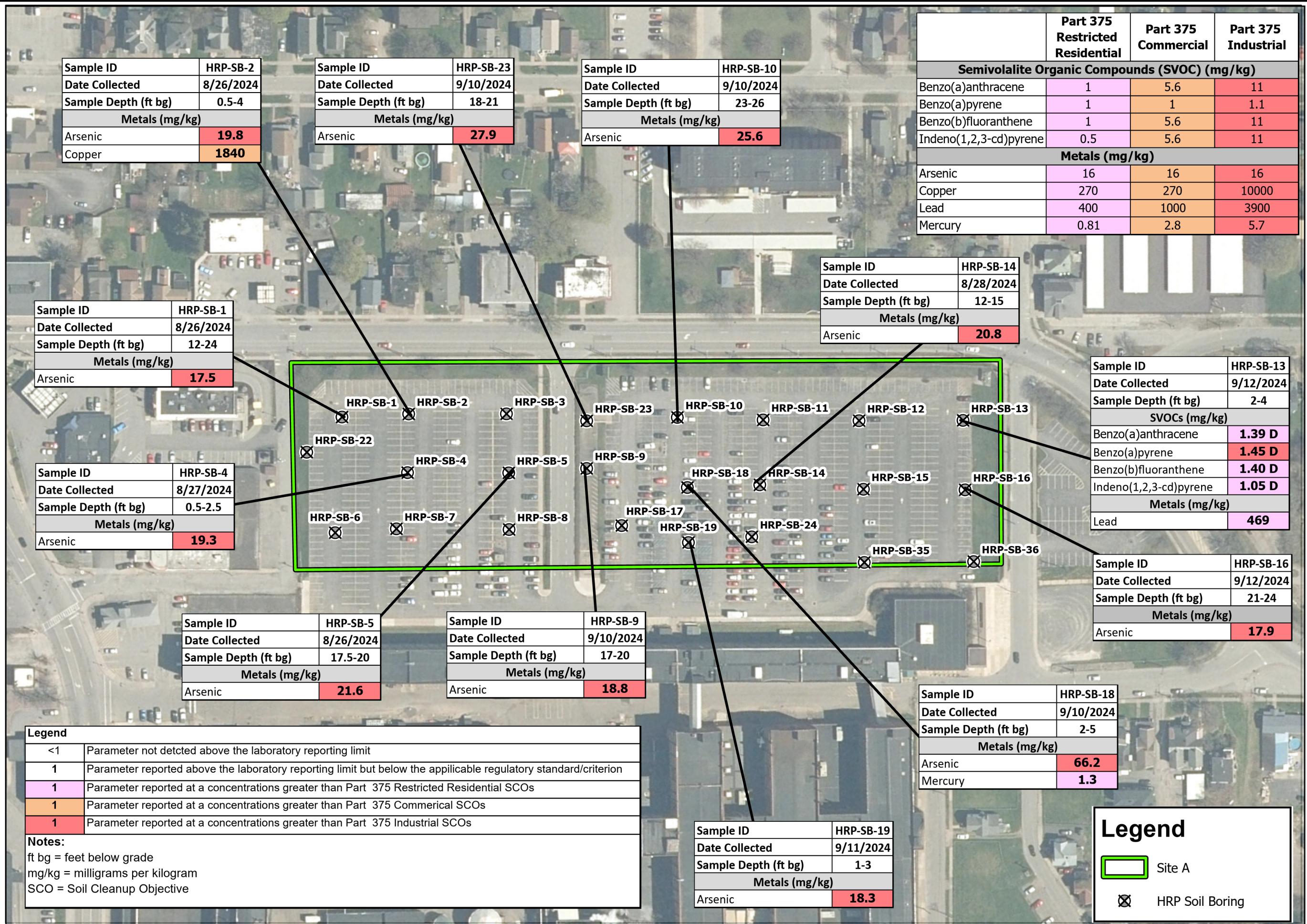


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Building Numbers

The Remington Sites A-E
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Soil Analytical Results Exceedances Over Part 375 Restricted Residential Use SCO

The Remington Sites A-E
14 Hoefler Avenue
Ilion, New York

Figure No.

5A

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	Part 375 Commercial	Part 375 Industrial
Metals (mg/kg)		
Arsenic	16	16
Copper	270	10000
Nickel	310	10000

Sample ID	HRP-SB-33
Date Collected	9/11/2024
Sample Depth (ft bg)	8-10
Metals (mg/kg)	
Copper	2390
Nickel	986

Sample ID	HRP-SB-34
Date Collected	9/11/2024
Sample Depth (ft bg)	25-27
Metals (mg/kg)	
Arsenic	17.7

Sample ID	HRP-SB-40
Date Collected	9/13/2024
Sample Depth (ft bg)	22-24
Metals (mg/kg)	
Arsenic	18.3

Sample ID	SB-23	
Date Collected	5/9/2025	
Sample Depth (ft bg)	5-6	14-15
Metals (mg/kg)		
Arsenic	43	17

Sample ID	HRP-SB-44
Date Collected	9/13/2024
Sample Depth (ft bg)	22-25
Metals (mg/kg)	
Arsenic	20.6

Legend

- Site B
- ⊗

 HRP Soil Borings
- ⊕

 HGL Soil Boring

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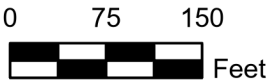
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1	Parameter reported above the laboratory reporting limit but below the applicable regulatory standard/criterion
1	Parameter reported at a concentrations greater than Part 375 Commerical SCOs
1	Parameter reported at a concentrations greater than Part 375 Industrial SCOs

Notes:

ft bg = feet below grade
mg/kg = milligrams per kilogram
SCO = Soil Cleanup Objective



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Soil Analytical Results
Exceedances Over
Part 375 Commercial
Use SCO
The Remington Sites A-E
14 Hoefler Avenue
Ilion, New York

Figure No.

