

May 26, 2023

Mr. Andrew Pariser
Michigan Realty, LLC
91 Michigan Avenue
Paterson, New Jersey 07503

RE: Site Investigation and ISRA Compliance
Multi-tenant manufacturing and warehouse
91 Michigan Avenue and 80-94 Grove Street
Block 7002, Lots 1, 2, 3, 4, and 9
Paterson, New Jersey 07503
Proposal #: Prop22-0414-CS2 SIR

Dear Mr. Pariser:

At the request of the Client (Michigan Realty, LLC) Geographic Services Inc. (GSI) has prepared this cost estimate for the above-referenced property (the Site).

The scope of work for this project is anticipated to include: performance of Site Investigation field activities, preparation of a Site Investigation Report, all New Jersey Department of Environmental Protection (NJDEP)-required forms and deliverables, appropriate Quality Assurance and Health and Safety planning documents, professional consulting, and, the preparation of the NJDEP forms for future compliance with the Site Remediation Reform Act (SRRA), NJDEP Technical Requirements for Site Remediation, N.J.A.C. 7:26E et seq. (Tech Regs.), the Industrial Site Recovery Act 7:26B (ISRA), and the applicable NJDEP guidance documents. All required reporting, forms, data deliverables, inspection data, and administrative filings will be submitted as deliverables to the NJDEP at the appropriate time.

Scope of Work

Task 1: Administrative and Planning

GSI will submit the necessary forms and documentation to the NJDEP at the appropriate time, and prepare the following forms and documents in order to initiate remediation activities at the Site:

- Quality Assurance Project Plan (QAPN);
- Health and Safety Plan;
- LSRP Management and Coordination.

The Preliminary Assessment (PA) conducted by GSI at Pariser Industries, Inc. identified 39 areas of concern (AOC), 19 of the AOCs include a recommendation for additional remediation.

Area of Concern (AOC) Roster:

- **AOC-3 Mica & Wood Floor Drains** - According to the Preliminary Assessment Report; prepared by Eikon Planning and Design; for Mica & Wood Creations, LLC; dated June 27, 2002, "Floor drains were noted in the central portion of the subject building; said drains were aligned from north to south and appeared to be laterally connected. The drains appeared to lead out to Michigan Avenue and are presumed to discharge to the municipal sewer system. The majority of the floor drains were completely blocked by thick deposits of wood dust and were not functional. No obvious staining was noted in or around the drains. The age of the drains is unknown, they are 4-inch diameter, integrity of observable portions is satisfactory. No further action is proposed for AOC-3". These floor drains were also observed during the 2022 Site inspection, no assessment of integrity was possible. This portion of the building was completed in the late 1950's or early 1960's with a history of manufacturing and use of hazardous substances. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-6 – Loading Docks Mica & Wood** - According to the Preliminary Assessment Report; prepared by Eikon Planning and Design; for Mica & Wood Creations, LLC; dated June 27, 2002, "Several concrete loading bays of satisfactory integrity are located along the southern-southwestern portions of the subject building. Raw Materials and finished goods are delivered/shipped from these locations. The areas appeared to be in satisfactory condition and no significant staining was observed. No further action is proposed for AOC-6." These loading docks coincide with the current Tilexpo and RBS loading docks. There are five loading docks within the Michigan Avenue parking area. Two of the docks are connected to the RBS tenant space. According to the 1990 survey, the RBS tenant space was previously utilized for manufacturing by the former woodworking tenants, these operators utilized chlorinated solvents extensively, these loading docks are remediated under AOC 18. There are two concrete lined loading docks at the west side of the Site at the Tilexpo tenant space. This area was not used for manufacturing; however, it is physically connected to the former manufacturing area and most likely received raw products. No stains or spills were observed. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC 8 – Manufacturing Area ASTs** - Multiple large plastic and/or metal containers, hoppers, mixers and tanks were observed in the manufacturing and mixing area of the Site, approximately 25 ASTs, single walled within cinderblock enclosures. The ASTs contain: sodium hydroxide, ST 4 Sur RR, ST 8 Booster Plus, Brite C, non ionic detergent, ST 3 Ultra Fresh, ST 2 Fabrisoft, etc. One ~ 1,000 gallon cylindrical AST was situated within a cinder block enclosure and was stained on both ends, the ground also appeared stained. Portions of the concrete floor in the area of these ASTs appeared very degraded and/or channeled. Some chemicals are delivered bulk, in tanker trucks and transferred to the ASTs. Tank integrity testing, based on tank size, is conducted regularly as per the NJDEP. Floor drains and sumps in the manufacturing and mixing

