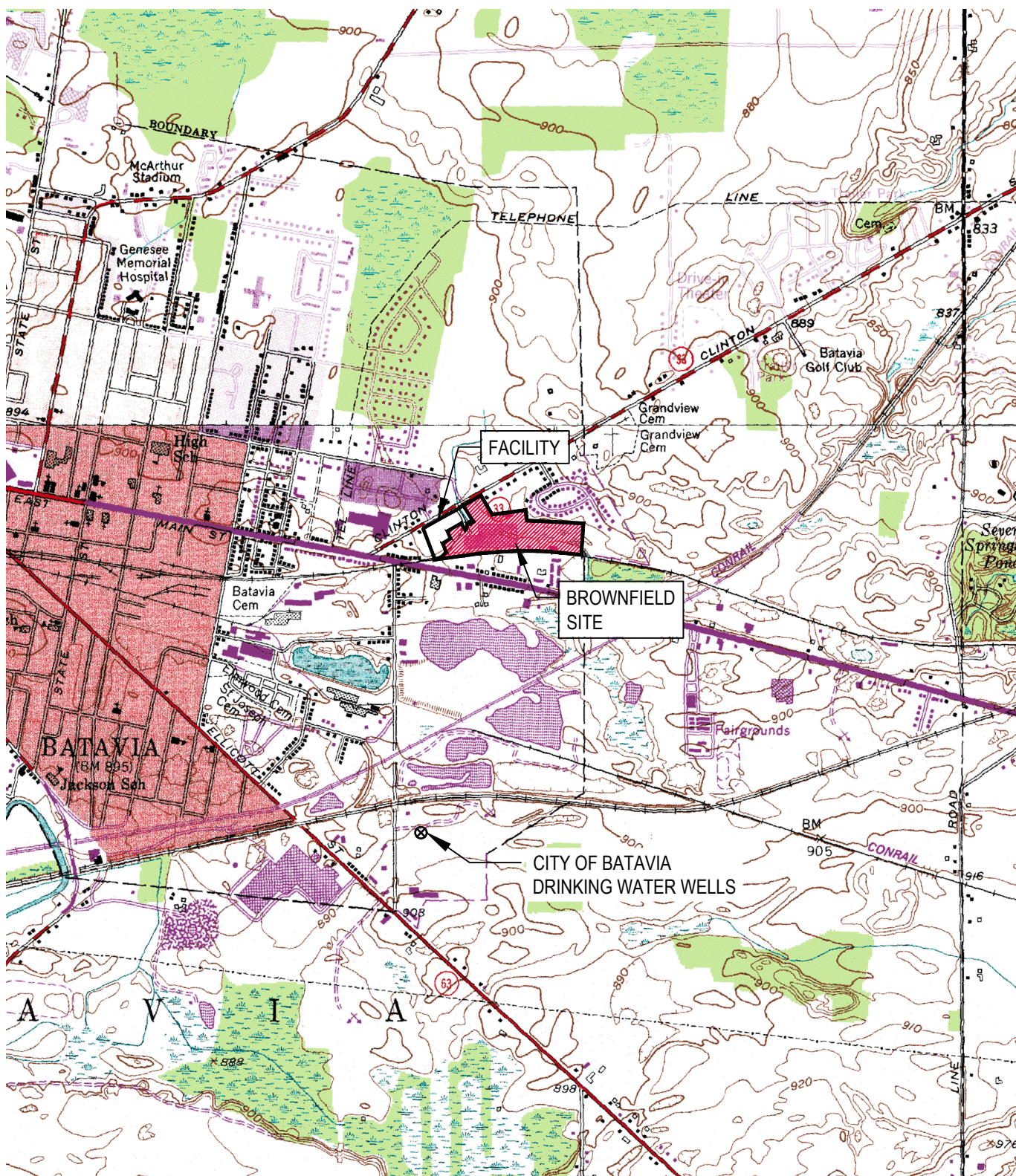
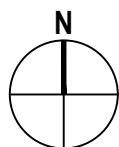




SOURCE: USGS QUADRANGLE MAPS; BATAVIA NORTH AND BATAVIA SOUTH, NEW YORK, 2015

NOTE: SITE BOUNDARIES ARE APPROXIMATE.

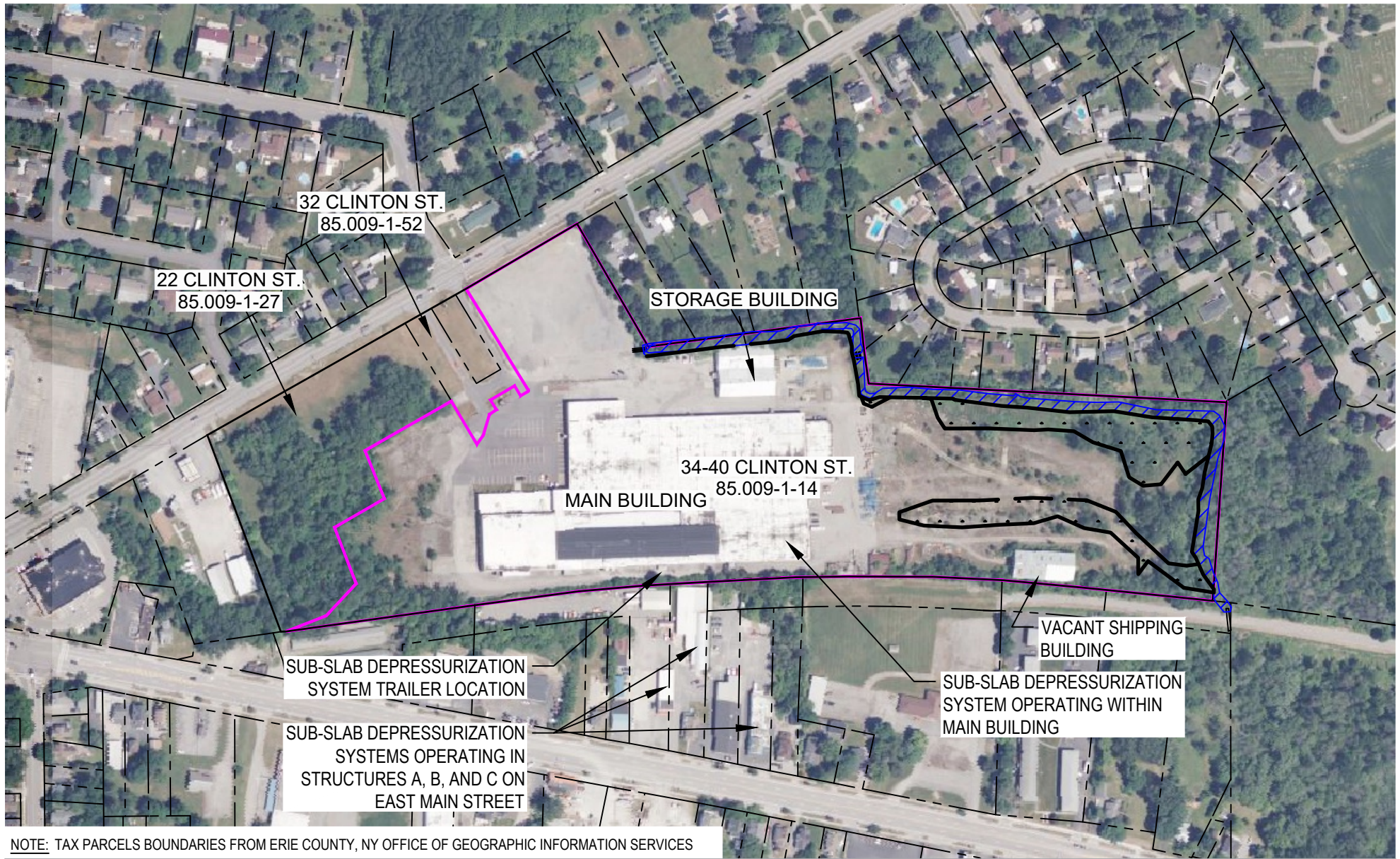


EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM

SITE LOCATION AND VICINITY MAP

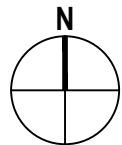
Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 1



LEGEND

- BROWNFIELD SITE, INSTITUTIONAL CONTROLS BOUNDARY, AND COVER SYSTEM BOUNDARY
- FACILITY
- DRAINAGE DITCH
- OCTOBER 2022 DELINEATED WETLAND BOUNDARY

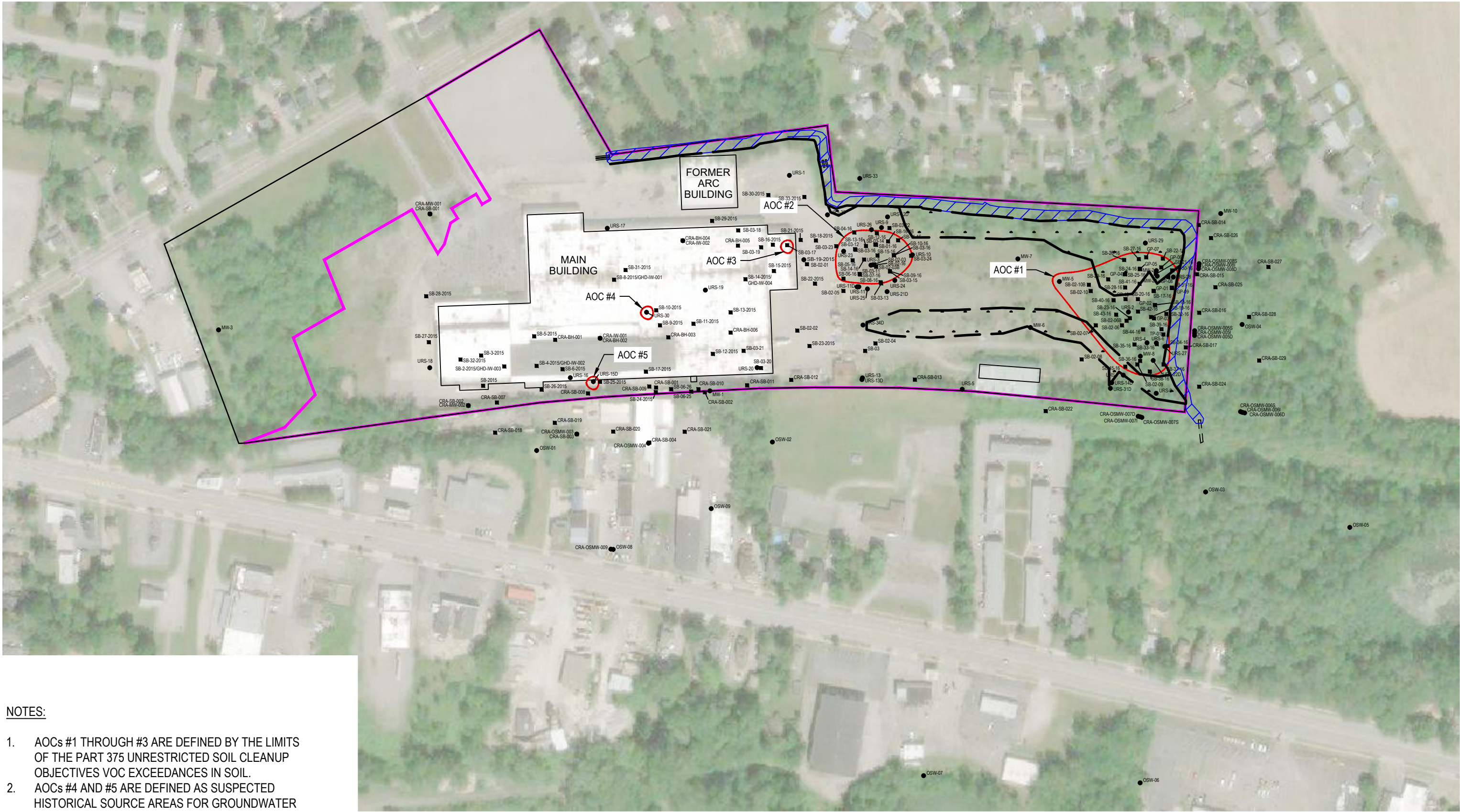


EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM

SITE PLAN

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 2



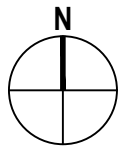
NOTES:

1. AOCs #1 THROUGH #3 ARE DEFINED BY THE LIMITS OF THE PART 375 UNRESTRICTED SOIL CLEANUP OBJECTIVES VOC EXCEEDANCES IN SOIL.
2. AOCs #4 AND #5 ARE DEFINED AS SUSPECTED HISTORICAL SOURCE AREAS FOR GROUNDWATER VOC EXCEEDANCES BENEATH THE MAIN BUILDING.