5B

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	Part 375 Commercial	Part 375 Industrial
SVOCs (mg/kg)		
Benzo(a)pyrene	1	1.1
Metals (mg/kg)		
Arsenic	16	16
Copper	270	10000
Lead	1000	3900

Legend	
<1	Parameter not detected above the laboratory reporting limit
1	Parameter reported above the laboratory reporting limit but below the applicable regulatory standard/criterion
1	Parameter reported at a concentrations greater than Part 375 Commerical SCO
1	Parameter reported at a concentrations greater than Part 375 Industrial SCO
Notes:	
ft bg = feet below grade	
mg/kg = milligrams per kilogram	
SCO = Soil Cleanup Objective	
SVOC = Semi-volatile organic compound	

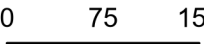


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Soil Analytical Results
Exceedances Over
Part 375 Commercial
Use SCO

The Remington Sites A-E
14 Hoefler Avenue
Ilion, New York

Figure No.
5C



Sample ID	HRP-SB-29
Date Collected	9/4/2024
Sample Depth (ft bg)	1-4
Metals (mg/kg)	
Copper	644
Lead	1140

Sample ID	HRP-SB-61
Date Collected	9/4/2024
Sample Depth (ft bg)	2-5
SVOCs (mg/kg)	
Benzo(a)pyrene	1.81 D

Sample ID	HRP-SB-30
Date Collected	9/3/2024
Sample Depth (ft bg)	4-6
Metals (mg/kg)	
Arsenic	17.4

Sample ID	HRP-SB-60
Date Collected	9/3/2024
Sample Depth (ft bg)	3-6
Metals (mg/kg)	
Arsenic	21.1

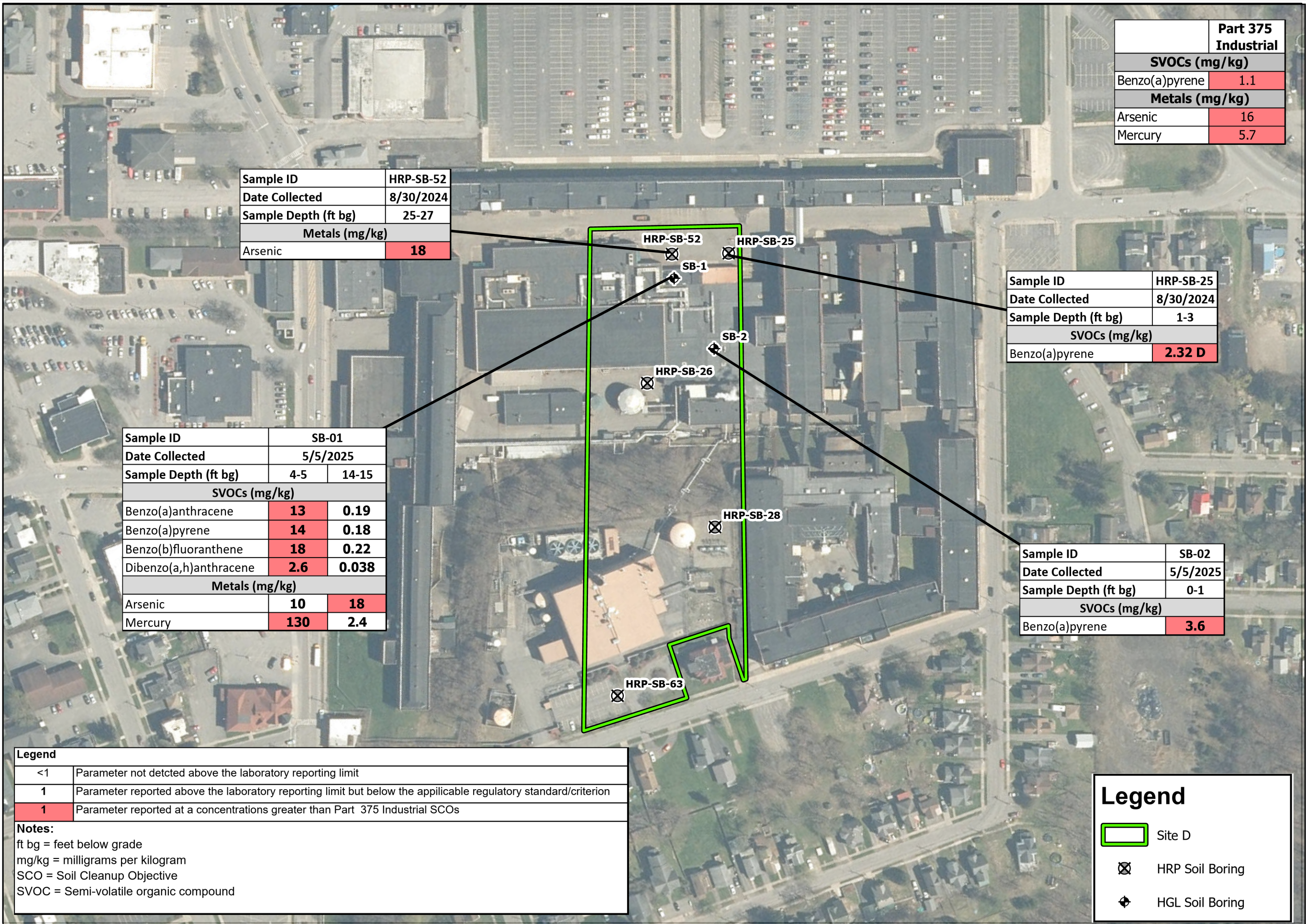
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 Site C

 HRP Soil Boring

 HGL Soil Boring

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<1	Parameter not detected above the laboratory reporting limit
1	Parameter reported above the laboratory reporting limit but below the applicable regulatory standard/criterion
1	Parameter reported at a concentrations greater than Part 375 Industrial SCOs

Notes:

ft bg = feet below grade
mg/kg = milligrams per kilogram
SCO = Soil Cleanup Objective
SVOC = Semi-volatile organic compound