area will be investigated separately. Hundreds of chemicals have been utilized in this area for over 30 years. *Additional remediation is necessary because the area is potentially contaminated.*

- **AOC 9 – Standard Oil Historical ASTs** - The 1950 and 1951 fire insurance maps indicate three bulk storage ASTs at the southeast corner of the Site. The contents of the ASTs are not indicated; they are 20 to 25 feet tall. Historical records indicate a fire at the Standard Oil facility in 1918, four tanks were “saved from blowing up, 160,000-gallon kerosene, 110,000 gallons of naphthalene, 160,000 gallons of gasoline and 80,000 gallons of polarine lubricating oil”. The former ASTs and associated spills were never investigated. Investigation of the eight on Site USTs included the investigation of an unidentified LNAPL. A portion of the former UST tankfield was covered by the warehouse additional and the distribution and source of the LNAPL was not fully investigated. The former ASTs may be a contributing source of LNAPL and groundwater contamination. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC 10 – Eight Former USTs, (AOC-A from 2003 PAR)** – Eight USTs were situated in one general area within the Grove Street courtyard during the tenancy of Exterior Power Sweeping. The USTs were designated E1 through E8 and were closed in May 1988, Contaminated soils were identified and removed, LNAPL was detected and recovered, five monitoring wells were installed and sampled. On 10/20/1992 an ND was approved for Exterior Power Sweeping, Leasehold Portion. The detection of chlorinated solvents in groundwater was not fully investigated and not included in the final closure document (See AOC-37). Historic soil sampling results may indicate soil concentrations remain above the Residential Ingestion Dermal SRSs and groundwater concentration may remain above the GWQS. The file review conducted at the NJDEP yielded incomplete information. An order of magnitude evaluation may be appropriate. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC 14 – Concrete Pad** - A concrete pad is located within the Michigan Avenue parking area, adjacent to the RBS loading docks. GSI observed an open 5-gallon bucket, filled with what appeared to be oil. The pad was heavily oil stained. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-15 Loading Docks, Grove Courtyard** - Loading docks within the Grove Street courtyard, consisting of four raised dock bay doors; raw materials are received. The ground is paved with asphalt and there are no reports of spills. There is a catch basin and a historical catch basin situated within the courtyard, both will be investigated separately. This area also overlaps the former USTs area and was extensively investigated. The loading docks at the south side were only ever utilized by Pariser. The loading docks at the west side are original and were utilized by previous wood working tenants who utilized chlorinated solvents. *Additional remediation is necessary because the area is potentially contaminated.*