LEGEND

- MONITORING WELL
- SOIL BORING
- ☐ OCTOBER 2022 DELINEATED WETLAND BOUNDARY

- ▬ DRAINAGE DITCH
- ▬ BROWNFIELD SITE
- ▬ FACILITY
- ▬ LIMIT OF AREA OF CONCERN

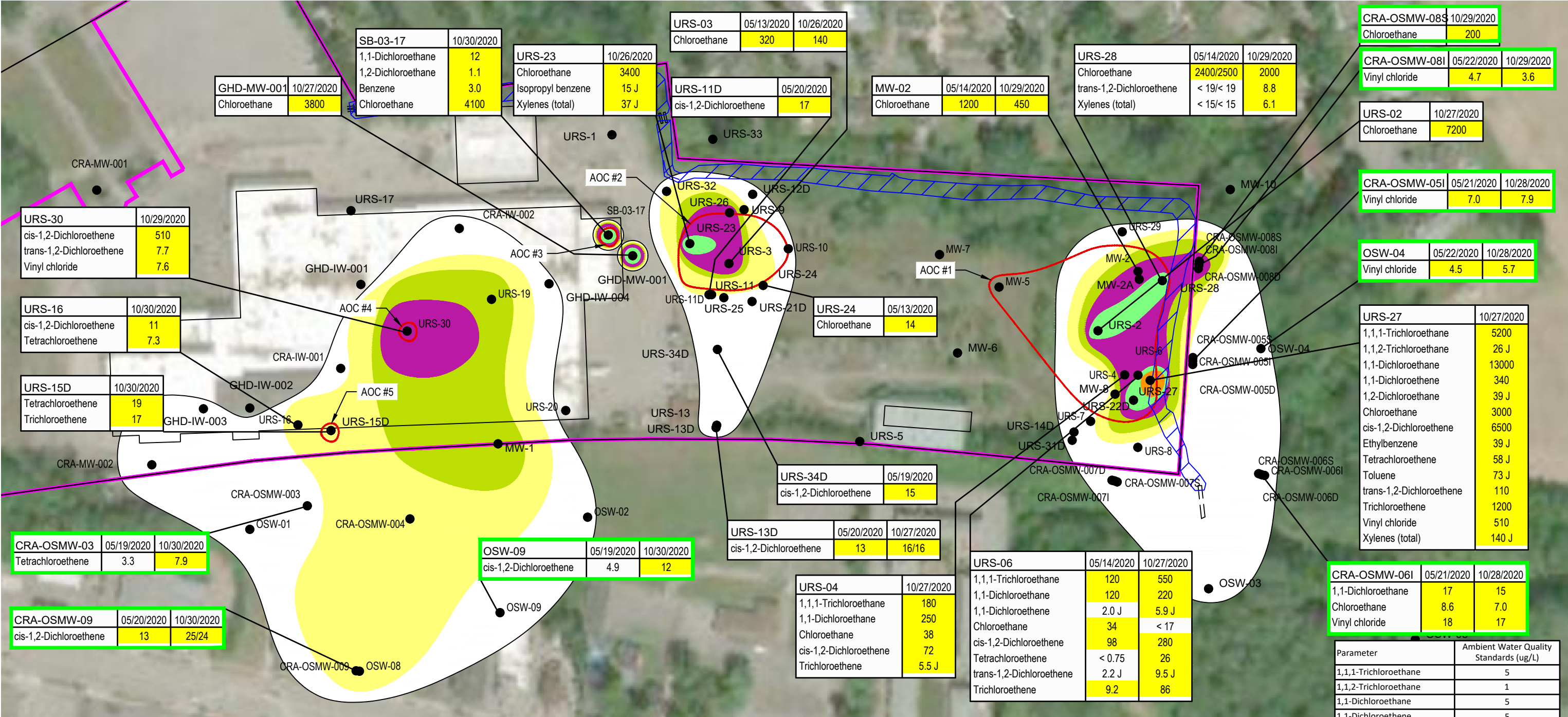


EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM

AREAS OF CONCERN

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 3



- NOTES:
1. PLUMES WERE DEVELOPED USING TOTAL VOC DATA FROM THE 2020 SAMPLING EVENTS.
 2. AOCs #1 THROUGH #3 ARE DEFINED BY THE LIMITS OF THE PART 375 UNRESTRICTED SOIL CLEANUP OBJECTIVES VOC EXCEEDANCES IN SOIL.
 3. AOCs #4 AND #5 ARE DEFINED AS SUSPECTED HISTORICAL SOURCE AREAS FOR GROUNDWATER VOC EXCEEDANCES BENEATH THE MAIN BUILDING.
 4. CRITERIA USED FOR THE EVALUATION OF ANALYTICAL RESULTS - NEW YORK STATE AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALVES (6NYCRR PART 703).
 5. ALL DATA IS PRESENTED IN UNITS OF MICROGRAMS PER LITERS (ug/L), OR ppb. J = ESTIMATED CONCENTRATION.

LEGEND

● MONITORING WELL

▬ DRAINAGE DITCH

▬ BROWNFIELD SITE

▬ FACILITY

▬ LIMIT OF AREA OF CONCERN

▬ INDICATES CONCENTRATIONS PERTAIN TO AN OFF-SITE WELL

30 EXCEEDS NYSDEC CLASS GA GROUNDWATER STANDARD OR GUIDANCE VALUE

TOTAL VOC GROUNDWATER CONCENTRATION

	= < 20 PPB
	= 20 - 50 PPB
	= 50 - 100 PPB
	= 100 - 1,000 PPB
	= 1,000 - 10,000 PPB
	= 10,000 - 50,000 PPB
	= 50,000 - 100,000 PPB
	= >100,000 PPB

Parameter	Ambient Water Quality Standards (ug/L)
1,1,1-Trichloroethane	5
1,1,2-Trichloroethane	1
1,1-Dichloroethane	5
1,1-Dichloroethane	5
1,2-Dichloroethane	0.6
Benzene	1
Chloroethane	5
cis-1,2-Dichloroethane	5
Ethylbenzene	5
Isopropyl benzene	5
Tetrachloroethene	5
Toluene	5
trans-1,2-Dichloroethene	5
Trichloroethene	5
Vinyl chloride	2
Xylenes (total)	5

N

0150'

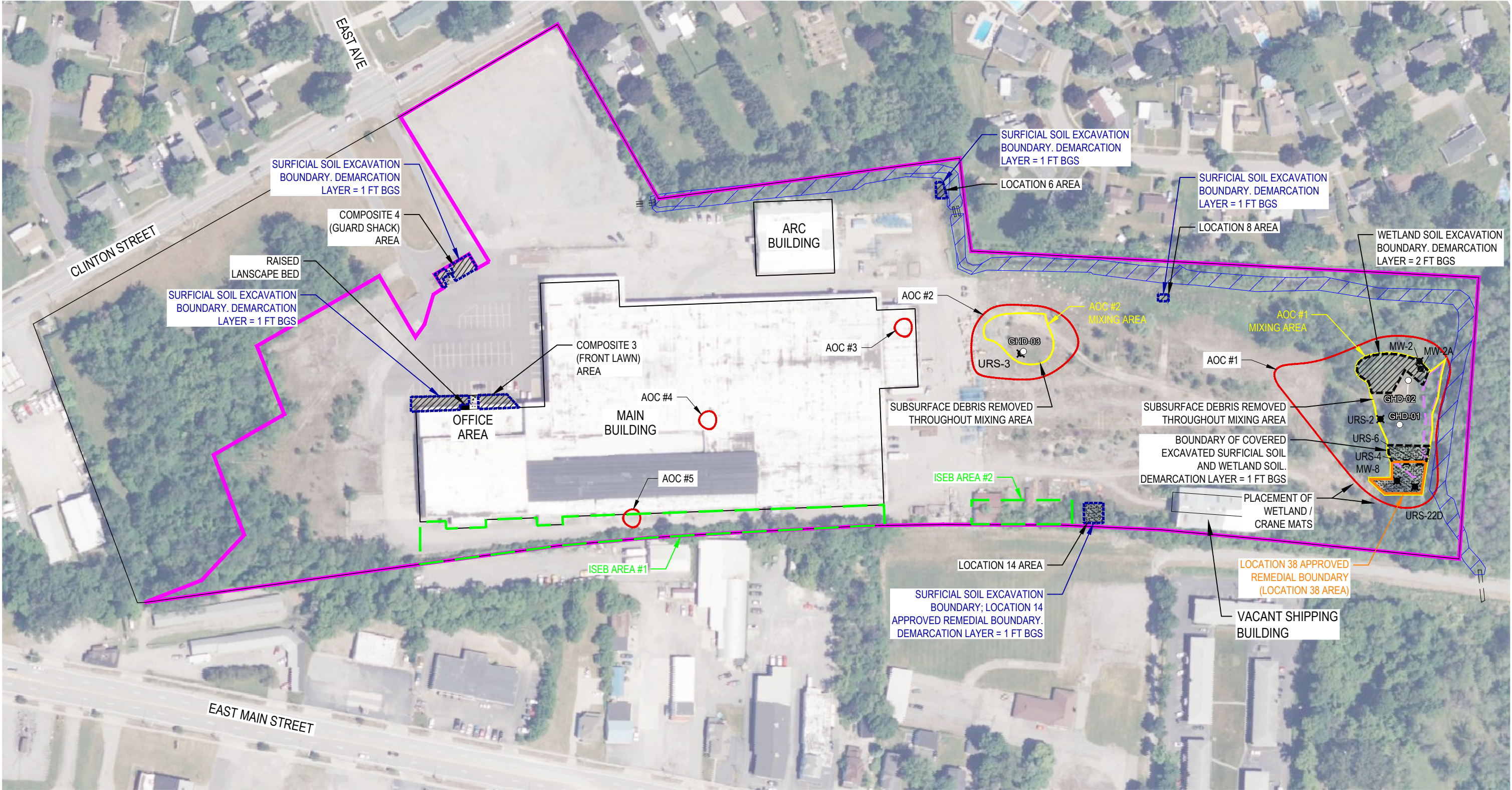
GHD

EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM
2020 GROUNDWATER VOC PLUMES AND
CLASS GA CRITERIA EXCEEDANCES

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 4

Filename: N:\US\Niagara Falls\Projects\56412566910\Digital_Design\ACAD\Figures\RPT003\12566910-GHD-00-00-RPT-EN-0004_WA-003.dwg
Plot Date: 12 September 2024 - 1:30 PM



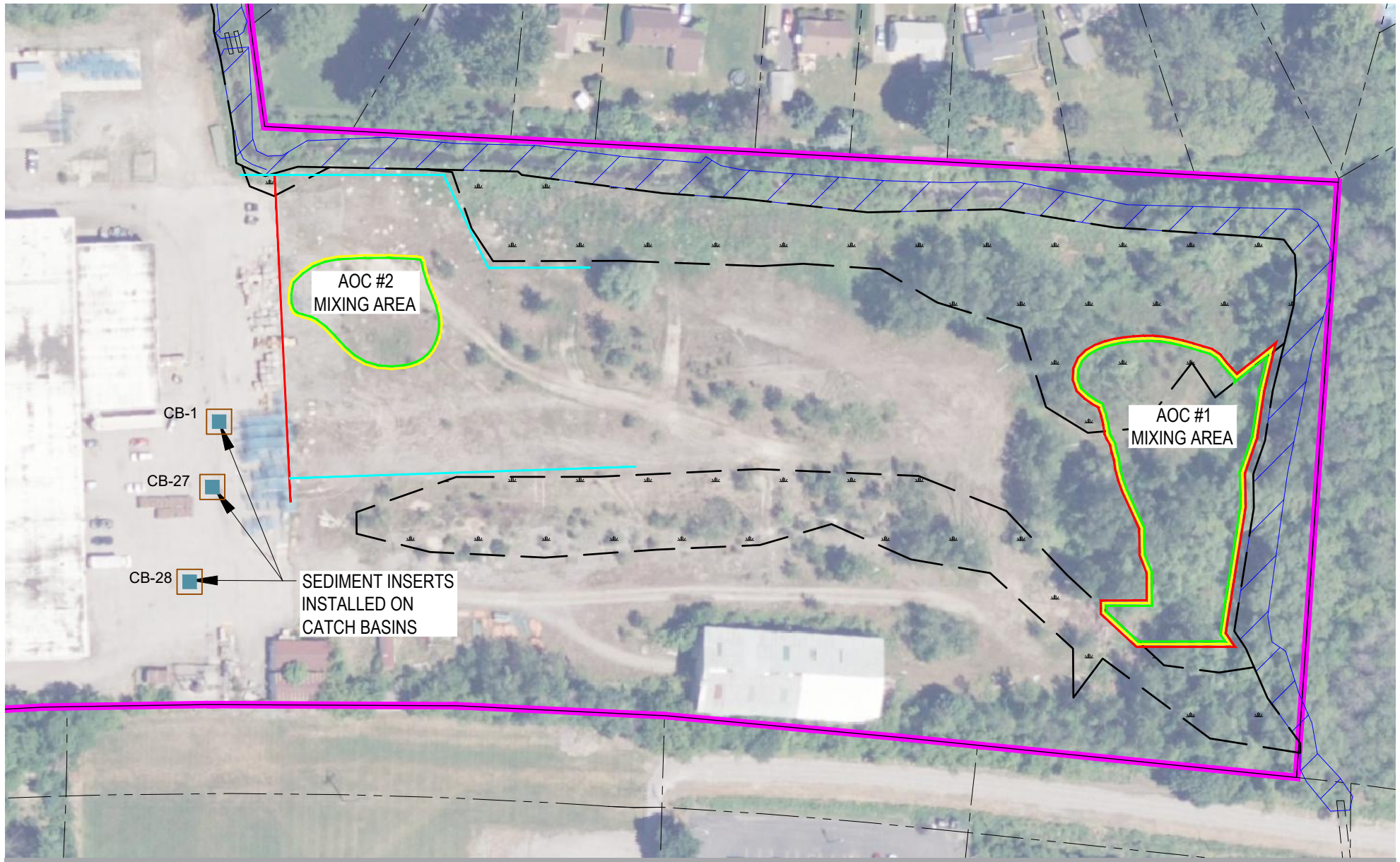
LEGEND	
	DRAINAGE DITCH
	BROWNFIELD SITE
	FACILITY
	IMPORTED CRUSHED STONE INSTALLED ABOVE DEMARCATION LAYER
	IMPORTED TOPSOIL INSTALLED ABOVE DEMARCATION LAYER
	LIMIT OF AREA OF CONCERN
	IN-SITU ENHANCED BIODEGRADATION INJECTION AREA
	ISCR GROUNDWATER BARRIER ZONE
	SURFICIAL SOIL EXCAVATION AREA
	LOCATION 38 APPROVED REMEDIAL BOUNDARY
	SOIL MIXING AREA
	MONITORING WELL REMOVED
	MONITORING WELL INSTALLED

EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM
REMEDIAL ACTIVITIES
COMPLETED

Project No. 12566910
Report No. 003
Date SEP 2024

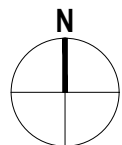
FIGURE 5

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Plot Date: 6 October 2025 - 3:12 PM



LEGEND

- BROWNFIELD SITE
- FACILITY
- DRAINAGE DITCH
- OCTOBER 2022 DELINEATED WETLAND BOUNDARY
- SOIL MIXING AREA
- IMPERMEABLE BARRIER
- SILT FENCE
- SILT SOCK

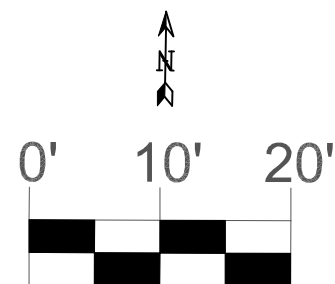
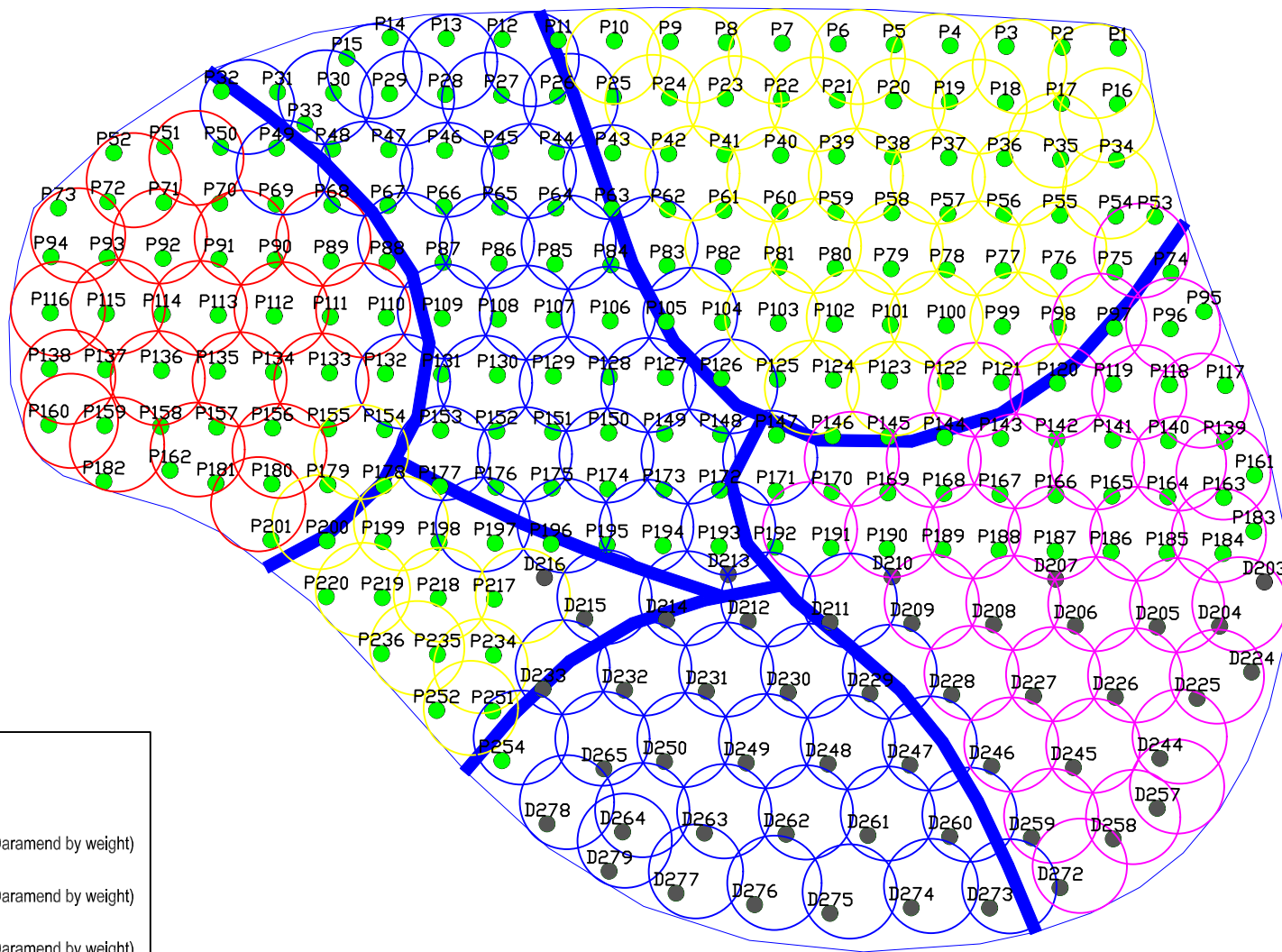


EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM

**SOIL MIXING EROSION &
SEDIMENTATION
CONTROLS SCHEMATIC**

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 6



- 8' Diameter Soil Mix Column
- Mixed From 0-16 Feet BGS (1.5% dose of Daramend by weight)
- Mixed From 0-14 Feet BGS (1.5% dose of Daramend by weight)
- Mixed From 0-12 Feet BGS (1.5% dose of Daramend by weight)
- Mixed From 0-10 Feet BGS (1.5% dose of Daramend by weight)

- Soil Mixing Area
- Soil Mixing Depth Boundary
- 1.26' Diameter Dry Daramend Addition Casing
- 1.26' Diameter Slurry Daramend Addition Casing

NOTES:

Number of Columns - 157

Number of Casings - 259



Completed Casing Installation Plan — AOC #2 Mixing Area

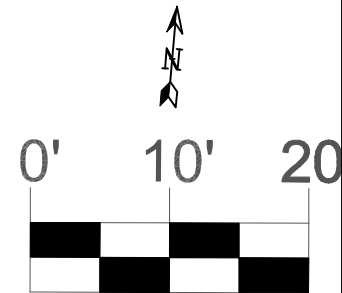
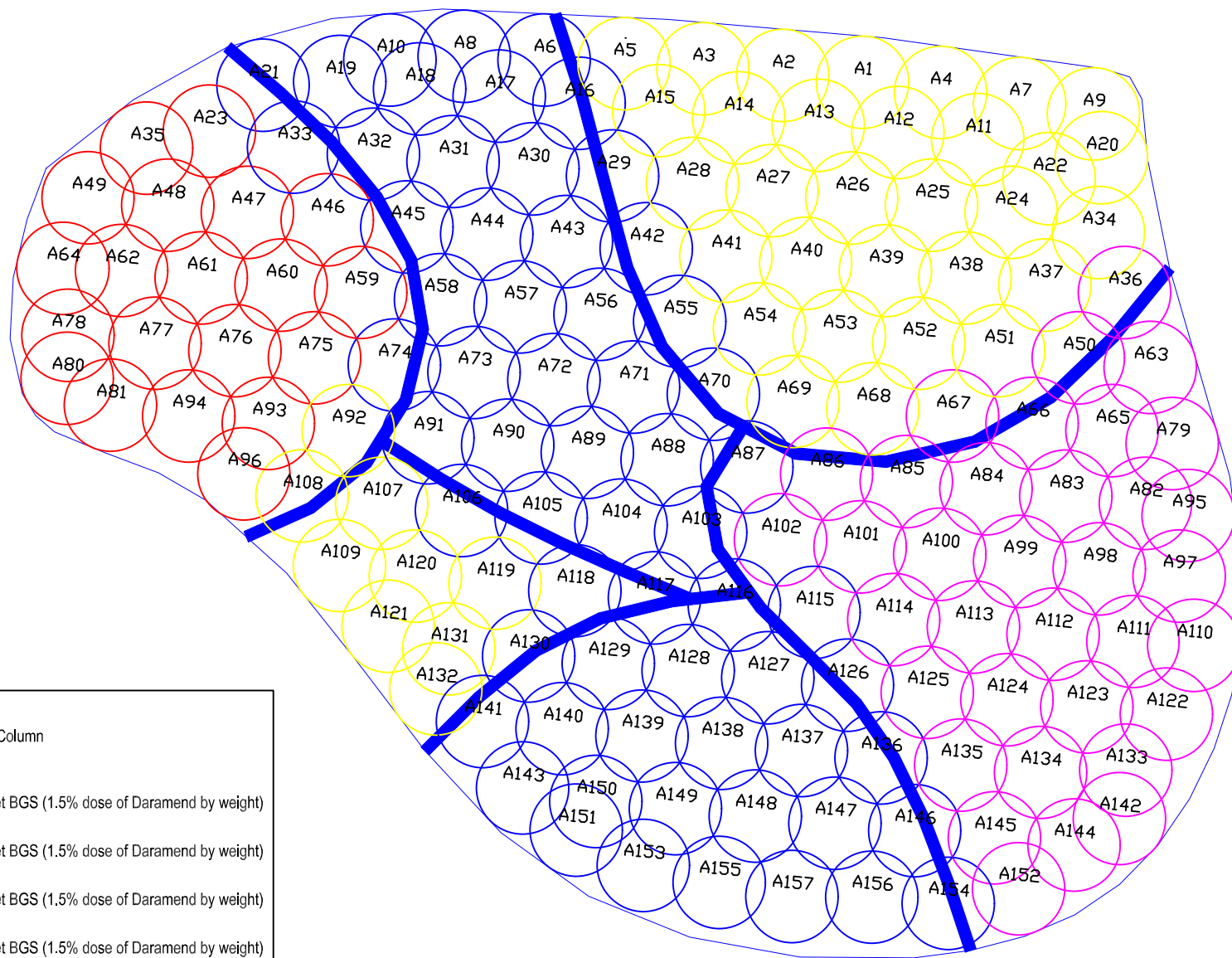
Ex-Eaton Site (C819022)
Final Engineering Report
NYSDEC Brownfield Cleanup Program

FIGURE 7

PO: 22-013

REVISIONS			
REV	DESCRIPTION		
Ⓐ	Revised:	Chkd:	Appr.:
Ⓑ	Revised:	Chkd:	Appr.:
Ⓒ	Revised:	Chkd:	Appr.:

DRAWN BY:	ACT 06/30/23
CHECKED:	
APPROVED:	
REVISED:	0
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— Soil Mixing Area
 — Soil Mixing Depth Boundary

NOTES:

Number of Columns - 157

DRAWN BY: **ACT 06/30/23**

CHECKED:

APPROVED:

REVISED: **0**

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 IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS AND SUPPLIERS WITHOUT THE WRITTEN CONSENT OF GEO-SOLUTIONS, INC.