Legend

	Site D
	HRP Soil Boring
	HGL Soil Boring



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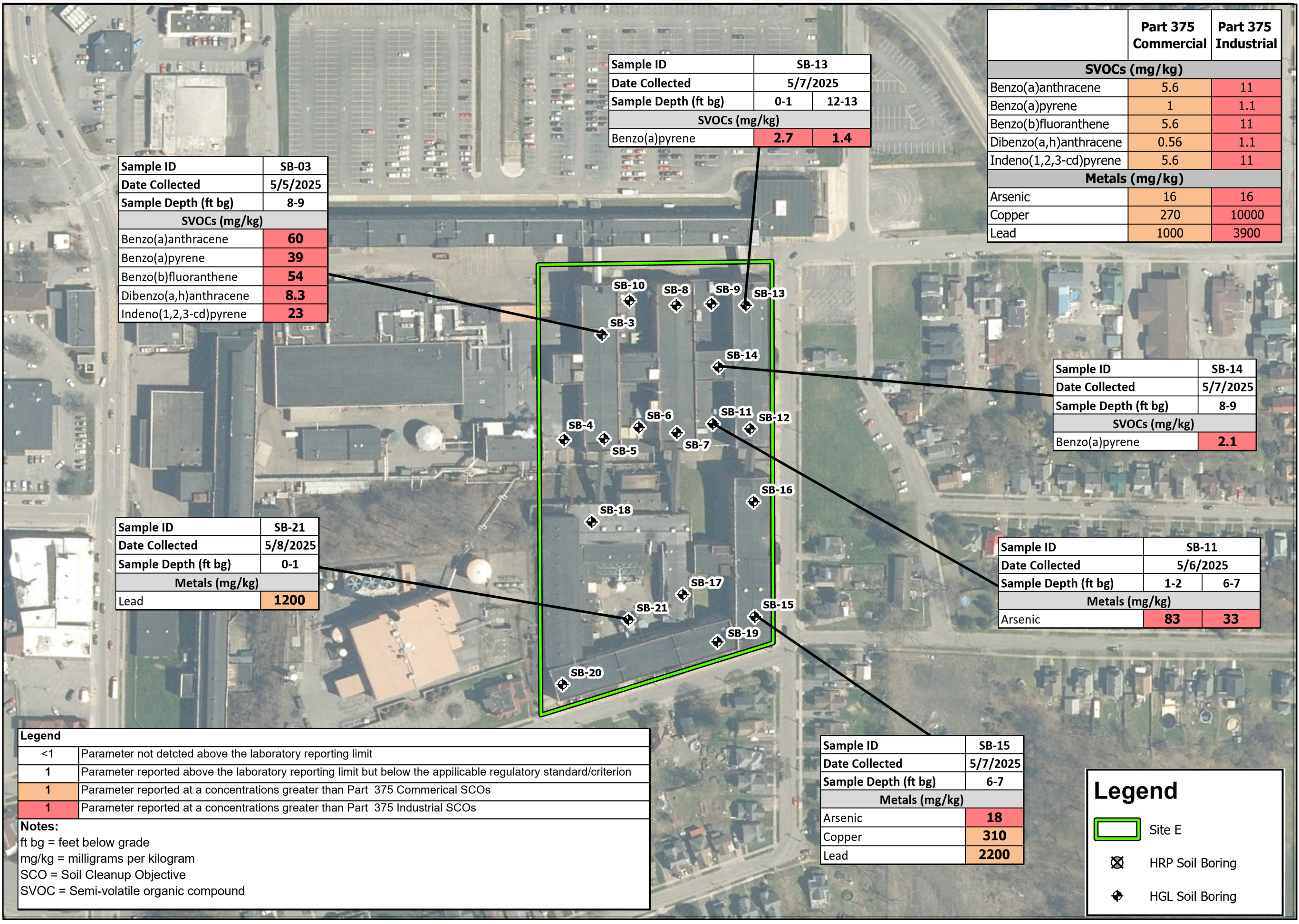
Soil Analytical Results Exceedances Over Part 375 Industrial Use SCO

The Remington Sites A-E
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Figure No.

5D

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Soil Analytical Results Exceedances Over Part 375 Commercial Use SCO

The Remington Sites A-E
14 Hoefler Avenue
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Figure No.

5E

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Notes
- ug/L = micrograms per liter

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Site A

Monitoring Well

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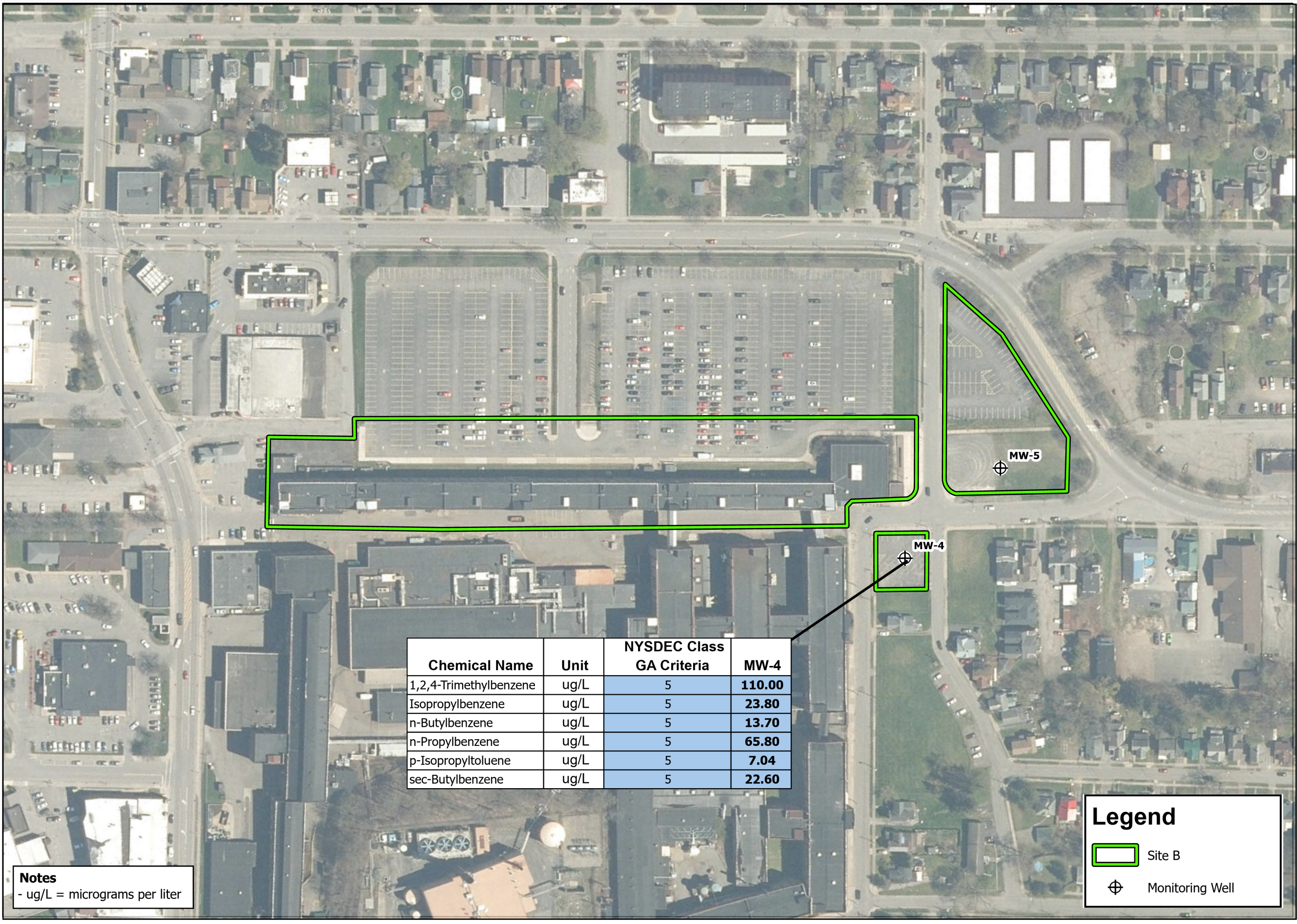
Groundwater Analytical Results Exceedances Over Class GA Criteria