- **AOC-16 Loading Docks Railway Ave** - Seven loading docks are situated at the east side of the Pariser space along W. Railway Avenue, these docks are utilized to ship finished products. No drains were observed at the base of the docks and the area is paved with asphalt and there are no reports of spills. Historical woodworking and warehouse operators utilized chlorinated solvents extensively. The northernmost dock has been in operation since the 1950's. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-17 Loading Docks Grove Street** - Three loading docks along Grove Street have been utilized as bulk receiving docks, two for Pariser and were also utilized by the former woodworking tenants who utilized solvents extensively, since at least 1970. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-18 Loading Docks Michigan Ave** - Two sealed loading docks at the current RBS tenant space along Michigan Avenue. According to the 1990 survey, the RBS tenant space was previously utilized for manufacturing by the former woodworking tenants, these operators utilized chlorinated solvents extensively. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-19 Loading Docks Michigan Ave. Parking** - There are five loading docks within the Michigan Avenue parking area. Two of the docks are connected to the RBS tenant space, see AOC-6, below. The other three loading docks have been utilized by Pariser since 1977 and by wood working tenants since at least 1970. The former woodworking tenants/operators utilized chlorinated solvents extensively. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-20 Floor Drain System, Pariser** - A linear floor drain was observed within the Pariser manufacturing/mixing area; it receives rinse water from the manufacturing/mixing/blending process. The rinse water travels through the drain to a shallow pit, a square steel lid was observed between the terminus of the floor drain and Grove Street, covering the shallow pit. The pit functions as a settling tank and the liquid gravity drains to the storm sewer. The area around the floor drain appeared to be coated with a white powdery substance. Composite effluent samples are collected by the Passaic Valley Water Authority to ensure discharge compliance. This drain system was not installed by Pariser and was most likely utilized by prior wood working tenants. There are no reported leaks but the over integrity of the system is unknown, it is also located within historical manufacturing areas utilized by wood working tenants prior to Pariser. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-21 Catch Basin** - One catch basin drain was observed within the Grove Street Courtyard; no staining was observed at the visible portion. The drain is reportedly connected to the municipal storm water system. The age and internal integrity of the drain are unknown. The Grove Street Courtyard has been utilized by several ISRA applicable facilities using hazardous substances. *Additional remediation is necessary because the area is potentially contaminated.*

- **AOC-22 Catch Basin, Michigan Ave.** – The 2003 Pariser PAR indicates at catch basin within the Michigan Avenue parking area, adjacent to loading areas formerly utilized by Pariser and the ISRA applicable wood working tenants. Both tenants have utilized hazardous substances. This catch basin was not observed during the 2002 Site inspection. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-23 Catch Basin, Historical** – An additional catch basin was noted in the 1990 DICAR prepared for M&S Realty. The basin was reportedly situated at the westernmost portion of the Grove Street Courtyard, adjacent to the northeast corner building sub part and received process discharges. Groundwater contaminated with chlorinated solvents was detected in this area. This catch basin was not observed during the 2022 Site inspection. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-26 Possible Septic or Seepage Pit** – Previous ECRA filings include documentation from the City of Paterson indicating connection to the municipal sewer system in 1945. The Site was developed previous to 1931. A seepage pit or on Site septic system may have been in use prior to 1949. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-36 Rail Lines** – The 1950 and 1950 fire insurance maps indicate a rail line on the Site, at and along the eastern property line at W. Railway Avenue. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC-37 Groundwater Contamination** – Groundwater contaminated with chlorinated compounds and metals. October 1991 NJDEP memo: This memo recommends additional borings to be installed and product recovery to begin as soon as possible from the wells free product was identified in (MW-2, 3B, 4, and 5). Additionally, chlorinated volatiles were detected in groundwater, but the NJDEP did not require further investigation of the source of these constituents, nor did they require the extent of chlorinated volatiles to be delineated at the Site; the NJDEP would not comment on whether they believed the chlorinated volatiles were sourced on or off site. Additional historic reporting records metals above the GWQS. *Additional remediation is necessary because the area is potentially contaminated.*
- **AOC 38 Former Residential Structures** – Fire insurance maps indicate a residential structure at the southwest corner of the Site on Getty and Michigan Avenues, aerial photographs indicate the structure persisted through the early 1970's. Fire insurance maps also indicate another residential structure at the southwest portion of the Site on Michigan Avenue, aerial photographs indicate the structure persisted through the early 1980's. Homes of this era frequently used heating oil USTs. *Additional remediation is necessary because the area is potentially contaminated.*

Task 2: Site Investigation Technical Consultation

In order to investigate the historical soap and detergent mixing, bottling, and shipping operations, GSI shall consult with the client to determine approximate volumes and nature of specific chemicals related to the current operations and noted in the Preliminary Assessment report. Following additional interview with the site owner, GSI may engage the services of a professional chemist or certified industrial hygiene (CIH) professional to determine most appropriate environmental sampling parameters for sampling in areas of the site with where material mishandling of soaps which otherwise are safe for direct dermal exposure.

