March 31, 2023

Mr. Jake Peterson
Rochester Earth Inc.
P.O. Box 170
North Chili, NY 14514

Re: Soil Vapor Intrusion Assessment
112 Riverside Drive Former MGP Site
Geneseo, New York 14454
LaBella Proposal No. P2302568

Dear Mr. Kone,

LaBella Associates, D.P.C. ("LaBella") is pleased to submit this proposal to perform a Soil Vapor Intrusion Assessment for the property located at 112 Riverside Drive in the Village of Village of Geneseo, Livingston County, New York, hereinafter referred to as the "Site."

PROJECT UNDERSTANDING

LaBella was requested to conduct a Soil Vapor Intrusion Assessment (SVIA) at the Site. It is LaBella's understanding that you are the current owner of the property and may be selling the property to a new owner and the purchaser has identified soil vapor intrusion as a concern. The Site is a former manufactured gas plant (MGP) and was under the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (Site No. V00730). In a letter from the NYSDEC to the RG&E dated October 16, 2017, the NYSDEC and New York State Department of Health (NYSDOH) requested a soil vapor intrusion evaluation be completed for any change of use at the Site.

LaBella reviewed the following documents provided by the Client:

- Final Site Characterization Report by Arcadis, dated October 12, 2017
- NYSDEC Approval Letter of the abovementioned Final Site Characterization Report, dated October 17, 2017.

SCOPE OF SERVICES

LaBella was requested to perform the following scope of work:

A. According to the Final Site Characterization Report, the Site Building is a single structure which incorporates the two-story former MGP gas production Building. The original MGP production building is located on the western portion of the Site Building, with the newer commercial building attached to the east side.

B. Soil vapor intrusion samples will be collected at three (3) locations in the lowest level of the Site Building. To collect the sub slab vapor samples, an approximate 1-inch diameter hole will be drilled through the building's floor slab using a rotary hammer drill to a depth of no more than 2 inches below the bottom of the concrete slab. The sample points will be constructed utilizing 1/8 inch inside diameter Teflon® tubing. The tubing inlet will be placed below the bottom of the concrete floor slab and the tubing will extended up the center of the borehole to the floor surface. The annulus surrounding the tubing near the floor surface will be sealed with modeling clay and/or a bentonite slurry.

C. Prior to sampling each sub-slab vapor point, a tracer gas (helium) will be placed over each sampling point to ensure that ambient air is not pulled into the Summa® canister (i.e., sampling vessel) during sampling. This will be accomplished by placing a clean, stainless-steel enclosure (or equivalent) over the sub-slab sampling points. Non emitting VOC modeling clay (or equivalent) will be placed on the ground surface around the edge of the enclosure where it contacts the ground to make an air-tight seal. Prior to the purging and sampling activities, a helium tracer gas will be released via a small diameter tube, placed through a port on the exterior side of the enclosure. The sub-slab vapor Teflon® tubing that extends up through the air-tight seal to the exterior side of the enclosure will be connected to a helium detector to determine the presence of helium gas and purge the sampling point. If helium is detected at a concentration of 10% or greater, the sample point will be resealed and retested prior sampling.

D. Sub-slab vapor, indoor air, and outdoor air samples will be collected utilizing individually certified-clean Summa® canisters (or equivalent) equipped with laboratory calibrated flow controllers. The samples will be collected over an approximate eight (8) hour time period. The indoor and outdoors air samples will be collected at a height of approximately 3 to 5 feet above the floor or ground surface to simulate the breathing zone. Immediately after opening each Summa® canister, the initial vacuum (inches of mercury) and time will be noted and recorded on the laboratory chain of custody. After approximately eight (8) hours, final vacuum readings (inches of mercury) will be noted and the Summa® canisters will be closed.

E. Each sample will be submitted to a New York State Department of Health Environmental Laboratory Approval Program certified laboratory for analysis of VOCs by United States Environmental Protection Agency method TO-15 with a standard 10 business day turn around time.

F. After the sampling work is completed, each penetration in the floor slab will be patched with concrete.

G. At the conclusion of the investigation and the receipt of the testing results, a report will be prepared for the Site. The report will detail the work completed including a comparison of all site-specific analytical data to the appropriate Guidance Values. The report will also contain mapping that depicts investigative points and Site features.