The Remington Sites A-E
14 Hoefler Avenue
Ilion, New York

Figure No.

6A

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Notes
- ug/L = micrograms per liter

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Site B

Monitoring Well



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Groundwater
Analytical Results
Exceedances Over
Class GA Criteria

The Remington Sites A-E
14 Hoefler Avenue
Ilion, New York

Figure No.

6B

TABLES

Table 1A
Soil Analytical Results - Exceedances Over Part 375 SCOs
The Remington Sites A-E
14 Hoefler Avenue, Ilion, NY

Location:	Part 375 Unrestricted	Part 375 Protection of Groundwater	Part 375 Restricted Residential	Part 375 Commercial	Part 375 Industrial	HRP-SB-1	HRP-SB-2	HRP-SB-4	HRP-SB-5	HRP-SB-9	HRP-SB-10	HRP-SB-11	HRP-SB-12	HRP-SB-13	HRP-SB-14	HRP-SB-15	HRP-SB-16	HRP-SB-18	HRP-SB-19	HRP-SB-23	HRP-SB-24	HRP-SB-36
Date Collected:						08/26/2024	08/26/2024	08/27/2024	08/26/2024	09/10/2024	09/10/2024	09/11/2024	09/12/2024	09/12/2024	08/28/2024	09/12/2024	09/12/2024	09/10/2024	09/11/2024	09/10/2024	08/28/2024	09/12/2024
Depth (ft bg):						12-14	0.5-4	0.5-2.5	17.5-20	17-20	23-26	20-23	10-12	2-4	12-15	20-23	21-24	2-5	1-3	18-21	23-25	3-5
Laboratory Sample ID:						24H1788-01	24H1788-02	24H2011-03	24H1788-05	24I0746-10	24I0746-11	24I0746-12	24I0791-04	24I0791-07	24H2011-07	24I0791-05	24I0791-03	24I0746-07	24I0746-06	24I0746-09	24H2011-06	24I0791-08
Volatile Organic Compounds (VOCs) (mg/kg)																						
1,2,4-Trimethylbenzene	3.6	3.6	52	190	380	< 0.00370 U	< 0.00420 U	< 0.00250 U	< 0.00400 U	< 0.00190 U	< 0.00210 U	< 0.00260 U	< 0.00350 U	< 0.00300 U	21.0 D	< 0.00270 U	< 0.00290 U	NA	NA	< 0.00270 U	0.015	< 0.00270 U
Acetone	0.05	0.05	100	500	1000	< 0.00750 U	0.00570 J	0.016	0.00780 J	< 0.00390 U	< 0.00430 U	< 0.00520 U	0.068	< 0.00590 U	0.014	0.016	0.025	NA	NA	0.015	0.01	< 0.00540 U
Semivolalite Organic Compounds (SVOC) (mg/kg)																						
Benzo(a)anthracene	1	1	1	5.6	11	< 0.0868 U	0.159 D	0.133 D	< 0.0875 U	< 0.0434 U	< 0.0437 U	< 0.0877 U	< 0.0523 U	1.39 D	< 0.0447 U	< 0.0441 U	< 0.0480 U	< 0.0553 U	0.155 D	< 0.0452 U	< 0.0445 U	0.0830 JD
Benzo(a)pyrene	1	22	1	1	1.1	< 0.0868 U	0.192 D	0.127 D	< 0.0875 U	< 0.0434 U	< 0.0437 U	< 0.0877 U	< 0.0523 U	1.45 D	< 0.0447 U	< 0.0441 U	< 0.0480 U	< 0.0553 U	0.138 D	< 0.0452 U	< 0.0445 U	0.0706 JD
Benzo(b)fluoranthene	1	1.7	1	5.6	11	< 0.0868 U	0.340 D	0.212 D	< 0.0875 U	< 0.0434 U	< 0.0437 U	< 0.0877 U	< 0.0523 U	1.40 D	< 0.0447 U	< 0.0441 U	< 0.0480 U	< 0.0553 U	0.157 D	< 0.0452 U	< 0.0445 U	0.0553 JD
Benzo(k)fluoranthene	0.8	1.7	3.9	56	110	< 0.0868 U	0.130 D	0.167 D	< 0.0875 U	< 0.0434 U	< 0.0437 U	< 0.0877 U	< 0.0523 U	1.06 D	< 0.0447 U	< 0.0441 U	< 0.0480 U	< 0.0553 U	0.118 D	< 0.0452 U	< 0.0445 U	0.0583 JD
Chrysene	1	1	3.9	56	110	< 0.0868 U	0.258 D	0.227 D	< 0.0875 U	< 0.0434 U	< 0.0437 U	< 0.0877 U	< 0.0523 U	1.35 D	< 0.0447 U	0.0577 JD	< 0.0480 U	< 0.0553 U	0.158 D	< 0.0452 U	< 0.0445 U	0.0772 JD
Indeno(1,2,3-cd)pyrene	0.5	8.2	0.5	5.6	11	< 0.0868 U	0.202 D	0.162 D	< 0.0875 U	< 0.0434 U	< 0.0437 U	< 0.0877 U	< 0.0523 U	1.05 D	< 0.0447 U	< 0.0441 U	< 0.0480 U	< 0.0553 U	0.138 D	< 0.0452 U	< 0.0445 U	< 0.0457 U
Metals (mg/kg)																						
Arsenic	13	16	16	16	16	17.5	19.8	19.3	21.6	18.8	25.6	14.1	5.27	9.38	20.8	15.7	17.9	66.2	18.3	27.9	14.7	8.88
Copper	50	1720	270	270	10000	46.5	1840	68.7	31.6	32.2	47.5	47.7	16.5	84.8	23.1	31.4	44.9	119	76.2	45.9	16.6	35.5
Lead	63	450	400	1000	3900	10.5	239	46.5	13.5	11.2	7.7	8.32	10.8	469	14.7	6.88	8.22	68.8	35.2	8.71	7.01	49.2
Mercury	0.18	0.73	0.81	2.8	5.7	< 0.0314 U	0.165	0.0855	< 0.0317 U	< 0.0318 U	< 0.0323 U	0.209	0.0635	0.575	< 0.0325 U	< 0.0322 U	< 0.0349 U	1.3	0.0574	< 0.0325 U	< 0.0324 U	0.659
Nickel	30	130	310	310	10000	18.4	235	31	14.1	17.4	16.8	17.1	10.9	26.7	13.4	13.5	17.2	66	31	15.1	8.94	17.7
Selenium	3.9	4	180	1500	6800	< 1.82 U	< 2.07 U	2.64	< 1.83 U	< 1.84 U	< 1.87 U	< 1.91 U	< 2.20 U	< 2.03 U	< 1.88 U	< 1.86 U	< 2.02 U	13.8	< 1.94 U	< 1.88 U	< 1.87 U	< 1.92 U
Zinc	109	2480	10000	10000	10000	92.2	939	116	73	70.7	107	73.9	143	324	76.9	56.8	77.5	168	74.4	92.8	45.5	74.8