Consulting services include, but are not limited to, conference calls, meetings, additional inspections, travel time to and from meetings, review of additional documentation or reports completed other consultants, correspondence including emails/phone calls with the chemist or CIH. If appropriate additional technical paper citations shall be included in the SIR to substantiate sampling parameter selection.

Task 3: Site Investigation Field Activities*Geophysical Investigation*

The Ground Penetrating Radar (GPR), radio frequency (RF) and metal detector survey method of subsurface investigation will be performed at the Site. A geophysical investigation can be used to determine the exact location and size of any potential USTs, former drainage lines or basins, drain intercepts, trace drains and other subsurface features, and locate any additional structures that may have been buried or left behind from historical activities.

Limitations of this investigation include overgrown vegetation, reinforced concrete, Site buildings, fencing, moisture, water, soil composition, quantity of buried anomalies, presence of metal or reflective materials at the surface in the scan area and/or the presence of parked cars in the scan area. Please note that GPR and metal detection technology are remote sensing methods and may, due to interference or other geophysical limitations, not identify subsurface anomalies which are present. Wet soils, shallow groundwater tables, lithology, or other factors, may impact the efficacy and maximum depth of scan penetration. The frequency or size of other reflective materials may interfere with the scan.

The findings of this investigation should only be used as a tool in evaluating the possibility that USTs or other hazards or subsurface anomalies are or were once present on the property and should not be considered a guarantee regarding the presence or absence of USTs or other subsurface objects. Due to the limitations at the Property, the possibility that undiscovered subsurface objects are present exists.

The entire geophysical portion of the investigation is anticipated to take place over one and half field days.

Soil Investigation – Soil Boring Installation

GSI will conduct the subsurface investigation using direct push sampling methodology (Geoprobe), in accordance with industry standards following boring clearance. Each soil boring will be field screened via visual, olfactory, and photoionization detector (PID). At the discretion of the field professional, one (1) to two (2) soil sample shall be collected from each boring. Samples shall be biased to the interval of most obvious contamination. The entire drilling portion of the investigation is anticipated to take place over 3 field days.

One (1) boring will be installed in or adjacent each of the identified AOCs. During the 2021 Phase II ESA, GSI attempted to encounter groundwater via temporary wells. Groundwater was encountered at approximately 12.5 feet on the Grove Street side of the facility. Refusal was encountered at 7–15-foot below ground surface (bgs) at multiple locations across the site.

Due to the location of the proposed borings and near-complete site coverage by the operating warehouses, sidewalk opening permits shall be required for several borings. Sidewalk opening is anticipated for work to be conducted on Grove Street and Michigan Avenue. Fees for permit application and any applicable municipal review shall be billed as a passthrough to the client.

Investigation shall be conducted as follows.

AOC-3 Mica & Wood Floor Drains – Conduct geophysical survey to identify the drain system line, potential intercepts, elbows and terminus. The concrete floor shall be cored, and up to five (5) boring locations shall be selected. Borings of up to 5.0 feet below ground surface (bgs) shall be installed and up to five (5) soil samples will be collected. The samples will be analyzed for Extractable Petroleum Hydrocarbons (EPH) Category 2 (Cat 2) and Volatile Organic (VO) with Tentatively Identified Compounds (TICs).

AOC-6 – Loading Docks Mica & Wood – Install one (1) soil boring to a depth up to 10.0' bgs. Collect one (1) soil sample at the interval of most obvious contamination. Sample will be analyzed for EPH Cat 2 and VO+TICs. A monitoring well will also be installed in the vicinity of this AOC as part of the investigation of AOC-37.