Completed Column Installation Plan — AOC #2 Mixing Area

Ex-Eaton Site (C819022)

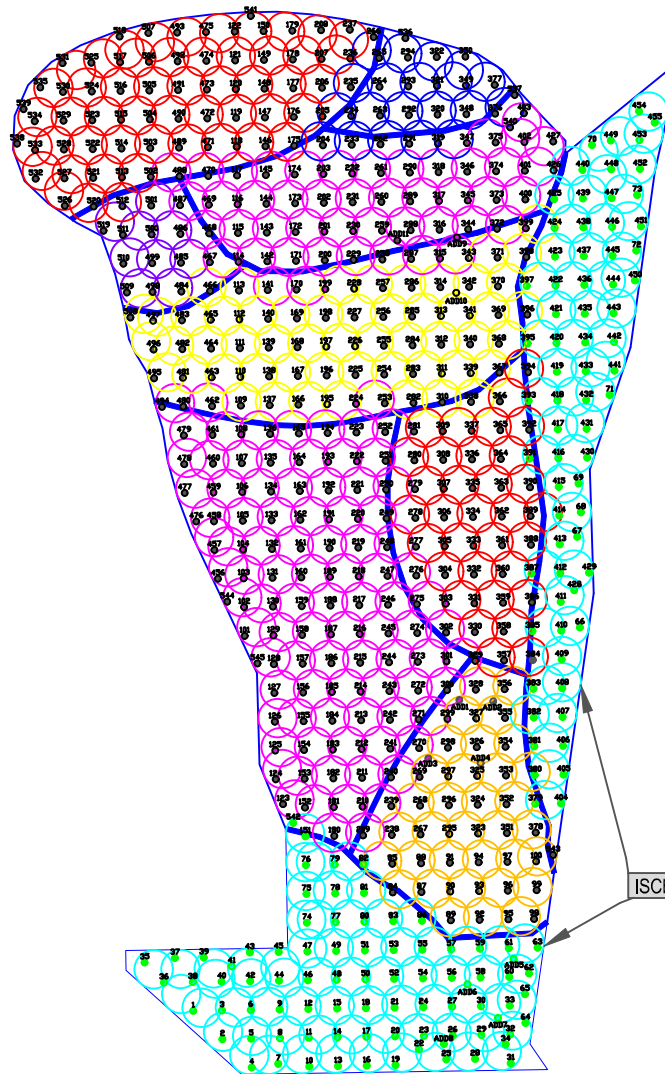
Final Engineering Report

NYSDEC Brownfield Cleanup Program

FIGURE 8

PO: 22-013

REVISIONS			
REV	DESCRIPTION		
A	Revised:	Chkd:	Appr.:
B	Revised:	Chkd:	Appr.:
C	Revised:	Chkd:	Appr.:



-  8' Diameter Soil Mix Column
-  Mixed From 0-16 Feet BGS (1.5% dose of Daramend by weight)
-  Mixed From 5-15 Feet BGS (1.0% dose of Daramend by weight)
-  Mixed From 0-14 Feet BGS (1.5% dose of Daramend by weight)
-  Mixed From 0-12 Feet BGS (1.5% dose of Daramend by weight)
-  Mixed From 0-10 Feet BGS (1.5% dose of Daramend by weight)
-  Mixed From 0-9 Feet BGS (1.5% dose of Daramend by weight)
-  Mixed From 0-8 Feet BGS (1.5% dose of Daramend by weight)



-  Brownfield Site Boundary
-  Soil Mixing Area
-  Soil Mixing Depth Boundary
-  1.26' Diameter Dry Daramend Addition Casing
-  1.26' Diameter Slurry Daramend Addition Casing

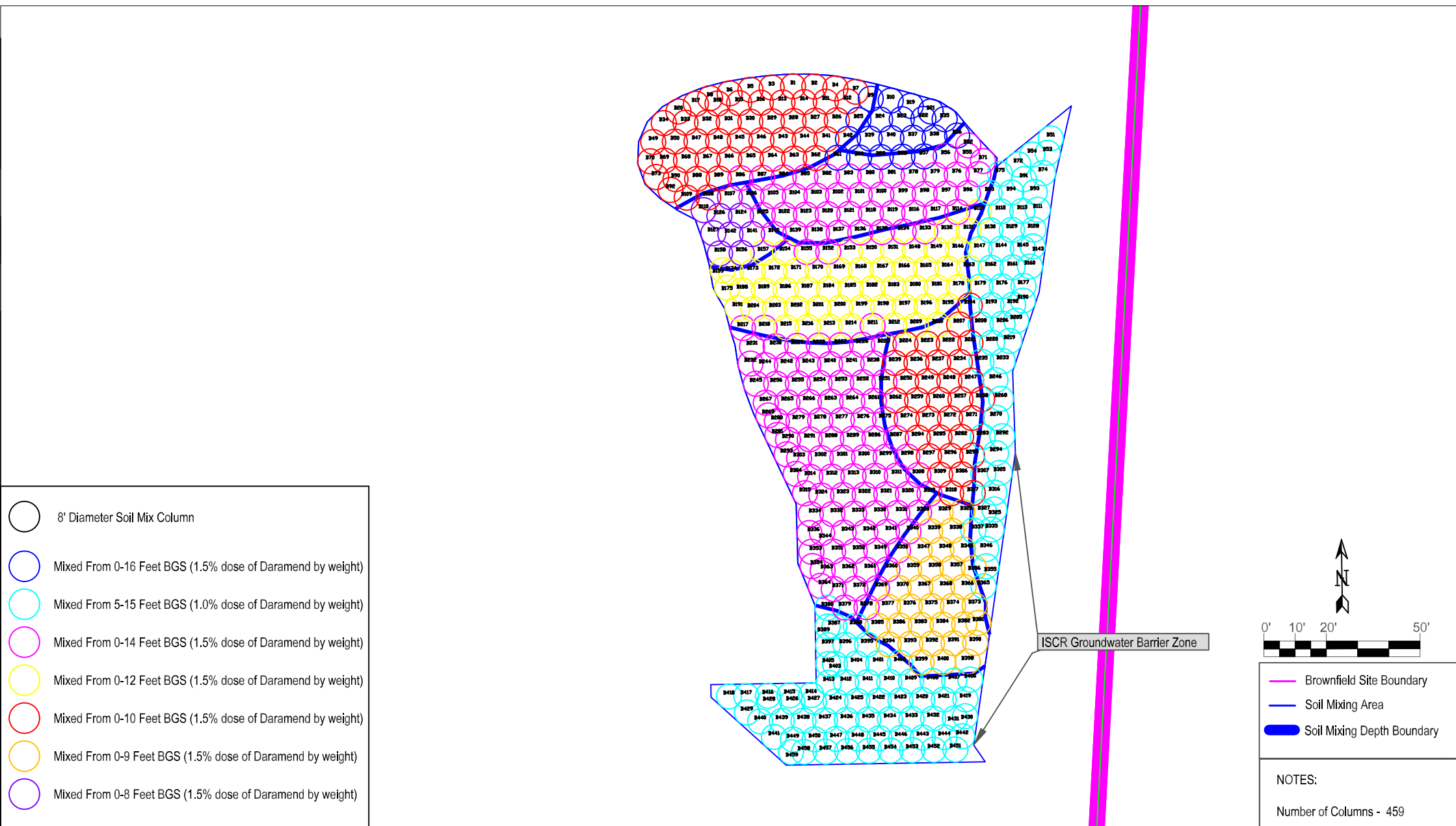
NOTES:

Number of Columns - 459

Number of Casings - 556

REVISIONS		
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Ⓑ	Revised:	Chkd: Appr.:
Ⓒ	Revised:	Chkd: Appr.:

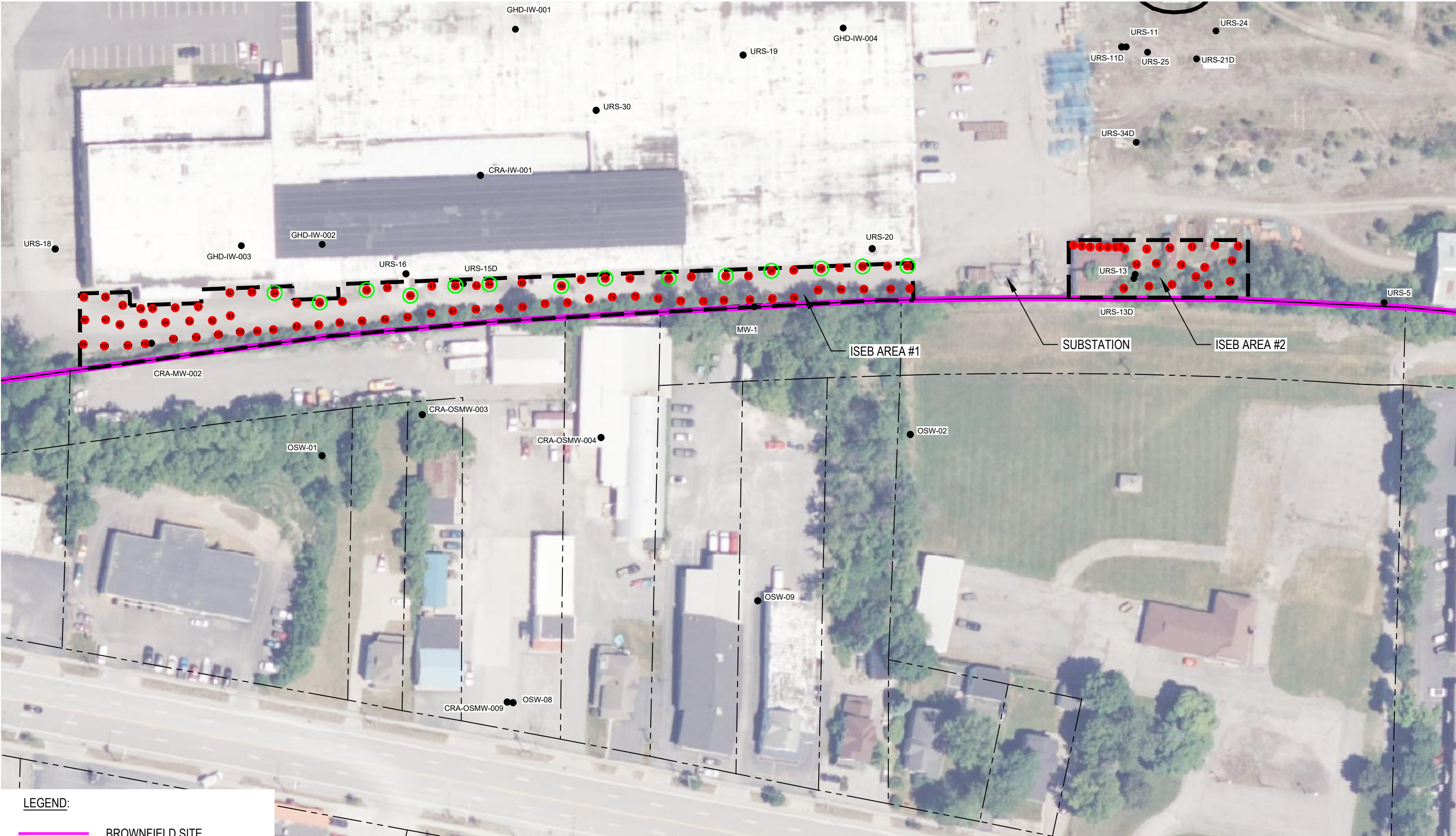
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CHECKED:	
APPROVED:	
REVISED:	0
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- 8' Diameter Soil Mix Column
- Mixed From 0-16 Feet BGS (1.5% dose of Daramend by weight)
- Mixed From 5-15 Feet BGS (1.0% dose of Daramend by weight)
- Mixed From 0-14 Feet BGS (1.5% dose of Daramend by weight)
- Mixed From 0-12 Feet BGS (1.5% dose of Daramend by weight)
- Mixed From 0-10 Feet BGS (1.5% dose of Daramend by weight)
- Mixed From 0-9 Feet BGS (1.5% dose of Daramend by weight)
- Mixed From 0-8 Feet BGS (1.5% dose of Daramend by weight)

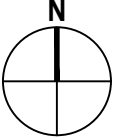
REVISIONS		
REV	DESCRIPTION	
B	Revised:	Chkd: Appr.:
D	Revised:	Chkd: Appr.:
C	Revised:	Chkd: Appr.:

NOTES:	
Number of Columns - 459	
DRAWN BY:	ACT 06/30/23
CHECKED:	
APPROVED:	
REVISED:	0
PROPERTY OF GEO-SOLUTIONS, INC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS AND SUPPLIERS WITHOUT THE WRITTEN CONSENT OF GEO-SOLUTIONS, INC.	



LEGEND:

- BROWNFIELD SITE
- FACILITY
- MONITORING WELL
- ISEB INJECTION AREA
- ISEB INJECTION LOCATION
- LOCATION INJECTED TWICE





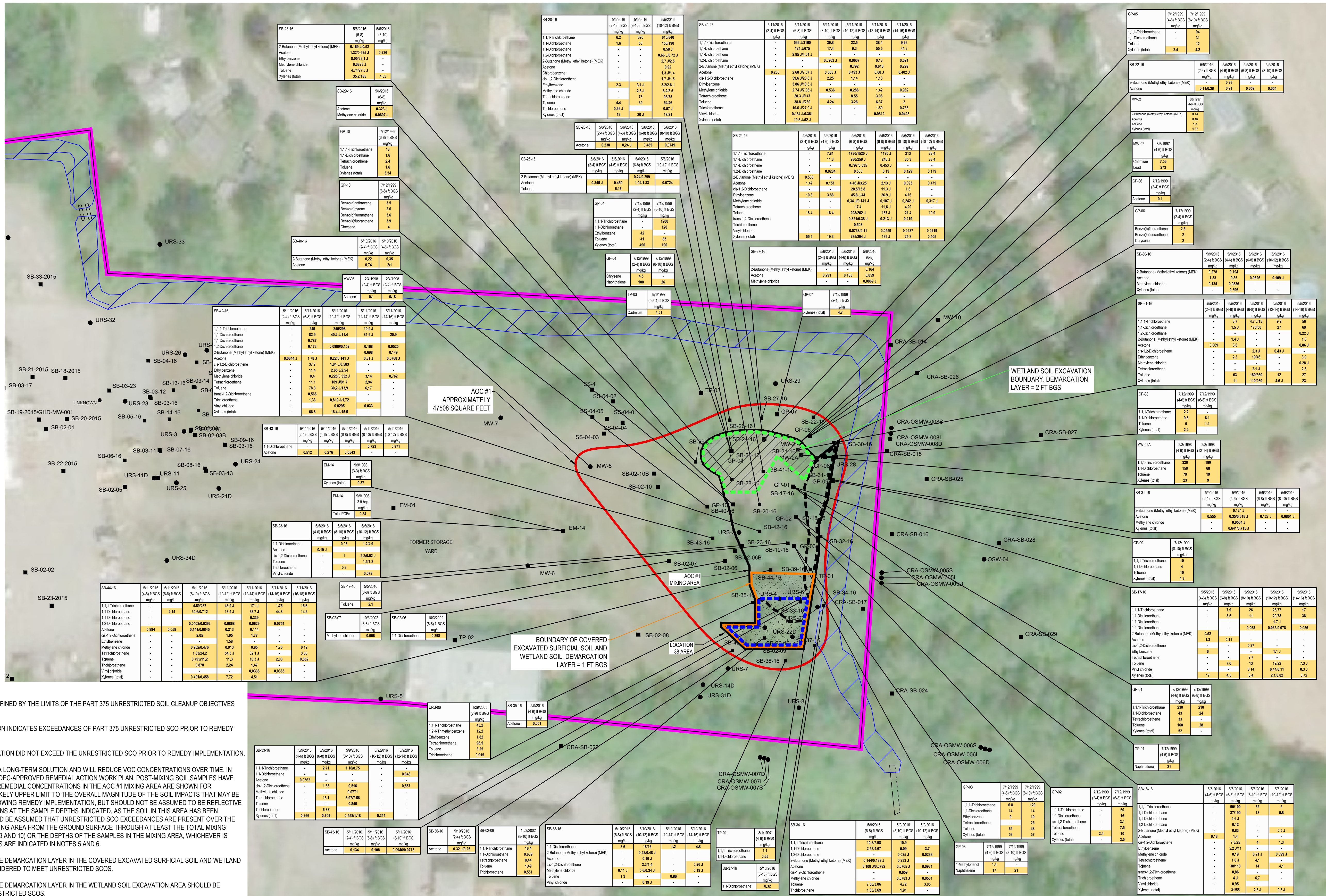
EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM

ISEB INJECTION
ACTIVITIES COMPLETED

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 11

Filename: N:\US\Niagara Falls\Projects\56412566910\Digital_Design\ACAD\Figures\RPT003\12566910-GHD-00-00-RPT-EN-D011_WA-003.dwg
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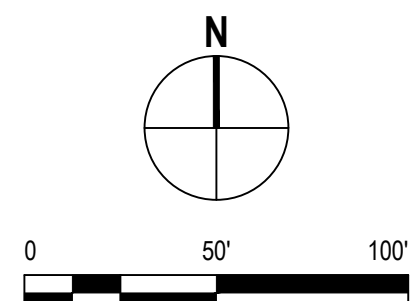


NOTES:

- AOCs #1 THROUGH #3 ARE DEFINED BY THE LIMITS OF THE PART 375 UNRESTRICTED SOIL CLEANUP OBJECTIVES VOC EXCEEDANCES IN SOIL.
- HIGHLIGHTED CONCENTRATION INDICATES EXCEEDANCES OF PART 375 UNRESTRICTED SCO PRIOR TO REMEDY IMPLEMENTATION.
- DASH INDICATES CONCENTRATION DID NOT EXCEED THE UNRESTRICTED SCO PRIOR TO REMEDY IMPLEMENTATION.
- THE SOIL MIXING REMEDY IS A LONG-TERM SOLUTION AND WILL REDUCE VOC CONCENTRATIONS OVER TIME. IN ACCORDANCE WITH THE NYSDEC-APPROVED REMEDIAL ACTION WORK PLAN, POST-MIXING SOIL SAMPLES HAVE NOT BEEN COLLECTED. PRE-REMEDIATION CONCENTRATIONS IN THE AOC #1 MIXING AREA ARE SHOWN FOR REFERENCE TO PROVIDE A LIKELY UPPER LIMIT TO THE OVERALL MAGNITUDE OF THE SOIL IMPACTS THAT MAY BE PRESENT IN THIS AREA FOLLOWING REMEDY IMPLEMENTATION, BUT SHOULD NOT BE ASSUMED TO BE REFLECTIVE OF CURRENT CONCENTRATIONS AT THE SAMPLE DEPTHS INDICATED, AS THE SOIL IN THIS AREA HAS BEEN VERTICALLY MIXED. IT SHOULD BE ASSUMED THAT UNRESTRICTED SCO EXCEEDANCES ARE PRESENT OVER THE ENTIRETY OF THE AOC #1 MIXING AREA FROM THE GROUND SURFACE THROUGH AT LEAST THE TOTAL MIXING DEPTHS (REFER TO FIGURES 9 AND 10) OR THE DEPTHS OF THE SAMPLES IN THE MIXING AREA, WHICHEVER IS DEEPER. EXCEPTIONS TO THIS ARE INDICATED IN NOTES 5 AND 6.
- SUBSURFACE SOIL ABOVE THE DEMARCATION LAYER IN THE COVERED EXCAVATED SURFICIAL SOIL AND WETLAND SOIL AREA SHOULD BE CONSIDERED TO MEET UNRESTRICTED SCOS.
- SUBSURFACE SOIL ABOVE THE DEMARCATION LAYER IN THE WETLAND SOIL EXCAVATION AREA SHOULD BE CONSIDERED TO MEET UNRESTRICTED SCOS.
- WITHOUT FUTURE SAMPLING, NO AREAS OF SUBSURFACE SOIL ON-SITE OUTSIDE OF THE AOC #1 MIXING AREA SHOULD BE CONSIDERED TO COMPLY WITH THE UNRESTRICTED SCOS.

LEGEND

- | | | | | | |
|-----|--------------------------|-----|--|-----|---|
| ● | MONITORING WELL | --- | ISCR GROUNDWATER BARRIER ZONE | --- | BOUNDARY OF COVERED EXCAVATED SURFICIAL SOIL AND WETLAND SOIL |
| ■ | SOIL BORING / TEST PIT | --- | SOIL MIXING AREA | --- | IMPORTED CRUSHED STONE INSTALLED ABOVE DEMARCATION LAYER |
| --- | FACILITY | --- | LOCATION 38 APPROVED REMEDIAL BOUNDARY | --- | IMPORTED TOPSOIL INSTALLED ABOVE DEMARCATION LAYER |
| --- | LIMIT OF AREA OF CONCERN | --- | WETLAND EXCAVATION AREA | --- | |

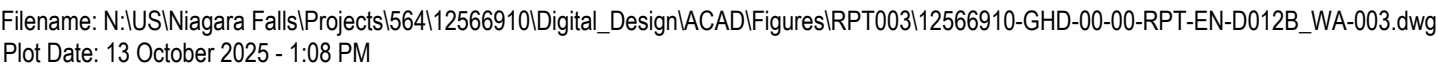


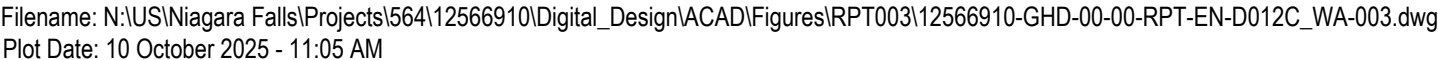
EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM

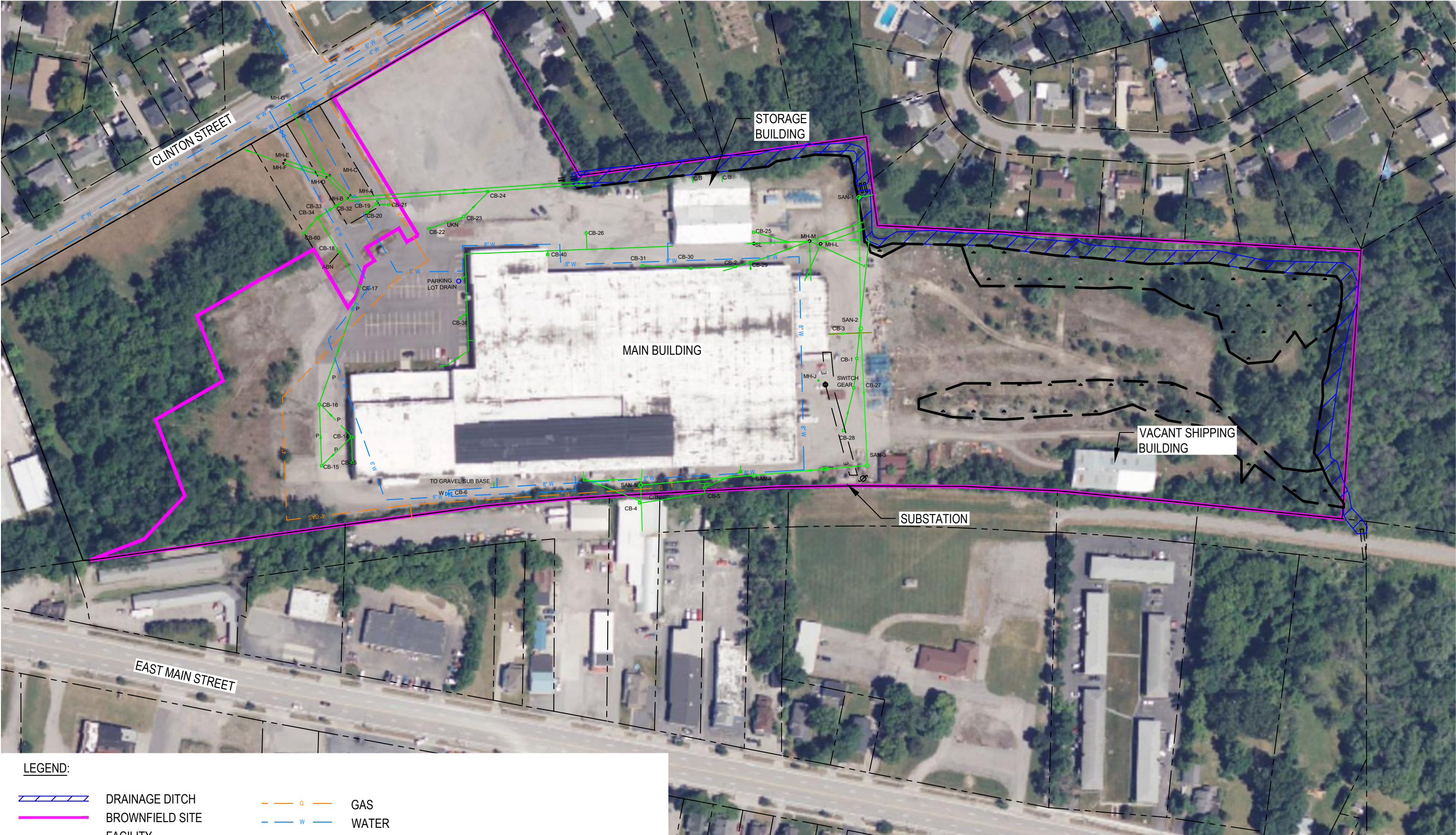
SUBSURFACE SOIL CONCENTRATIONS
EXCEEDING PART 375 SOIL CLEANUP OBJECTIVES
FOR UNRESTRICTED SITE USE - AOC #1

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 12A





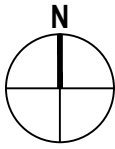


LEGEND:

- | | | | |
|--|-------------------|--|--|
| | DRAINAGE DITCH | | GAS |
| | BROWNFIELD SITE | | WATER |
| | FACILITY | | VALVE |
| | STORM SEWER | | UNDERGROUND ELEC TRANSMISSION POLE |
| | SANITARY SEWER | | OCTOBER 2022 DELINEATED WETLAND BOUNDARY |
| | DIRECTION OF FLOW | | |
| | CATCH BASIN | | |
| | MANHOLE | | |

NOTE:

THIS DRAWING IS NOT AN "AS BUILT" OR RECORD DRAWING. ALL LOCATIONS / DIMENSIONS ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY UTILITY COMPANY AND HISTORICAL DRAWINGS.