Legend	
<1	Parameter not detected above the laboratory reporting limit
1	Parameter reported at a concentrations greater than Part 375 Unrestricted SCOs
1	Parameter reported at a concentrations greater than Part 375 Protection of Ground water
1	Parameter reported at a concentrations greater than Part 375 Restricted Residential SCOs
1	Parameter reported at a concentrations greater than Part 375 Commerical SCOs
1	Parameter reported at a concentrations greater than Part 375 Industrial SCOs
1	Parameter reported above the laboratory reporting limit but below the appilicable regulatory

Notes:
ft bg = feet below grade
mg/kg = milligrams per kilogram
D = Result was obtained from the analysis of a dilution
SCO = Soil Cleanup Objective

Table 1B Soil Analytical Results - Exceedances Over Part 375 SCOs The Remington Sites A-E 14 Hoefler Avenue, Ilion, NY															
Location:	Part 375 Unrestricted	Part 375 Protection of Groundwater	Part 375 Restricted Residential	Part 375 Commercial	Part 375 Industrial	HRP-SB-20	HRP-SB-33	HRP-SB-34	HRP-SB-40	HRP-SB-41	HRP-SB-43	HRP-SB-44	HRP-SB-51	SB-23	SB-23
Date Collected:						09/05/2024	09/11/2024	09/11/2024	09/13/2024	09/13/2024	09/13/2024	09/13/2024	09/05/2024	05/09/2025	05/09/2025
Depth (ft bg):						1-2.5	8-10	25-27	22-24	5-9	13-15	22-25	2-4	14-15	5-6
Laboratory Sample ID:						24I0294-05	24I0746-15	24I0746-14	24I0889-02	24I0889-03	24I0889-04	24I0889-01	24I0294-03	410-221610-5	410-221610-12
Volatile Organic Compounds (VOCs) (mg/kg)															
1,2,4-Trimethylbenzene	3.6	3.6	52	190	380	NA	NA	NA	2.20 D	< 0.00340 U	4.20 D	0.830 D	< 0.00270 U	NA	NA
Metals (mg/kg)															
Arsenic	13	16	16	16	16	11.6	8.48	17.7	18.3	3.59	6.91	20.6	15.4	17	43
Chromium	30	NP	180	1500	6800	12.1	41.8	16.8	13.2	9.23	13.6	12.1	25.8	13	22
Copper	50	1720	270	270	10000	60.4	2390	32.7	41.9	39.1	30.1	31.3	42.3	16	50
Lead	63	450	400	1000	3900	73.7	120	8.03	29.5 B	76.9 B	10.5 B	11.1 B	50.6	8.2	39
Mercury	0.18	0.73	0.81	2.8	5.7	0.211	< 0.0350 U	< 0.0335 U	< 0.0333 U	0.0805	< 0.0346 U	< 0.0335 U	0.0572	< 0.0610 U	0.12
Nickel	30	130	310	310	10000	14.9	986	16.6	18.6	155	16.7	14.4	21.8	11	29
Zinc	109	2480	10000	10000	10000	78.6	734	74.8	76.8	296	56	73.8	90.4	64	130

Legend	
<1	Parameter not detcted above the laboratory reporting limit
1	Parameter reported at a concentrations greater than Part 375 Unrestricted SCOs
1	Parameter reported at a concentrations greater than Part 375 Protection of Ground water SCOs
1	Parameter reported at a concentrations greater than Part 375 Restricted Residential SCOs
1	Parameter reported at a concentrations greater than Part 375 Commerical SCOs
1	Parameter reported at a concentrations greater than Part 375 Industrial SCOs
1	Parameter reported above the laboratory reporting limit but below the appilicable regulatory standard/criterion

Notes:
ft bg = feet below grade
mg/kg = milligrams per kilogram
NA = Not Analyzed
NP = not promulgated/ no applicable SCO
B = Analyte was found in the associated analysis batch blank
D = Result was obtained from the analysis of a dilution
SCO = Soil Cleanup Objective