AOC 8 – Manufacturing Area ASTs - Conduct geophysical survey to identify location of the private subsurface piping (see limitation of GPR above and Assumptions for site owner obligations). The concrete floor shall be cored, and up to four (4) boring locations shall be selected. Borings of up to 5.0 feet below ground surface (bgs) shall be installed and up to four (4) soil samples will be collected. The samples will be analyzed for VO+TICs, 1,4 Dioxane, Semi-volatiles and TAL metals (parameters may be added based on historical chemical use list).

AOC 9 – Standard Oil Historical ASTs - Conduct geophysical survey to identify location of the private subsurface piping (see limitation of GPR above and Assumptions for site owner obligations). The concrete floor shall be cored, and up to three (3) boring locations shall be selected. Borings of up to 10.0 feet below ground surface (bgs) shall be installed and up to

four (4) soil samples will be collected. The samples will be analyzed for EPH Cat 2. Contingency analysis shall be run for 25 % of the samples where EPH is detected for VO+TICs with additional Low Level (LL) analysis, Semi-Volatile Organics (SVO) +TICs, Lead, and Polychlorinated Biphenyls (PCBs). Two (2) monitoring wells will also be installed in the vicinity of this AOC as part of the investigation of AOC-37.

AOC 10 – Eight Former USTs, (AOC-A from 2003 PAR) – Conduct geophysical survey to identify location of the private subsurface piping (see limitation of GPR above and Assumptions for site owner obligations) and to determine the historical tank invert and/or base of the former excavation area. Up to three (3) boring locations shall be selected. Borings of up to 25.0 feet below ground surface (bgs) shall be installed and up to three (3) soil samples will be collected. The samples will be analyzed for EPH Cat 2, VO+TICs with LL analysis, SVO+TICs, Lead, and Polychlorinated Biphenyls (PCBs). One (1) monitoring well will also be installed in the vicinity of this AOC as part of the investigation of AOC-37.

AOC 14 – Concrete Pad - Install one (1) soil boring to a depth up to 5.0' bgs. Collect one (1) soil sample at the interval of most obvious contamination. Sample will be analyzed for EPH Cat 2. Contingency analysis shall be run for 25 % of the samples where EPH is detected for VO+TICs, SVO+TICs, Lead, and PCBs.

AOC-15 Loading Docks, Grove Courtyard – Install up to four (4) soil borings to a depth up to 5.0' bgs. Collect up to four (4) soil samples at the interval of most obvious contamination. Samples will be analyzed for VO+TICs, up to two (2) of the four may be analyzed for full TAL/TCL.

AOC-16 Loading Docks Railway Ave – Install up to six (6) soil borings to a depth up to 5.0' bgs. Collect up to four (4) soil samples at the interval of most obvious contamination. Samples will be analyzed for VO+TICs, two (2) of the four shall be analyzed for full TAL/TCL.

AOC-17 Loading Docks Grove Street – Install up to three (3) soil borings to a depth up to 5.0' bgs. Collect up to three (3) soil samples at the interval of most obvious contamination. Samples will be analyzed for VO+TICs.

AOC-18 Loading Docks Michigan Ave – Install up to one (1) soil boring to a depth up to 5.0' bgs. Collect up to one (1) soil sample at the interval of most obvious contamination. Sample will be analyzed for VO+TICs.

AOC-19 Loading Docks Michigan Ave Parking – Install up to three (3) soil borings to a depth up to 5.0' bgs. Collect up to three (3) soil samples at the interval of most obvious contamination. Samples will be analyzed for VO+TICs.

AOC-20 Floor Drain System, Pariser – Conduct geophysical survey to identify location of the private subsurface piping (see limitation of GPR above and Assumptions for site owner obligations) and to determine the drain system line location, potential intercepts, elbows and terminus. Up to two (2) boring locations shall be selected. Borings of up to 25.0 feet below ground surface (bgs) shall be installed and up to two (2) soil samples will be collected. The samples will be analyzed for VO+TICs, 1,4 Dioxane, Semi-volatiles and TAL metals (parameters may be added based on historical chemical use list).