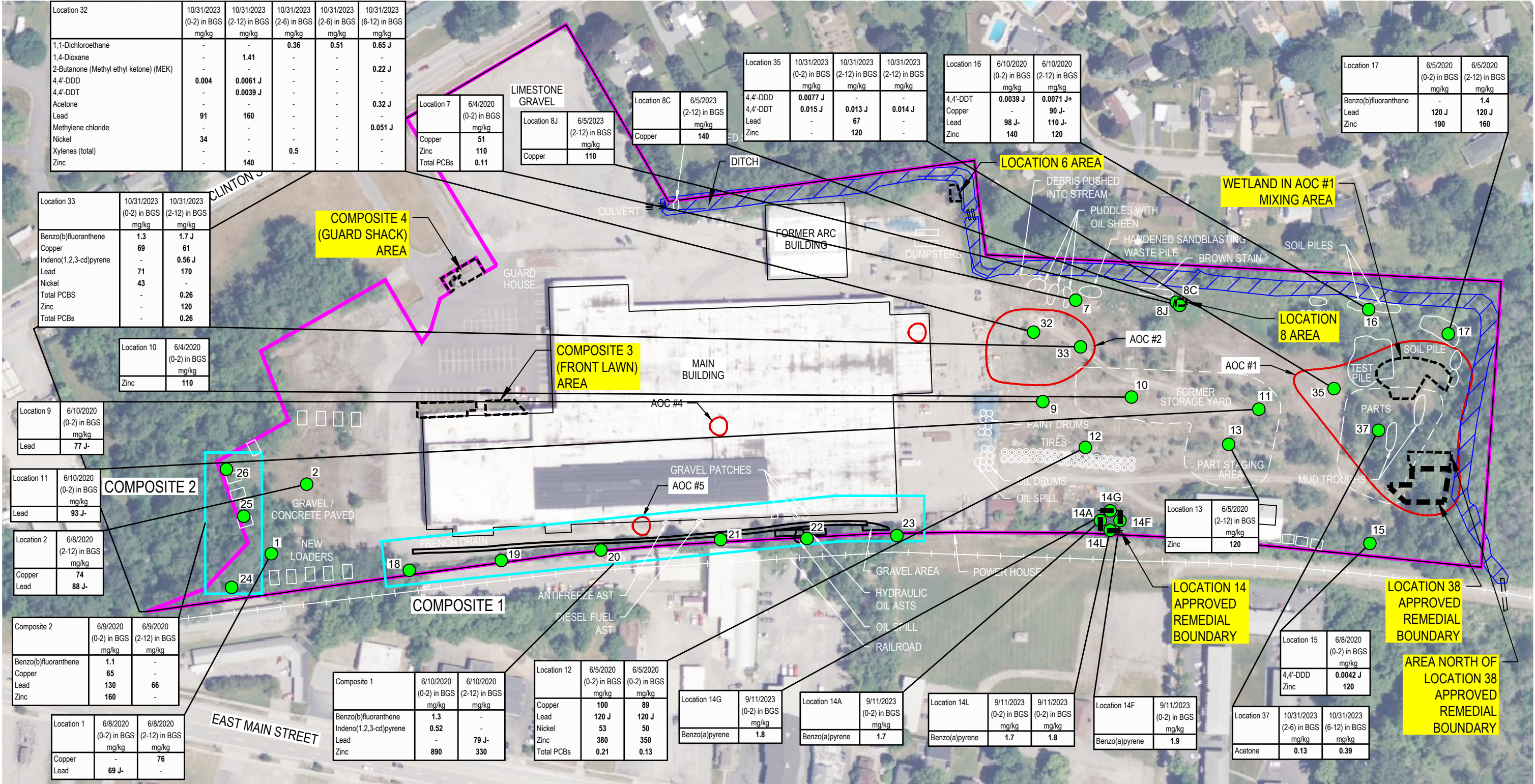


EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM

UNDERGROUND UTILITIES

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 13



NOTES:

1. SOIL/FILL FROM 0 TO 1 FT. BGS MEETS THE UNRESTRICTED SCOS IN THE LOCATION 6, LOCATION 8, COMPOSITE 3, AND COMPOSITE 4 AREAS, AS WELL AS WITHIN THE LOCATION 14 AND LOCATION 38 APPROVED REMEDIAL BOUNDARIES, AND AREA NORTH OF THE LOCATION 38 APPROVED REMEDIAL BOUNDARY, AS INDICATED ON FIGURE.
2. SOIL FROM 0 TO 2 FT BGS MEETS THE UNRESTRICTED SCOS IN THE WETLAND IN THE AOC#1 MIXING AREA. HISTORICAL FEATURES (NUS CORPORATION, 1990) DO NOT REFLECT CURRENT SITE CONDITIONS

N

0

150'

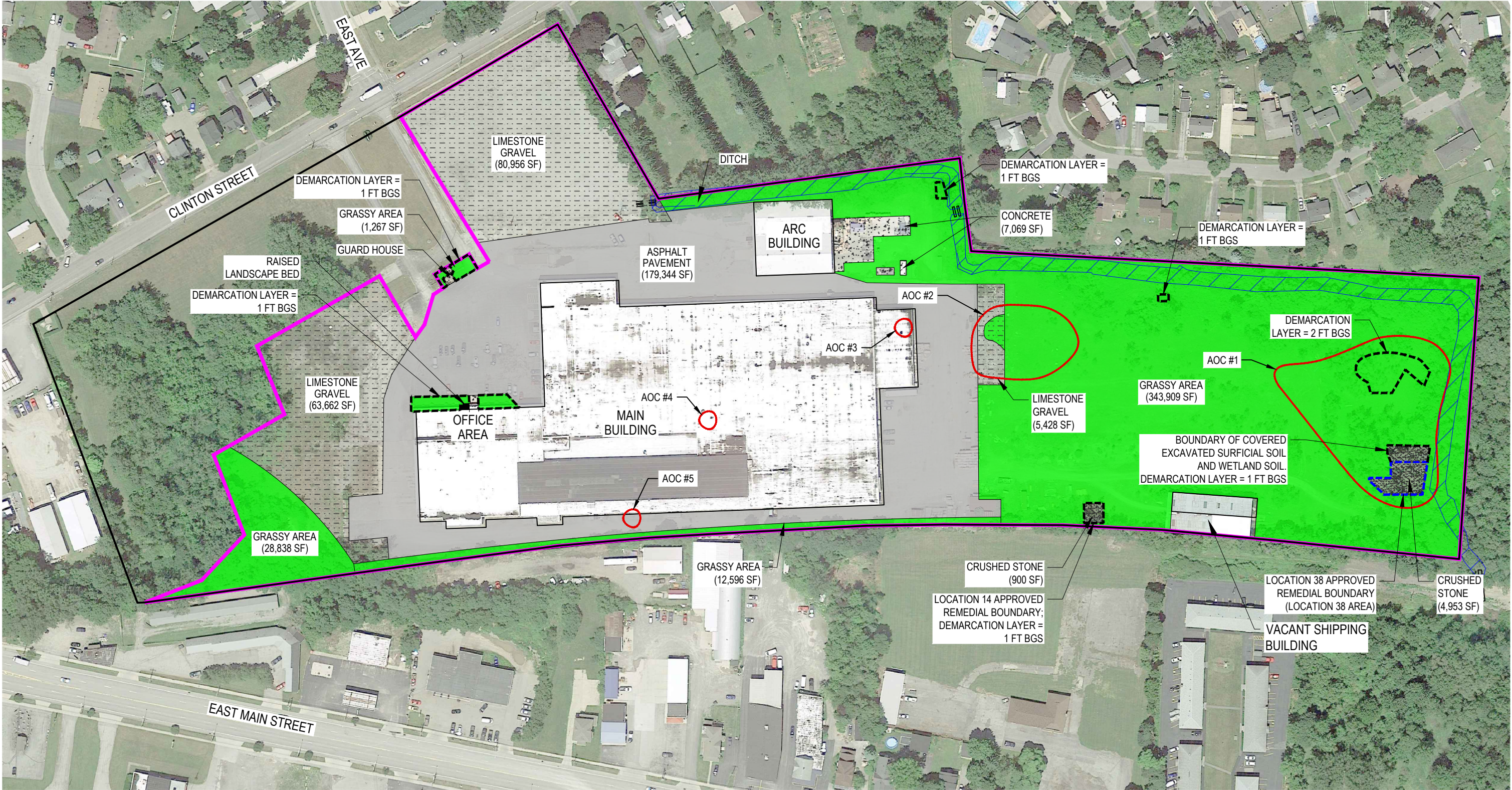
GHD

EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM
UNRESTRICTED SCO EXCEEDANCES
IN SURFICIAL SOIL FOLLOWING
IMPLEMENTATION OF REMEDY

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 14

Filename: N:\US\Niagara Falls\Projects\56412566910\Digital_Design\ACAD\Figures\RPT003\12566910-GHD-00-00-RPT-EN-D014_WA-003.dwg
Plot Date: 6 October 2025 - 3:33 PM



LEGEND

	DRAINAGE DITCH		SOIL WITH VEGETATION		CRUSHED STONE
	BROWNFIELD SITE		LIMESTONE GRAVEL		LIMESTONE GRAVEL AND SOIL WITH VEGETATION
	FACILITY		ASPHALT PAVEMENT		
	LIMIT OF AREA OF CONCERN		CONCRETE		
SF	SQUARE FEET				

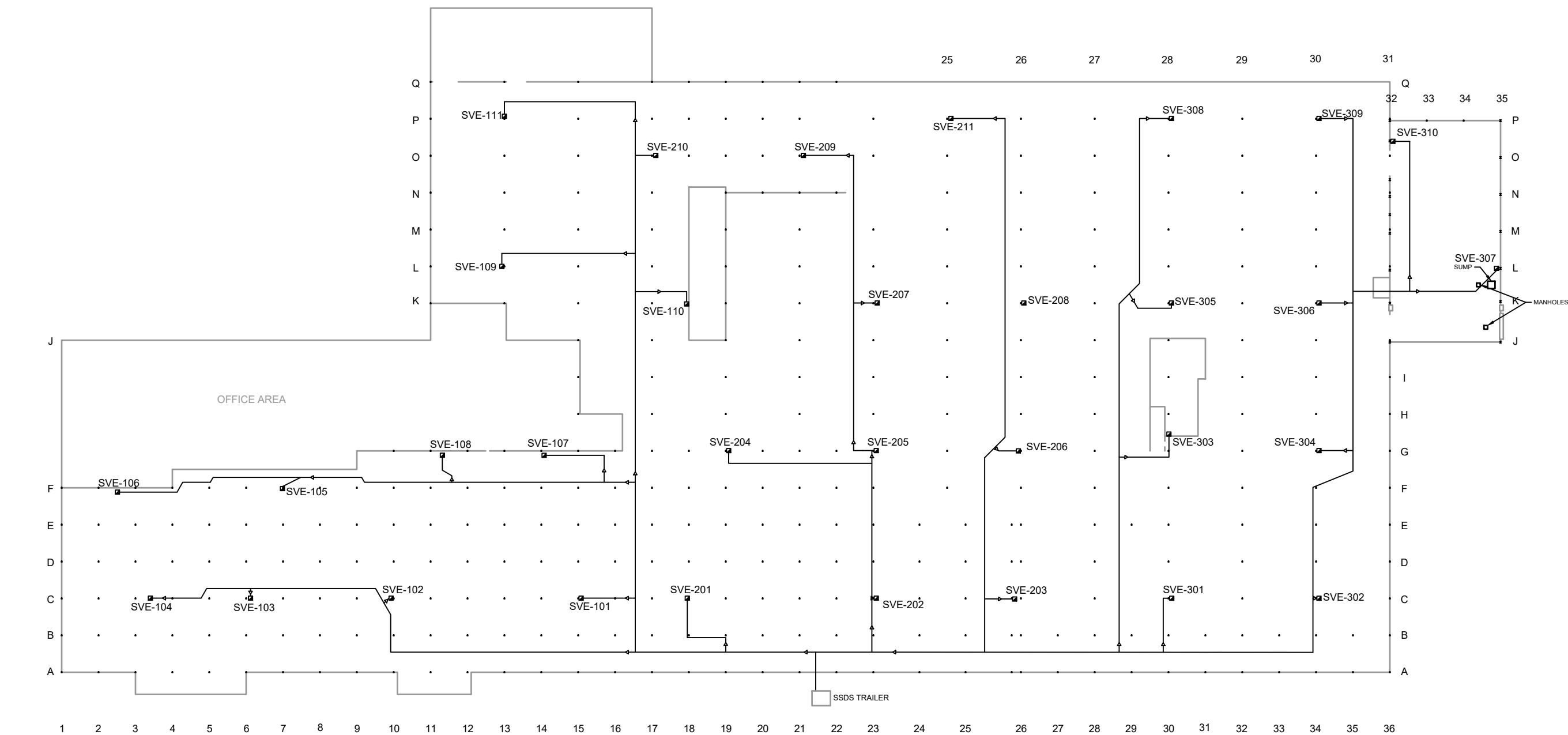
NOTE:

ALL SQUARE FOOTAGES ARE APPROXIMATE

EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM
COVER SYSTEM

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 15



LEGEND

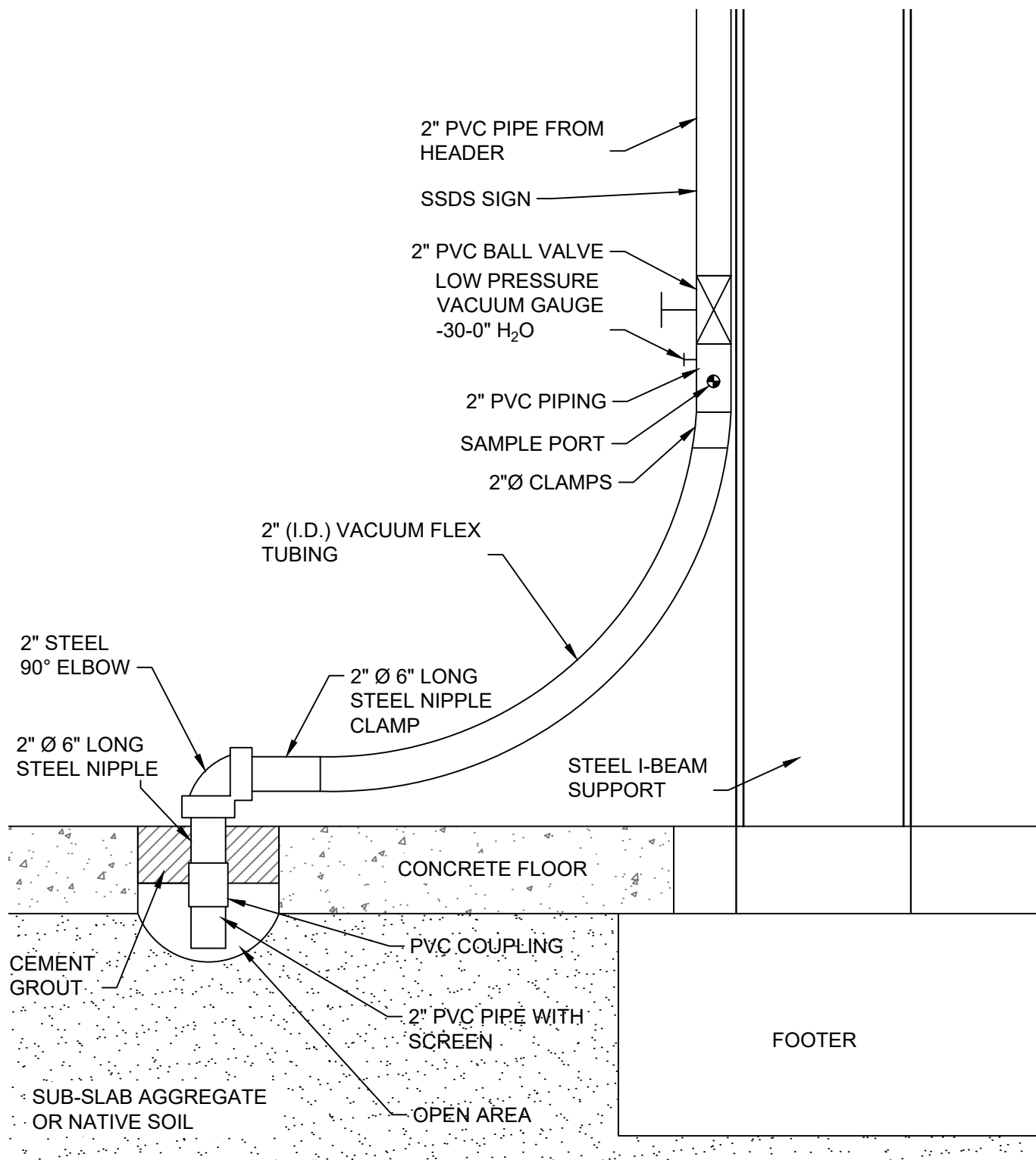
- SSDS EXTRACTION POINT
- SSDS PIPING
- SSDS SUB SLAB DEPRESSURIZATION SYSTEM
- PIPING REDUCER



EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM
SUB-SLAB DEPRESSURIZATION
SYSTEM EXTRACTION
WELL AND PIPING DIAGRAM

Project No. 12566910
Report No. 003
Date SEP 2024

FIGURE 16



NOTE:
SSDS - SUB SLAB DEPRESSURIZATION SYSTEM

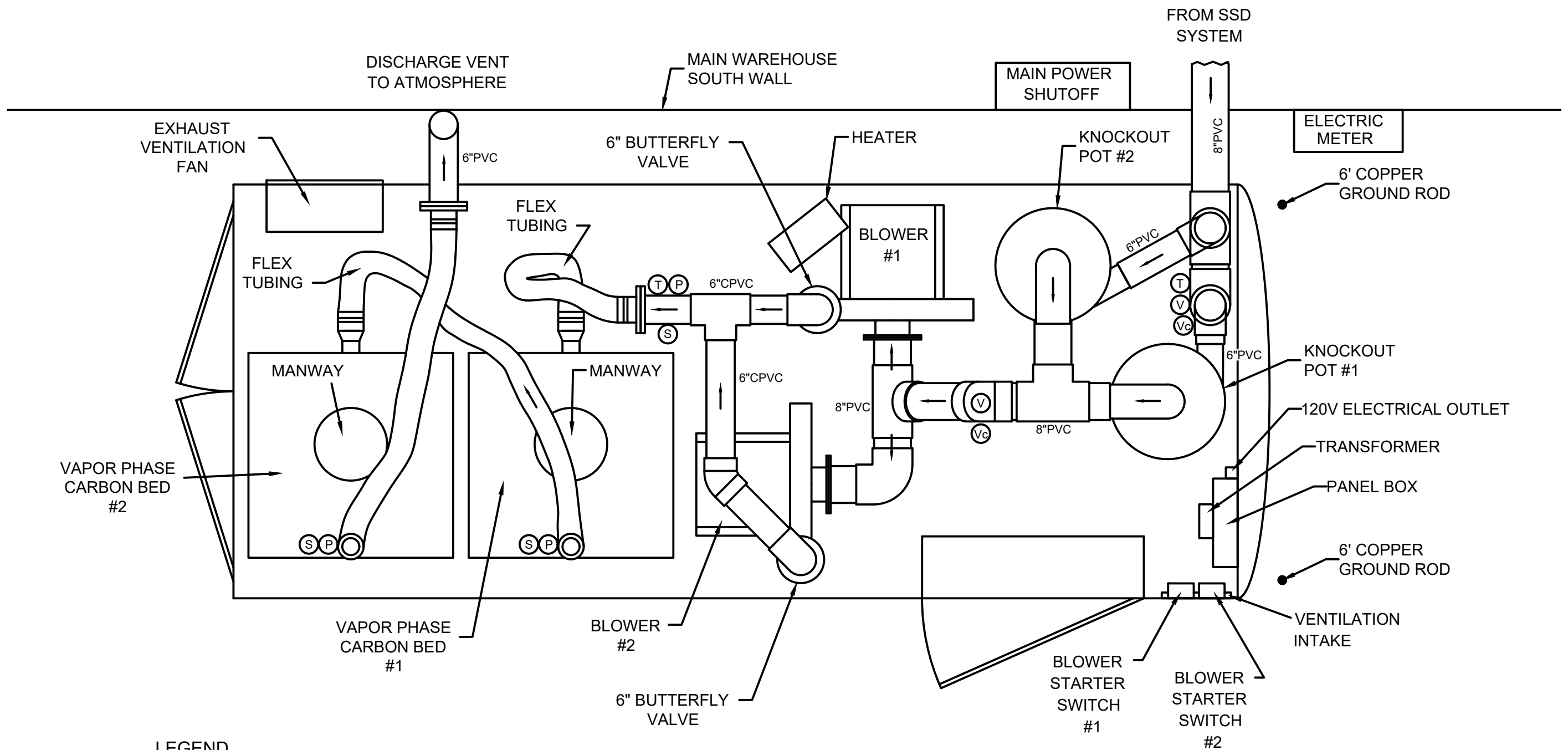


EX-EATON SITE (C819022)
FINAL ENGINEERING REPORT
BROWNFIELD CLEANUP PROGRAM
SOIL VAPOR EXTRACTION POINT
DIAGRAM

Project No. 12566910
Report No. 003
Date SEP 2024

NOT TO SCALE

FIGURE 17



LEGEND

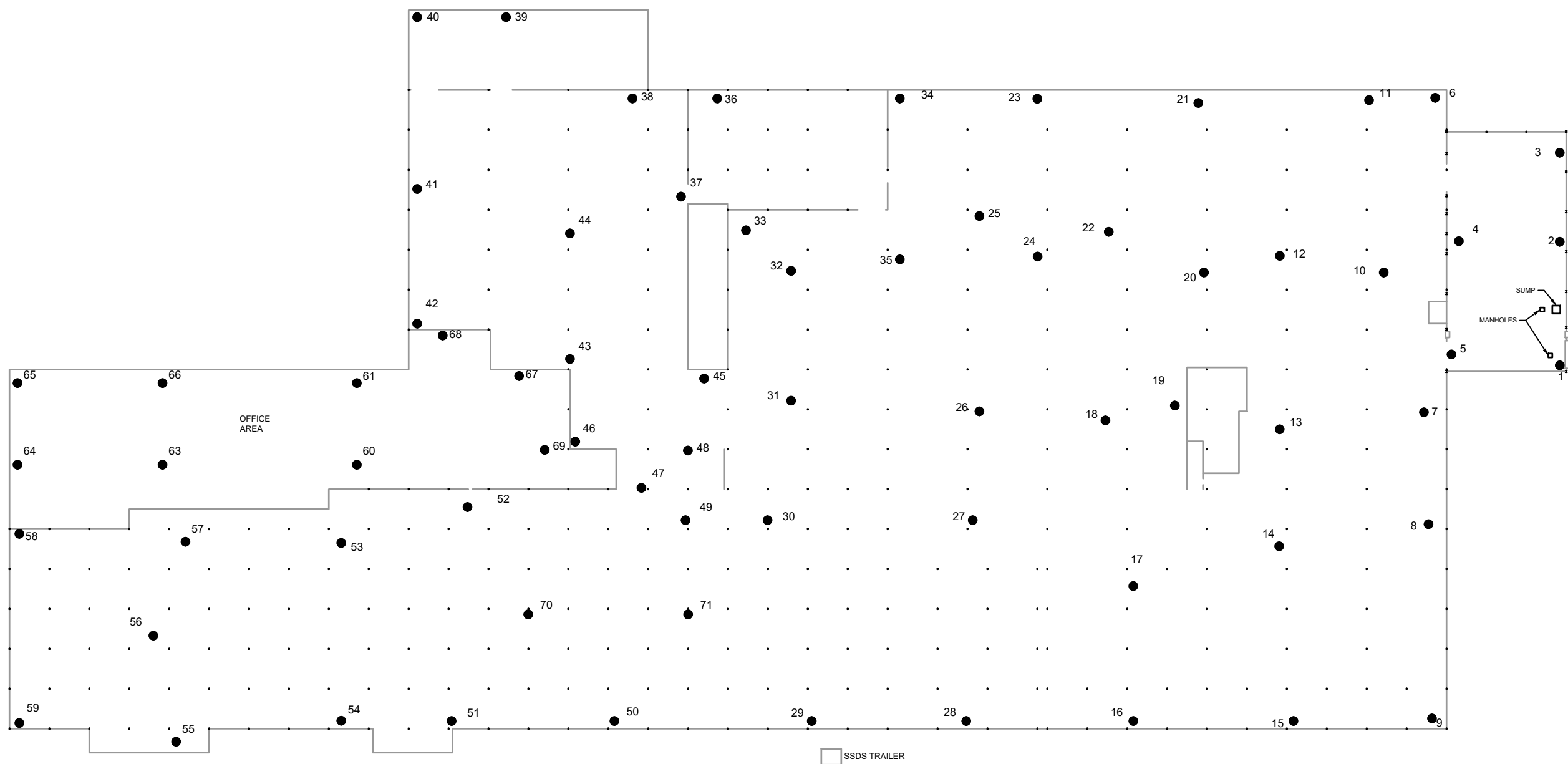
- (T) TEMPERATURE GAUGE
- (P) PRESSURE GAUGE
- (Vc) VACUUM GAUGE
- (S) SAMPLE POINT
- (V) VALVE TAP



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 SOIL VAPOR TREATMENT SYSTEM
 TRAILER LAYOUT

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FIGURE 18



LEGEND

● 55 SUB-SLAB VAPOR MONITORING POINT (SSVMP)