OPINION OF PROBABLE COSTS

The following table summarizes estimated costs for the scope of work:

Soil Vapor Intrusion Assessment		
Field Work:		
- Air sampling, equipment rental sample submittal		$1,400
Laboratory Analysis:		
- 7 air samples for TO-15 VOCs		$2,000
QA/QC Costs		
- 3 air samples for MS/MSD/Blind Dup		
- Data Validation		$1,000
Report Preparation:		
- A summary of the work conducted and analysis of the laboratory data		$1,000
	*Subtotal:	
	Task 1 Total:	**$5,400**

**Standard laboratory turnaround is 5-7 business days. Expedited laboratory turnaround can be completed upon request at 200% for 1 business day, 150% for 2 business days and 125% for 3-4 business days.*

Reimbursable expenses (e.g., laboratory) will be billed directly to the Client without markup for this project. Mileage will be billed to the client at standard IRS Rates. Based on the Scope of Work to complete all phases of the project including contingencies, we recommend a budget be established in the amount of **$5,400.**

ASSUMPTIONS

Please note the following assumptions for this proposal:

- Electric power and a working electrical outlet are available to complete the work described above.
- All holes in the lowest floor as a result of the above work will be patched with concrete.
- The work may not occur during the heating season.
- Standard laboratory turnaround time is 10 business days.
- The chemical inventory at the Site will be limited based on the interior space made available to LaBella at the time of sampling.
- Quality Assurance/Quality Control samples (duplicate/MS/MSD) will not be collected and a data usability summary report (DUSR) will not be completed, these items may be required if regulatory agencies will require approval of the report. If that is necessary, LaBella can revise this proposal to include such additional items.

SCHEDULE

LaBella Associates is prepared to commence work immediately upon receipt of the signed Professional Services Agreement.

LIMITATION OF LIABILITY

You agree to the fullest extent permitted by law, that LaBella Associates, D.P.C.'s total liability to you for any and all damages arising out of or in any way related to the Site or this engagement, which results from anything which LaBella may in good faith do or refrain from doing in connection herewith, except to the extent that such damages arise from its own willful misconduct, shall not exceed $1,000,000.00. LaBella maintains professional liability insurance in the amount of $1,000,000.00 per occurrence.

SUBSURFACE RISKS/UNANTICIPATED HAZARDOUS MATERIALS

Work associated with this project will be performed in accordance with generally accepted environmental engineering practices for this region. LaBella Associates, D.P.C., makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts or reports.

In addition, LaBella cannot provide guarantees, certifications or warranties that the property is or is not free of environmental impairment or other regulated solid wastes. The client shall be aware that the data and representative samples from any given soil sampling point or monitoring well may represent conditions that apply only at that particular location, and such conditions may not necessarily apply to the general Site as a whole.

REPORTING REQUIREMENTS

In accordance with 6NYCRR Part 613-2.4 and 613.6, the owner of any bulk petroleum storage facility is obligated to report any spill, leak, or discharge of petroleum products from that facility to the New York State Department of Environmental Conservation. In addition, in accordance with 6NYCRR Part 595.2, LaBella is obligated to report any release of a reportable quantity or an unknown quantity of a hazardous substance from bulk chemical storage facilities as listed in 6NYCRR 597.2 when this contractual relationship is with the owner, agent of owner, or person in constructive possession or control of such a hazardous substance.

Any spill reporting situations will be communicated immediately to Client and/or their legal counsel for discussion prior to contacting NYSDEC so that joint reporting decisions can be made.

ACCEPTANCE

The "General Conditions for Professional Services" are attached and form a part of this Agreement. If the terms and conditions of this agreement are acceptable, please execute the attached "Professional Services Agreement" by signing the acknowledgment and returning it to our office. This will serve as our agreement for the proposed services.

We appreciate the opportunity to serve your professional environmental engineering needs and look forward to working with you toward a successful completion of this project. If you have any questions please do not hesitate to contact me at 585-295-6611.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

Dan Noll, P.E
VP, Environmental Technical Manager

Attachment
Figure 2 (extracted from the Final Site Characterization Report by Arcadis)
Figure 3 (extracted from the Final Site Characterization Report by Arcadis)