AOC-21 Catch Basin – Conduct geophysical survey to identify location of the private subsurface piping (see limitation of GPR above and Assumptions for site owner obligations) and to determine the potential historical location of the former catch basin. If an anomaly consistent with a suspected basin or subsurface container is identified, one (1) sample shall be collected at the invert of the former basin and analyzed for VO+TICs.

AOC-22 Catch Basin, Michigan Ave – Conduct geophysical survey to identify location of the private subsurface piping (see limitation of GPR above and Assumptions for site owner obligations) and to determine the potential historical location of the former catch basin. If an anomaly consistent with a suspected basin or subsurface container is identified, one (1) sample shall be collected at the invert of the former basin and analyzed for VO+TICs.

AOC-23 Catch Basin, Historical – Conduct geophysical survey to identify location of the private subsurface piping (see limitation of GPR above and Assumptions for site owner obligations) and to determine the potential historical location of the former catch basin. If an anomaly consistent with a suspected basin or subsurface container is identified, one (1) sample shall be collected at the invert of the former basin and analyzed for VO+TICs.

AOC-26 Possible Septic or Seepage Pit – Conduct geophysical survey to identify location of the private subsurface piping (see limitation of GPR above and Assumptions for site owner obligations) and to determine the potential historical location of the former catch basin. If an anomaly consistent with a suspected basin or subsurface container is identified, one (1) sample shall be collected at the invert of the former basin and analyzed for full TAL/TCL.

AOC-36 Rail Lines – Install up to three (3) soil borings to a depth up to 5.0' bgs. Collect up to three (3) soil samples at the interval of most obvious contamination. Samples will be analyzed for Polycyclic Aromatic Hydrocarbons (PAH), PCBs, and Target Analyte List (TAL) Metals.

AOC-37 Groundwater Contamination – Four (4) monitoring wells will be installed across the entire property to determine groundwater flow direction and characterize groundwater quality in the sitewide and in the vicinity of AOCs 9 and 10. All wells shall be sampled for VO+TICs. The wells near AOC 9 (corner of Michigan and West Railway shall be additionally sampled for LL and SVO+TICs; the well in the vicinity of AOC 10 (Grove Street courtyard) shall be additionally sampled for LL, SVO+TICs, and Lead.

AOC 38 Former Residential Structures – Conduct geophysical survey to identify the potential location of former heating oil tank(s) associated with the prior residences. If a tank-like anomaly is discovered,

Task 4: Site Investigation Report

GSI will prepare a Site Investigation Report, which will include the findings and information gathered during the investigation. The report shall be prepared in accordance with the Tech Regs. The report will include documentation to support the analyses, opinions, and conclusions.

Task 5 (Optional): Site Investigation Contaminants of Emerging Concern (CECs)

Per- and polyfluoroalkyl substances (PFAS) are a group of synthetic chemicals that have been in use since the 1940s. PFAS are found in a wide array of consumer and industrial products. PFAS manufacturing and processing facilities, facilities using PFAS in production of other goods, airports, and military installations are some of the contributors of PFAS releases into the air, soil, and water. Due to their widespread use and persistence in the environment, most people in the United States have been exposed to PFAS. There is evidence that continued exposure above specific levels to certain PFAS may lead to adverse health effects. The U.S. Environmental Protection Agency (EPA) will continue to partner with other federal agencies, states, tribes, and local communities to protect human health and, where necessary and appropriate, to limit human exposure to potentially harmful levels of PFAS in the environment.