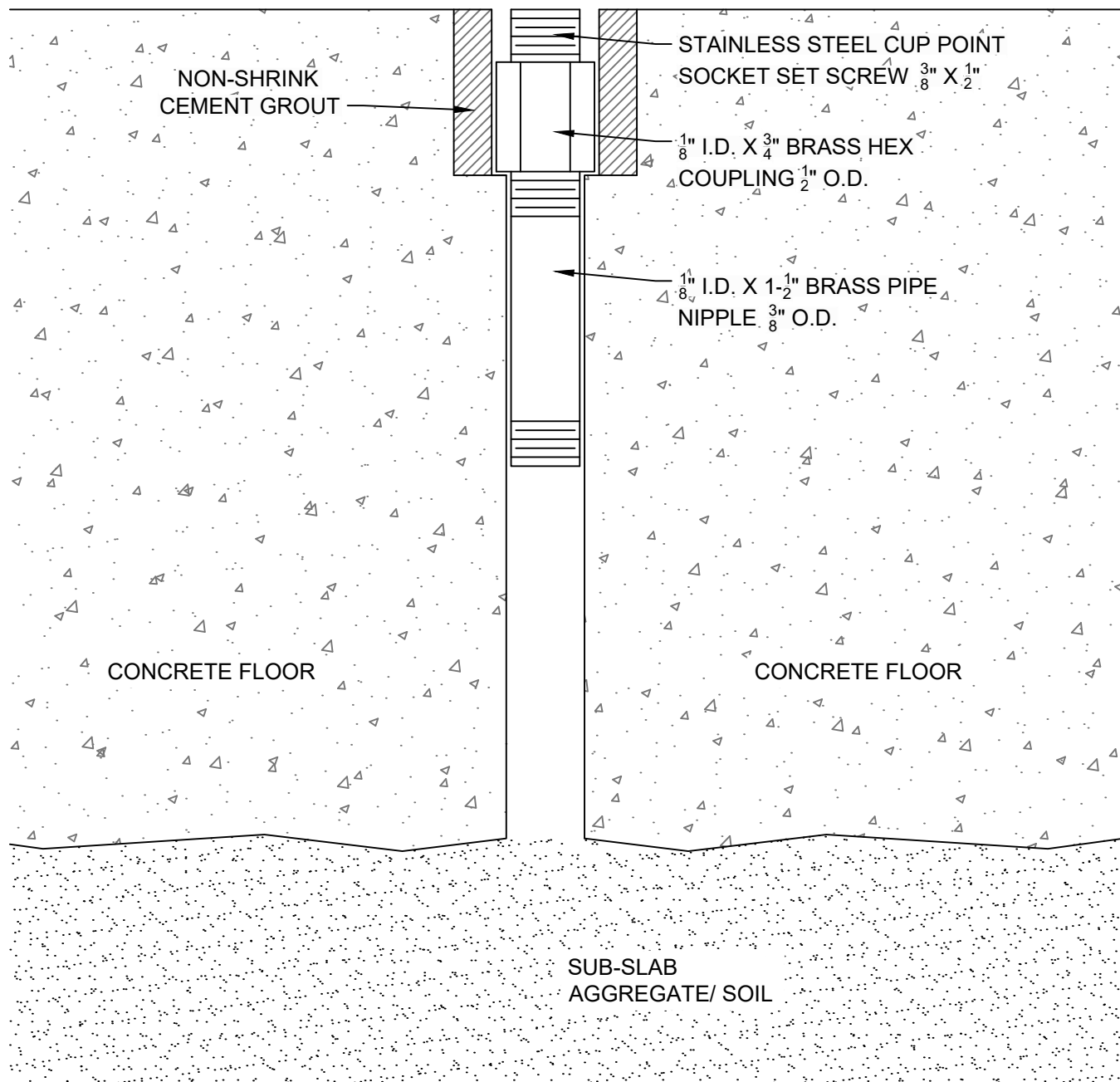
SSDS SUB-SLAB DEPRESSURIZATION SYSTEM



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LOCATION DIAGRAM

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FIGURE 19



NOT TO SCALE

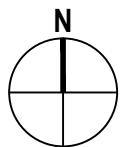
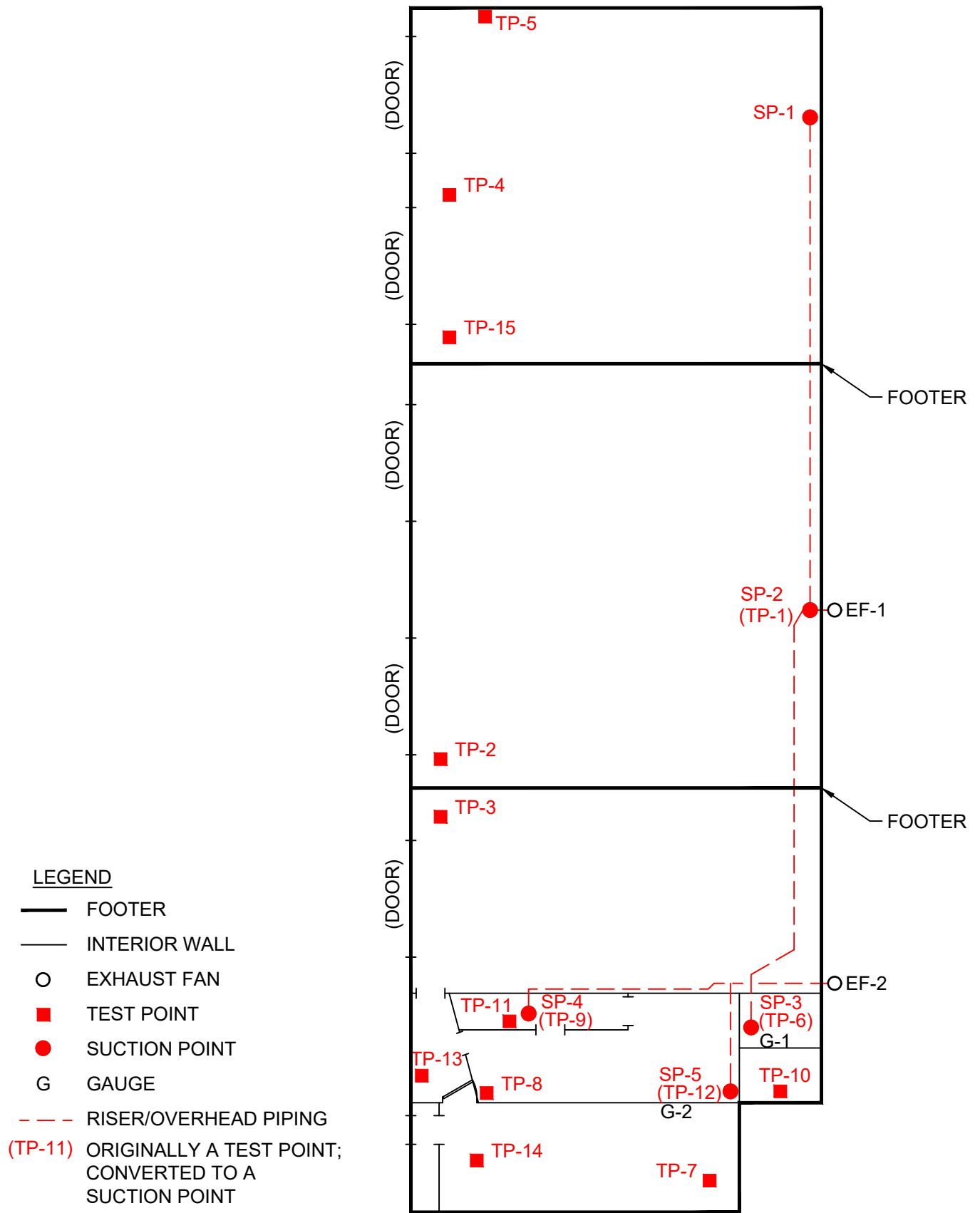


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MONITORING POINT

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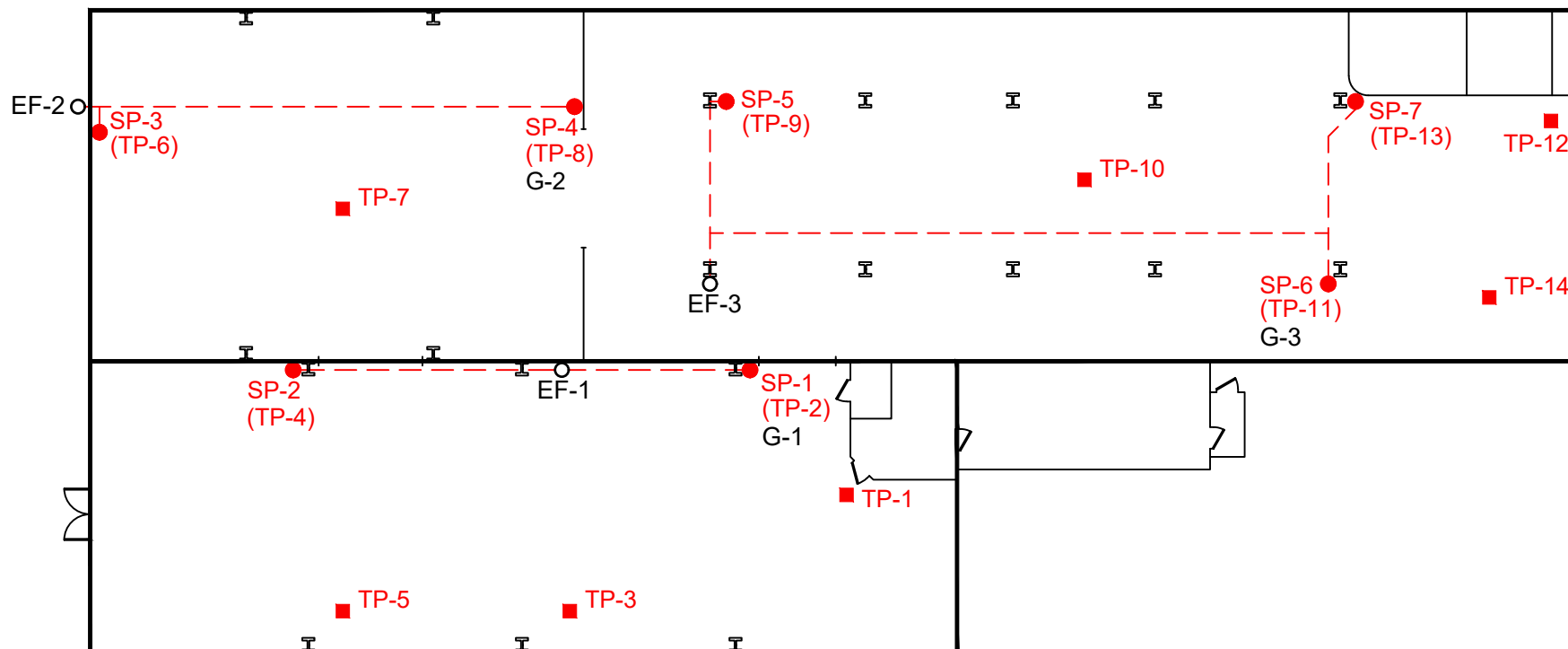
FIGURE 20



EX-EATON SITE (C819022)
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**SUB-SLAB DEPRESSURIZATION SYSTEM
 STRUCTURE A ON EAST MAIN STREET**

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FIGURE 21



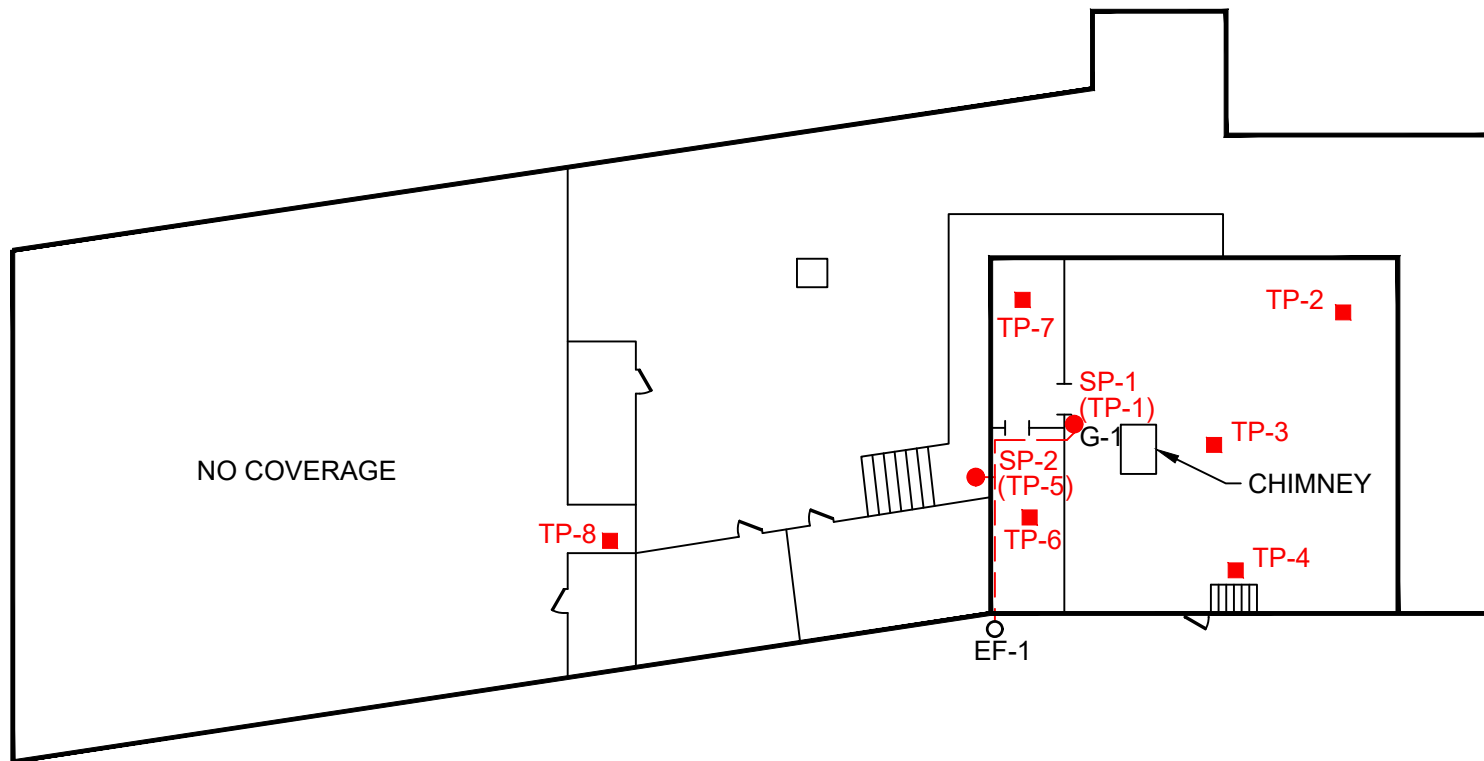
- LEGEND**
- EXHAUST FAN
 - TEST POINT
 - SUCTION POINT
 - FOOTER
 - INTERIOR WALL
 - G GAUGE
 - - - RISER/OVERHEAD PIPING
 - (TP-11) ORIGINALLY A TEST POINT;
CONVERTED TO A SUCTION POINT



EX-EATON SITE (C819022)
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**SUB-SLAB DEPRESSURIZATION SYSTEM
STRUCTURE B ON EAST MAIN STREET**

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FIGURE 22



LEGEND

- EXHAUST FAN
- TEST POINT
- SUCTION POINT (TP-11) ORIGINALLY A TEST POINT; CONVERTED TO A SUCTION POINT
- G GAUGE
- FOOTER
- INTERIOR WALL
- - - RISER/OVERHEAD PIPING



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 STRUCTURE C ON EAST MAIN STREET

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FIGURE 23