Table 1C
Soil Analytical Results - Exceedances Over Part 375 SCOs
The Remington Sites A-E
14 Hoefler Avenue, Ilion, NY

Location:	Part 375 Unrestricted	Part 375 Protection of Groundwater	Part 375 Restricted Residential	Part 375 Commercial	Part 375 Industrial	HRP-SB-29	HRP-SB-30	HRP-SB-60	HRP-SB-61	HRP-SB-62	SB-22	SB-24	SB-24	SB-26
Date Collected:						09/04/2024	09/03/2024	09/03/2024	09/04/2024	09/09/2024	05/09/2025	05/09/2025	05/09/2025	05/09/2025
Depth (ft bg):						1-4	4-6	3-6	2-5	2-5	14-15	10-11	8-9	1-2
Laboratory Sample ID:						24I0221-07	24I0221-01	24I0221-02	24I0221-05	24I0746-01	410-221610-10	410-221610-9	410-221610-3	410-221610-6
Semivolalite Organic Compounds (SVOC) (mg/kg)														
Benzo(a)anthracene	1	1	1	5.6	11	0.529 D	0.347 D	< 0.0508 U	2.05 D	< 0.0460 U	< 0.0210 U	0.56	0.3	0.62
Benzo(a)pyrene	1	22	1	1	1.1	0.474 D	0.424 D	< 0.0508 U	1.81 D	< 0.0460 U	< 0.0210 U	0.57	0.34	0.45
Benzo(b)fluoranthene	1	1.7	1	5.6	11	0.388 D	0.318 D	< 0.0508 U	1.68 D	< 0.0460 U	< 0.0210 U	0.59	0.81	0.49
Benzo(k)fluoranthene	0.8	1.7	3.9	56	110	0.369 D	0.317 D	< 0.0508 U	1.40 D	< 0.0460 U	< 0.0210 U	0.17	0.12	0.2
Chrysene	1	1	3.9	56	110	0.501 D	0.368 D	< 0.0508 U	1.47 D	< 0.0460 U	< 0.0210 U	0.49	0.35	0.65
Dibenzo(a,h)anthracene	0.33	1000	0.33	0.56	1.1	0.148 D	0.150 D	< 0.0508 U	0.552 D	< 0.0460 U	< 0.0210 U	0.077	0.059	0.077
Indeno(1,2,3-cd)pyrene	0.5	8.2	0.5	5.6	11	0.291 D	0.284 D	< 0.0508 U	1.23 D	< 0.0460 U	< 0.0210 U	0.23	0.21	0.22
Metals (mg/kg)														
Arsenic	13	16	16	16	16	10	17.4	21.1	2.89	15.4	7.8	12	13	9.5
Copper	50	1720	270	270	10000	644	53.4	81.3	10.1	43.5	20	38	63	130
Lead	63	450	400	1000	3900	1140	293	758	10.7	12.6	7.4	470	190	320
Mercury	0.18	0.73	0.81	2.8	5.7	0.649	0.719	0.397	0.0811	0.0397	< 0.0730 U	0.091	0.16	0.59
Nickel	30	130	310	310	10000	23.3	23.7	16.4	7.35	16.4	34	20	37	23
Silver	2	8.3	180	1500	6800	0.605	< 0.420 U	< 0.521 U	< 0.485 U	< 0.390 U	< 0.120 U	1.5	2.5	0.17
Zinc	109	2480	10000	10000	10000	1140	99.9	75.1	38	68.8	65	70	87	150

Legend	
<1	Parameter not detcted above the laboratory reporting limit
1	Parameter reported at a concentrations greater than Part 375 Unrestricted SCOs
1	Parameter reported at a concentrations greater than Part 375 Protection of Ground water SCOs
1	Parameter reported at a concentrations greater than Part 375 Restricted Residential SCOs
1	Parameter reported at a concentrations greater than Part 375 Commerical SCOs
1	Parameter reported at a concentrations greater than Part 375 Industrial SCOs
1	Parameter reported above the laboratory reporting limit but below the appilicable regulatory

Notes:
ft bg = feet below grade
mg/kg = milligrams per kilogram
D = Result was obtained from the analysis of a dilution
SCO = Soil Cleanup Objective



Table 1D
Soil Analytical Results - Exceedances Over Part 375 SCOs
The Remington Sites A-E
14 Hoefler Avenue, Ilion, NY

Location:	Part 375 Unrestricted	Part 375 Protection of Groundwater	Part 375 Restricted Residential	Part 375 Commercial	Part 375 Industrial	HRP-SB-25	HRP-SB-52	SB-01	SB-01	SB-01	SB-02
Date Collected:						08/30/2024	08/30/2024	05/05/2025	05/05/2025	05/05/2025	05/05/2025
Depth (ft bg):						1-3	25-27	14-15	4-5	4-5	0-1
Laboratory Sample ID:						24I0046-02	24I0046-04	410-221606-15	410-221610-8	410-221606-5	410-221606-13
Volatile Organic Compounds (VOCs) (mg/kg)											
Trichloroethene	0.47	0.47	21	200	400	< 0.00280 U	< 0.00220 U	0.0051	1.3	0.069	0.066
Semivolalite Organic Compounds (SVOC) (mg/kg)											
Benzo(a)anthracene	1	1	1	5.6	11	2.36 D	< 0.0475 U	0.19	18	13	3.9
Benzo(a)pyrene	1	22	1	1	1.1	2.32 D	< 0.0475 U	0.18	17	14	3.6
Benzo(b)fluoranthene	1	1.7	1	5.6	11	1.83 D	< 0.0475 U	0.22	20	18	4.6
Benzo(k)fluoranthene	0.8	1.7	3.9	56	110	1.84 D	< 0.0475 U	0.091	8.1	5.4	1.7
Chrysene	1	1	3.9	56	110	2.45 D	< 0.0475 U	0.21	19	15	3.7
Dibenzo(a,h)anthracene	0.33	1000	0.33	0.56	1.1	0.824 D	< 0.0475 U	0.038	3	2.6	0.76
Indeno(1,2,3-cd)pyrene	0.5	8.2	0.5	5.6	11	1.92 D	< 0.0475 U	0.11	10	9.5	2.3
Metals (mg/kg)											
Arsenic	13	16	16	16	16	9.4	18	18	17	10	13
Copper	50	1720	270	270	10000	26	24.5	29	160	71	50
Lead	63	450	400	1000	3900	38.2	8.54	42	70	100	600
Mercury	0.18	0.73	0.81	2.8	5.7	0.53	0.0891	2.4	60	130	4.8
Zinc	109	2480	10000	10000	10000	29.5	58.2	93	180	120	78