PFAS, have been used in coatings for textiles, paper products, and cookware and to formulate some firefighting foams, and have a range of applications in the aerospace, photographic imaging, semiconductor, automotive, construction, electronics, and aviation industries (KEMI 2015; USEPA 2017b). Certain PFAS, most notably some of the perfluoroalkyl acids (PFAAs), such as perfluorooctanoate (PFOA) and perfluorooctane sulfonate (PFOS), are mobile, persistent, and bioaccumulative, and are not known to degrade in the environment (USEPA 2003b; ATSDR 2015; NTP 2016; Concawe 2016). PFAS are widely used in consumer products and household applications, with a diverse mixture of PFAS found in daily use in varying concentrations (Clara et al. 2008; Trier, Granby, and Christensen 2011; Fujii, Harada, and Koizumi 2013; OECD 2013; ATSDR 2015; Kotthoff et al. 2015; KEMI 2015; USEPA 2016b, c). Included in the list of products identified by the Interstate Technology Regulatory Council (ITRC) and PFAS containing are: paints, varnishes, dyes, inks, adhesives, cleaning agents, fabric softeners, polishes, waxes, and nonstick coatings/treatment (i.e. Scotchgard or Teflon).

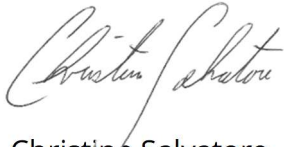
The NJDEP has established groundwater remediation standards for three (3) of the most common PFAS chemicals: PFOA, PFOS, and PFNA.

Equipment and supplies commonly used for sampling may be a concern when sampling for PFAS because they may contain PFAS. Equipment and supplies are a potential source of cross-contamination and include items which make direct contact with samples and field support equipment which does not make direct contact with samples. A project-specific Quality Assurance Project Plan (QAPP), Sampling and Analysis Plan (SAP) or work plan shall include PFAS-specific guidance including sampling supplies to be avoided and pretesting requirements for decontamination water, equipment and supplies. PFAS sampling may be conducted by a subcontractor laboratory technician.

Project Costs and Schedule of Services

If the proposal is acceptable, please return one copy of the signed Proposal Acceptance Agreement, which is required for project activation and scheduling.

If you have any questions or comments regarding this Proposal, please feel free to us at (856) 229-7018.



Christine Salvatore
Director of Remediation
LSRP License #838504



Ruxandra Niculescu
REM, CEO

PROPOSAL ACCEPTANCE AGREEMENT

Description of Services Site Investigation and ISRA Compliance
Project Name Michigan Realty, LLC
Project Location 91 Michigan Avenue and 80-94 Grove Street, Paterson, NJ 07104
Date: May 26, 2023 Proposal No.: Prop22-0414-CS2 SIR

This Agreement is Accepted By:

Client (Business or DBA Name, if applicable)

Billing Address

Signature

Date

Print/type name

Email Address

Payment Terms:

The above-described scope of work described shall be performed for the above fee. A 20% retainer is required for commencement of the work. The remaining amount will be billed in eight monthly installments.

Payment can be processed via check or ACH (for improved timing) at no charge. If payment by credit card is preferred, please contact accounting@gsienviro.com. Please note a convenience fee of 3.7% will be assessed for all credit card payments.

Site Contact Information

(On-site personnel responsible for scheduling/providing access)

Name _____

Number: _____

Email Address: _____

Assumptions and Limitations

This proposal was developed using the following assumptions:

- The total number of samples and specific media to be collected and analyzed is specified above. The number of samples shall not exceed the above-proposed.
- The Site owner will provide GSI with the most recent survey of the subject property and as-built drawings of private service subgrade lines. The Site owner shall provide access to all sampling locations.
- The geophysical survey will be conducted in reasonably accessible areas within the Site building.
- Level D personal protection is sufficient to safely perform the work.
- All sampling activities can be completed in four, up to 8-hour field days.
- The findings of a geophysical investigation should only be used as a tool in evaluating the possibility that USTs or other hazards are or were once present on the subject property and should not be considered a guarantee regarding the presence or absence of USTs or other subsurface objects. The possibility exists that undiscovered subsurface objects are present on-site.
- GSI shall notify the Client of any change to the scope based on field conditions. Any change in scope of work or associated cost for review shall be presented to the Client for authorization before proceeding.
- If unanticipated site conditions, weather, or other conditions/issues are encountered which warrant additional field time or change in scope of work, the client shall be contacted immediately, and a change order submitted.
- Boring locations shall be repaired to grade with best match color/texture patching material; the cost to restore to like-new condition is not included with this proposal.
- **GSI will not be responsible for damage to public or private utilities not marked out by the One Call system and/or by the Site owner. The Site owner must identify all utilities and subgrade structures not identified by the One Call System.**
- Additional costs (sidewalk opening permit fee, bonds) are estimated in the cost of the proposal. These additional costs shall be charged as a pass-through cost to the authorizing party. Work shall not proceed until the required permit is issued and mark out is completed.
- Due to the location of the Site on industrial-use local roads, GSI assumes permits may be granted and work may be executed without the need for off-duty police patrol for traffic control. If the City or Chief of Police require use of an off-duty officer for work site-traffic oversight, GSI shall apprise the Client and request a change order for the cost (hourly rate) of off-duty police oversight and/or parking will be available on Site.
- All consulting and/or tasks outside the specific scope detailed above shall be billed in accordance with the attached Fee Schedule (i.e. for work performed at the request of the Client which is outside of the scope of this proposal). GSI shall not perform additional tasks, incur fees, or exceed the authorized cost without prior written consent.
- The forms required for submittal of the remedial phase reports will not change significantly between the time of this cost estimate and the time the report is actually submitted to the NJDEP.
- This proposal assumes no other areas of concern (AOCs) are identified during the investigation that may warrant further investigation. Additional investigation beyond the scope of this proposal (such as government agency reporting, removal/closure of identified UST, remedial investigation, or remedial action) will be provided upon request and under separate cover.
- This proposal assumes no Immediate Environmental Concern (IEC) shall be identified during the course of the investigation. Should an IEC be identified during the course of the investigation, GSI will report the IEC to the NJDEP Hotline at 1-877-WARNDEP (1-877-927-6337) as per state requirements. Should contamination be identified above applicable NJDEP standards during the course of this investigation, a release shall be called in to the NJDEP Hotline.

2023 Fee Schedule

Our consulting services include, but are not limited to, conference calls, meetings, additional inspections, travel time to and from meetings, review of additional documentation or reports completed by outside consultants, correspondence including emails/phone calls with the outside consultants, generation of memos/letter reports summarizing tasks completed, etc.

GSI's insurance coverage exceeds industry standards and includes Professional Liability and Contractors Pollution Liability insurance coverage. Our financial stability proves that GSI will be available for future environmental concerns.

<u>GSI Administrative</u>	<u>\$60/hour</u>
<u>GSI Field Tech</u>	<u>\$85/hour</u>
<u>GSI Environmental Professional</u>	<u>\$100/hour</u>
<u>GSI Project Manager</u>	<u>\$120/hour</u>
<u>GSI Geologist</u>	<u>\$150/hour</u>
<u>GSI LSRP (Professional Licensed by NJDEP)</u>	<u>\$220/hour</u>

Any additional consulting fees outside of the originally proposed will be approved prior to providing service will be billed following completion. Invoicing will include hourly breakdown of costs incurred including date and time of services as well as supporting documentation when applicable.

ASSUMPTIONS

- GSI assumes all consulting services will be performed during regular business hours. Special requests for after hour services including meetings, conference calls, or RUSH completion of documentation reviews will be an additional fee. Should this be the case, GSI will discuss additional costs with client before they are incurred.
- Deliverables shall be limited to emails or summary correspondence. Report preparation is not covered under this contract.
- Additional subcontractor work, outside the scope of the attached proposal, shall be billed as costs are incurred after authorization for work by the Client. Subcontracted services include equipment rental, drill-rig operator, backhoe or excavator operator, laboratory analysis, travel accommodations, geophysical survey and/or tank sweep services.

GSI will notify the Client and provision of additional services or investigations will be on a *Time and Materials* basis utilizing GSI professional rates.