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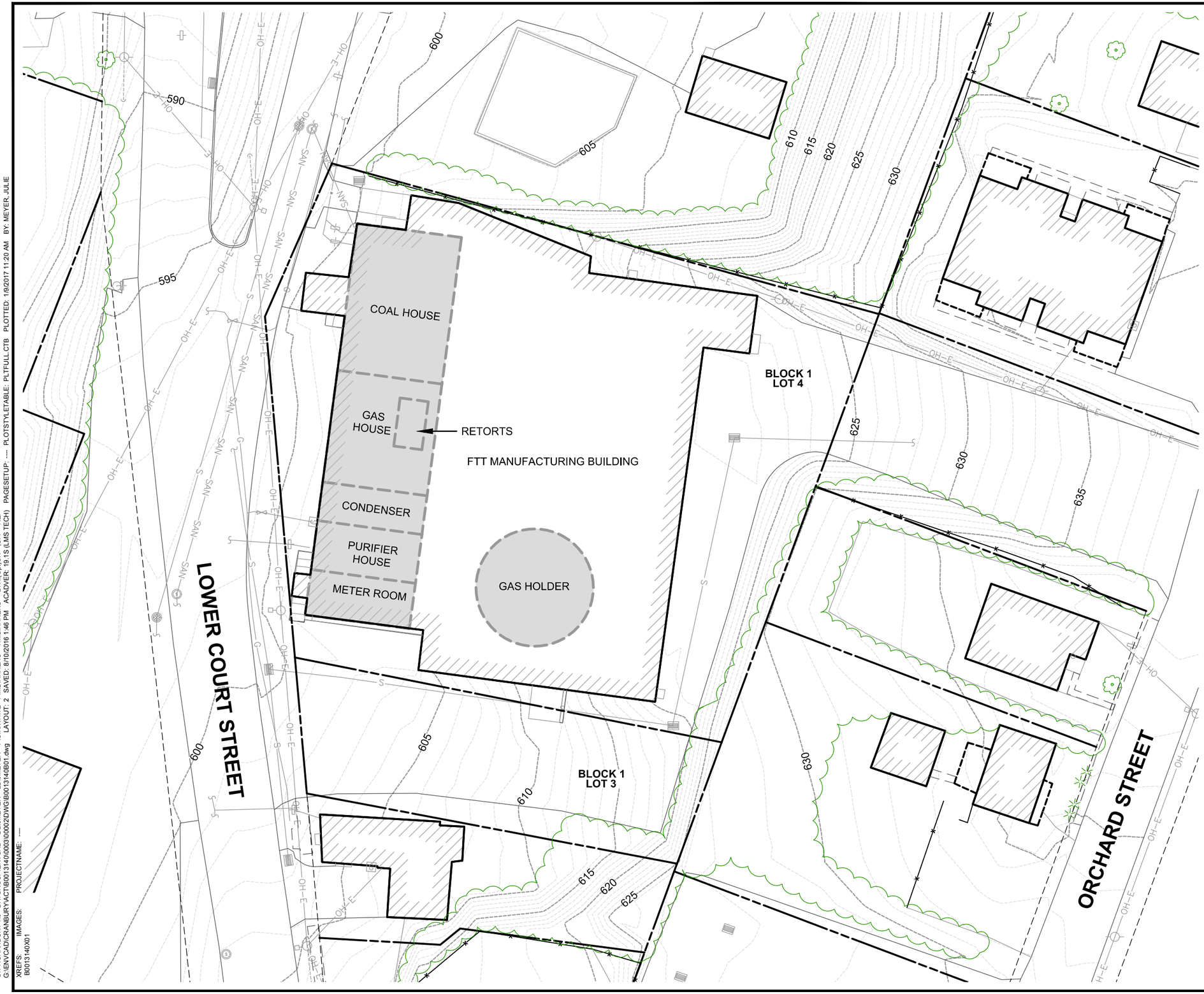
FIGURES



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING LINE
- FENCE LINE
- VEGETATION
- SAN — SAN — SANITARY SEWER LINE
- S — STORM SEWER LINE
- W — WATER LINE
- OH-E — OVERHEAD ELECTRIC LINE
- G — NATURAL GAS LINE
- CONTOUR LINE-MAJOR
- CONTOUR LINE-MINOR
- SANITARY SEWER MANHOLE AND C.O.
- STORM SEWER MANHOLE AND INLET
- WATER HYDRANT, VALVE, AND VAULT
- ELECTRIC PULLBOX, METER, AND MANHOLE
- GAS METER AND VALVE
- UTILITY POLE, GUY, LIGHT POLE, AND TOP MOUNT LIGHT
- FORMER MGP STRUCTURE

NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM VISIBLE EVIDENCE LOCATED AT THE TIME OF THE FIELD SURVEY, AND DESIGNATION MARKINGS BY A SUBSURFACE UTILITY ENGINEERING FIRM.
2. FORMER LOCATIONS AND SCALE OF GAS WORKS STRUCTURES FROM SANBORN LIBRARY, LLC 1913 MAP. LOCATIONS ARE APPROXIMATE.

SOURCE:

1. BASEMAP INFORMATION PROVIDED BY FISHER ASSOCIATES, LLC. DATED NOVEMBER, 2015. FILENAME: RIVERSIDE DRIVE.DWG. GEOREFERENCED TO NEW YORK STATE PLANE NAD83 COORDINATE SYSTEM.