Legend	
<1	Parameter not detcted above the laboratory reporting limit
1	Parameter reported at a concentrations greater than Part 375 Unrestricted SCOs
1	Parameter reported at a concentrations greater than Part 375 Protection of Ground water SCOs
1	Parameter reported at a concentrations greater than Part 375 Restricted Residential SCOs
1	Parameter reported at a concentrations greater than Part 375 Commerical SCOs
1	Parameter reported at a concentrations greater than Part 375 Industrial SCOs
1	Parameter reported above the laboratory reporting limit but below the appilicable regulatory standard/criterion

Notes:
ft bg = feet below grade
mg/kg = milligrams per kilogram
D = Result was obtained from the analysis of a dilution
SCO = Soil Cleanup Objective



Table 1E
Soil Analytical Results - Exceedances Over Part 375 SCOs
The Remington Sites A-E
14 Hoefler Avenue, Ilion, NY

Location:						SB-03	SB-03	SB-04	SB-06	SB-08	SB-09	SB-10	SB-11	SB-11	SB-11	SB-12	SB-13	SB-13	SB-14	SB-14	SB-15	SB-15	SB-16	SB-17	SB-17	SB-18	SB-19	SB-21		
Date Collected:						05/05/2025	05/05/2025	05/06/2025	05/06/2025	05/06/2025	05/06/2025	05/06/2025	05/06/2025	05/06/2025	05/06/2025	05/06/2025	05/07/2025	05/07/2025	05/07/2025	05/07/2025	05/07/2025	05/07/2025	05/07/2025	05/07/2025	05/07/2025	05/07/2025	05/08/2025	05/08/2025		
Depth (ft bg):						0-1	8-9	1-2	0-1	4-5	0-1	2-3	1-2	6-7	6-7	0-1	0-1	12-13	0-1	1-2	8-9	0-1	6-7	2-3	1-2	3.5-4.5	15-16	0-1	0-1	
Laboratory Sample ID:						410-221606-8	410-221606-17	410-221606-18	410-221755-6	410-221613-6	410-221613-1	410-221755-10	410-221613-2	410-221755-8	410-221613-16	410-221755-1	410-221755-7	410-221613-7	410-221613-10	410-221755-9	410-221613-8	410-221755-5	410-221755-4	410-221755-4	410-221613-12	410-221755-11	410-221613-9	410-221613-18	410-221606-11	410-221606-12
Volatile Organic Compounds (VOCs) (mg/kg)																														
1,1,1-Trichloroethane	0.68	0.68	100	500	1000	< 0.00520	< 0.00580	< 0.310	< 0.270	< 0.340	< 0.00460	< 0.420	< 0.720	< 0.570	< 0.00600	< 0.00560	< 0.730	< 0.00690	< 0.00580	< 0.00680	< 0.00540	0.00084	0.04	< 0.00520	5.7	3.2	< 0.270	< 0.00710	< 0.310	
1,1-Dichloroethane	0.27	0.27	26	240	480	< 0.00520	< 0.00580	< 0.310	< 0.270	< 0.340	< 0.00460	< 0.420	< 0.720	< 0.570	< 0.00600	< 0.00560	< 0.730	< 0.00690	< 0.00580	< 0.00680	< 0.00540	< 0.00480	0.0072	< 0.00520	5.9	< 0.00560	< 0.270	< 0.00710	< 0.310	
Acetone	0.05	0.05	100	500	1000	0.039	0.033	< 1.20	< 1.10	< 1.40	0.0088	< 1.70	< 2.90	< 2.30	0.052	0.061	< 2.90	0.014	0.11	0.013	0.062	0.021	0.02	0.0086	0.0085	0.039	< 1.10	0.022	< 1.20	
cis-1,2-Dichloroethene	0.25	0.25	100	500	1000	< 0.00520	< 0.00580	< 0.310	< 0.270	< 0.340	< 0.00460	< 0.420	< 0.570	< 0.00600	< 0.00560	< 0.730	< 0.00690	< 0.00580	< 0.00680	< 0.00540	0.012	6.8	0.0073	0.18	0.28	< 0.270	< 0.00710	< 0.310		
Trichloroethene	0.47	0.47	21	200	400	0.0057	0.0097	< 0.310	0.62	< 0.340	0.016	11	0.36	0.86	0.0081	0.0046	6	0.009	0.011	0.014	0.0015	0.062	51	13	3.4	2.3	0.16	0.027	< 0.310	
Semivolatile Organic Compounds (SVOC) (mg/kg)																														
Benzo(a)anthracene	1	1	1	5.6	11	1.5	60	0.26	0.033	< 0.0190	0.0049	0.72	0.17	0.25	0.033	0.77	1.6	3.4	0.012	2.7	0.36	0.05	0.019	0.06	0.083	< 0.0200	0.2	< 0.190		
Benzo(b)pyrene	1	22	1	1.1	1.1	1	39	0.32	0.034	< 0.0190	< 0.0180	0.65	0.15	0.19	0.18	0.042	0.68	1.4	0.01	2.1	0.25	0.052	0.014	0.051	0.074	< 0.0200	0.19	< 0.190		
Benzo(b)fluoranthene	1	1.7	1	5.6	11	1.3	54	0.39	0.042	< 0.0190	0.009	0.84	0.18	0.27	0.27	0.047	1.1	1.8	3.2	0.013	2.8	0.31	0.068	0.019	0.076	0.11	< 0.0200	0.23	0.038	
Benzo(k)fluoranthene	0.8	1.7	3.9	56	110	0.54	17	0.14	0.019	< 0.0190	< 0.0180	0.25	0.071	0.1	0.11	0.024	0.43	0.56	1.3	0.005	0.85	0.13	0.026	0.0066	0.031	0.032	< 0.0200	0.095	< 0.190	
Chrysene	1	3.9	56	110	110	1.2	55	0.3	0.044	< 0.0190	0.0072	0.74	0.19	0.31	0.26	0.053	0.69	1.4	2.9	0.012	2.5	0.33	0.063	0.018	0.068	0.092	< 0.0200	0.2	< 0.190	
Dibenzo(a,h)anthracene	0.33	1000	0.33	0.56	1.1	0.21	8.3	0.071	< 0.0190	< 0.0190	< 0.0180	0.13	0.037	0.044	< 0.0210	0.012	0.16	0.25	0.47	< 0.0180	0.38	0.05	< 0.0210	< 0.0200	0.013	0.014	< 0.0200	0.037	< 0.190	
Dibenzofuran	7	210	59	350	1000	0.13	7.3	0.032	< 0.0410	< 0.0420	< 0.0400	0.026	< 0.0470	0.033	0.034	< 0.0430	0.065	0.22	0.55	< 0.0400	0.16	0.099	< 0.0460	< 0.0410	< 0.0400	< 0.0450	< 0.0450	< 0.410		
Fluoranthene	100	1000	100	500	1000	2.6	150	0.42	0.067	< 0.0190	0.013	1.4	0.33	0.71	0.56	0.073	2.1	4.2	9.6	0.021	6.7	0.8	0.1	0.046	0.12	0.16	< 0.0200	0.31	0.058	
Indeno(1,2,3-cd)pyrene	0.5	8.2	0.5	5.6	11	0.59	23	0.22	0.018	< 0.0190	< 0.0180	0.4	0.088	0.12	0.15	0.058	0.49	0.85	1.5	0.0055	1.2	0.14	0.033	0.0081	0.038	0.045	< 0.0200	0.11	< 0.190	
Phenanthrene	100	1000	100	500	1000	1.3	150	0.18	0.032	< 0.0190	0.011	0.67	0.2	0.57	0.52	0.062	1.3	3.9	8.8	0.014	4.4	0.63	0.077	0.045	0.097	0.091	< 0.0200	0.089	< 0.190	
Phenol	0.33	0.33	100	500	1000	< 0.0430	0.24	< 0.0440	< 0.0410	< 0.0420	< 0.0400	< 0.0420	0.073	0.14	0.46	< 0.0430	< 0.0430	< 0.0390	< 0.0430	< 0.0400	< 0.0410	< 0.0420	< 0.0460	< 0.0440	< 0.0410	< 0.0450	< 0.0450	< 0.410		
Metals (mg/kg)																														
Arsenic	13	16	16	16	16	9.4	12	9.3	12	15	4.1	11	83	35	33	10	9.5	12	12	9.2	14	8.3	18	7.1	7.9	4	4.9	8.5	7.6	
Copper	50	1720	270	10000	10000	23	31	25	35	30	20	35	68	30	32	22	19	20	28	28	38	52	310	22	54	30	73	110	33	
Lead	63	450	400	1000	3900	51	56	230	12	18	7.8	500	300	34	140	16	8.7	8.8	34	190	16	140	2200	13	32	63	5.3	24	1200	
Mercury	0.18	0.73	0.81	2.8	5.7	0.18	0.23	0.47	0.047	0.061	0.027	0.75	0.59	0.1	0.17	0.059	0.052	0.025	0.13	0.88	0.086	0.073	1.3	< 0.0700	0.049	0.036	< 0.0710	0.17	0.07	
Selenium	3.9	4	180	6800	6800	0.31	0.3	0.66	0.27	0.15	0.1	0.6	5.2	0.85	1.4	0.26	0.26	< 0.410	0.39	0.22	0.19	0.35	2.9	< 0.420	0.16	< 0.370	< 0.380	0.11	< 0.430	
Silver	2	8.3	180	1000	6800	0.048	0.071	0.083	< 0.100	< 0.100	4.6	0.098	0.45	1	3.9	< 0.110	0.096	< 0.100	0.12	0.05	0.11	0.072	0.26	< 0.110	0.11	0.14	< 0.0940	0.14	0.086	
Zinc	109	2480	10000	10000	10000	64	86	99	42	100	43	95	39	54	79	61	41	60	78	97	84	100	190	52	94	47	39	1700	140	

Legend	
<1	Parameter not detected above the laboratory reporting limit
1	Parameter reported at a concentrations greater than Part 375 Unrestricted SCOs
1	Parameter reported at a concentrations greater than Part 375 Protection of Ground water SCOs
1	Parameter reported at a concentrations greater than Part 375 Restricted Residential SCOs
1	Parameter reported at a concentrations greater than Part 375 Commercial SCOs
1	Parameter reported at a concentrations greater than Part 375 Industrial SCOs
1	Parameter reported above the laboratory reporting limit but below the applicable regulatory standard/criterion

Notes:
ft bg = feet below grade
mg/kg = milligrams per kilogram
SCO = Soil Cleanup Objective

Table 2
Groundwater Analytical Results – Exceedances Above Class GA Criteria
The Remington Sites A-E
14 Hoefler Avenue, Ilion, New York

Sample ID Sampling Date	NYSDEC GA Criteria	MW-1 9/26/2024	MW-2 9/26/2024	MW-3 9/26/2024	MW-5 9/26/2024	MW-6 9/27/2024 0:00	MW-8 9/27/2024
Volatile Organic Compounds (VOCs) (ug/L)							
Isopropylbenzene	5	0.405 U	54.30	0.405 U	0.405 U	0.405 U	0.405 U
n-Butylbenzene	5	0.399 U	7.12	0.399 U	0.399 U	0.399 U	0.399 U
n-Propylbenzene	5	0.384 U	142 D	0.384 U	0.384 U	0.384 U	0.384 U
sec-Butylbenzene	5	0.89 U	12.90	0.444 U	0.444 U	0.444 U	0.444 U

NOTES:

Any Regulatory Exceedences are color coded by Regulation
ug/L = micrograms per liter

Q is the Qualifier Column with definitions as follows:

D=result is from an analysis that required a dilution
U=analyte not detected at or above the level indicated