0 40' 80'

GRAPHIC SCALE

ROCHESTER GAS & ELECTRIC
RIVERSIDE DRIVE FORMER MGP SITE
SITE CHARACTERIZATION REPORT

SITE MAP

ARCADIS Design & Consultancy for natural and built assets

FIGURE **2**

CITY:CRANBURY-NJ DIV/GROUP:ENVCAD DB:JMEYER LD:JMEYER PIC:K.WHITE PM:B.AHRENS TM:B.AHRENS LYR:(OFF)ON=*;OFF=*REF*
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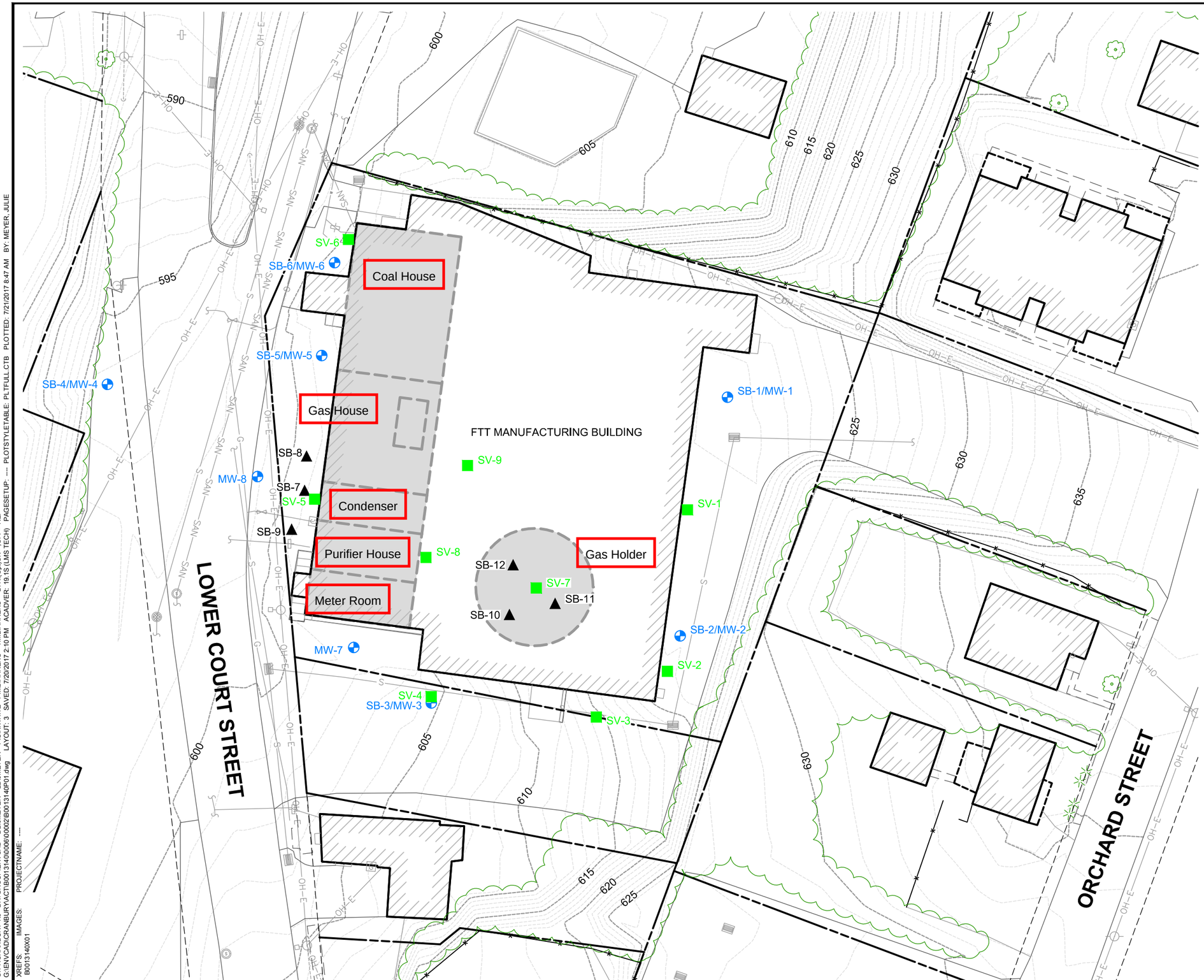

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- WATER HYDRANT, VALVE, AND VAULT
- ELECTRIC PULLBOX, METER, AND MANHOLE
- GAS METER AND VALVE
- UTILITY POLE, GUY, LIGHT POLE, AND TOP MOUNT LIGHT
- FORMER MGP STRUCTURE
- MONITORING WELL LOCATION
- SOIL VAPOR SAMPLING LOCATION
- SOIL BORING LOCATION

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GRAPHIC SCALE

ROCHESTER GAS & ELECTRIC
RIVERSIDE DRIVE FORMER MGP SITE
SITE CHARACTERIZATION REPORT

SOIL BORING, MONITORING WELL AND SOIL VAPOR LOCATIONS

ARCADIS Design & Consultancy for natural and built assets

FIGURE 3