APPENDIX H

Phase 1 Environmental Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Proposed Subdivision
KLM Properties, LLC
Routes 202 and 306
Ramapo, New York

January 2002

Prepared for:

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Union State Bank
100 Dutch Hill Road
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KLM Properties, LLC
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EXECUTIVE SUMMARY

In January 2002, HRP Associates, Inc. (HRP) conducted a Phase I Environmental Site Assessment of the KLM Properties, LLC site, a proposed subdivision near the intersection of Routes 202 and 306 in Ramapo, Rockland County, New York. The 187± acre site is comprised of two (2) parcels. Parcel 1, approximately 164 acres, is primarily vacant, wooded lands and open fields. However, Parcel 1 also contains three, abandoned structures, and two utility easements (power, gas). Parcel 2, approximately 22 acres and located west of Parcel 1, is a horse farm utilized by the Hasty Hill Stables, which provides riding lessons and boarding of horses. Parcel 2 is improved by 11 structures, including a two-story dwelling, a single-story cottage, a barn, two trailers, a stable and five sheds.

Historically, the site, in particular parcel 1, was utilized for agricultural purposes until at least the 1960's. Since that time, parcel 1 has been undeveloped land, or has been utilized for utility easements. Based on HRP's review, Parcel 2 has been utilized as a horse farm since at least the late 1950's. In the 1990's, the site was proposed for development into a municipal golf course, however, the project was later cancelled. The surrounding areas have been predominantly utilized for agricultural purposes prior to the 1950's, and residential purposes since at least the late 1960's.

We have performed this Phase I Environmental Site Assessment in compliance with the Scope of Limitations of ASTM Practice E1527 of the KLM Properties, LLC in Ramapo, New York. Any exceptions to or deletions from this practice are described in Section 1.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. However, HRP has the following other concerns:

- Since the two-story dwelling and cottage were reportedly constructed prior to 1980, it is possible that suspect asbestos containing materials exist in these structures;
- A portion of the site has wetlands delineated by the NYSDEC; and,
- HRP noted debris on-site, including used appliances, tires, and empty drums.

ENVIRONMENTAL SITE ASSESSMENT

Proposed Subdivision
KLM Properties, LLC
Routes 202 and 306
Ramapo, New York

1.0 INTRODUCTION

1.1 Objectives

This Environmental Site Assessment was prepared for Mr. Bill O'Neil of Union State Bank according to standards established by the American Society for Testing and Materials (dated July 2000). The Environmental Site Assessment was completed to identify areas of potential soil, groundwater or surface water contamination, as well as identify environmentally sensitive areas. Photographic documentation of the site is included as Appendix A.

1.2 Methodology

The site review was conducted on January 22, 2002 by Christopher Bablin of HRP Associates, Inc., and included the following:

- Inspection of the site and surrounding area;
- Review of state and federal files;
- Review of the Town of Ramapo Assessor's office, Building Department, and Planning Department files;
- Inspection of Rockland County Planning Department's Aerial Photographs: 1958, 1969-70, 1977, 1980, 1987, and 2000;
- Interviews/telephone interviews with: Mr. Isaac Lebovits, site developer and contact; Mr. Brian Brophy, Town of Ramapo Building Department Mr. Paul Gadanske, Town of Ramapo Public Works; and, Mr. Charles Holbrook, Supervisor, Town of Clarkstown Planning Department.

1.3 Client

Mr. Bill O'Neil
Union State Bank
100 Dutch Hill Road
Orangeburg, New York 10962

1.4 Background

Site name and address:	Proposed Subdivision Routes 202 and 306 Ramapo, New York (Section-Block-Lot#s: 32.11-1-4 [Parcel 1], and 32.14-2-3 [Parcel 2])
Owner name and address:	KLM Properties, LLC C/o Shiboleth Yisraleli 350 5th Avenue, Suite 601 New York, New York 10016
Date of Ownership:	November 2001

1.5 Previous Environmental Assessments and Hydrogeologic Investigations

Mr. Isaac Lebovits provided HRP with the following report:

Phase I Environmental Site Assessment, 190 Acre Parcel of Land, Pomona Heights, New York (Subject site); Prepared by Dorson Environmental Management, Inc. (Dorson), September, 1996.

In September 1996, Dorson prepared a Phase I ESA of the subject site. Based on their review, Dorson did not note any recognized environmental conditions. However, Dorson indicated that suspect asbestos containing materials (ACMs) were observed at the horse farm portion of the site. Specifically, Dorson noted vinyl siding and roofing materials as suspect ACM. Dorson recommended that these materials be sampled prior to any renovations.

1.6 Limitations

The majority of the site was snow covered at the time of HRP's visit. Therefore, visual observations of the site grounds for indicators of contamination (staining, stressed vegetation, debris piles, etc.) were limited. In addition, a two-story dwelling, a cottage, and two trailers are located on-site, which were not accessible and therefore, the interiors of these structures were not reviewed.

2.0 SITE DESCRIPTION

2.0 Location and Current Use

The 187± acre site, comprised of two (2) parcels, is located southwest of the intersection of Routes 202 and 306 in the Town of Ramapo, Rockland County, New York. Parcel 1, located along both sides (north and south) of Route 202, is approximately 164 acres, while Parcel 2, located at the extreme western portion of the site, is approximately 22 acres. The site location is provided in Figure 1 while the Site Plan is included as Figure 2.

The majority of Parcel 1 is vacant, wooded lands. However, Parcel 1 is improved by three, abandoned structures, including a garage and two sheds. In addition, two utility easements are located on Parcel 1, including a 50 feet wide Columbia Gas transmission easement (underground pipeline), which goes across the entire length of Parcel 1, and a 100 feet wide Orange and Rockland Utilities power easement. The power easement is located at the eastern portion of the site.

Parcel 2 is a horse farm utilized by the Hasty Hill Stables, which provides riding lessons and boarding of horses. The Rockland County Sheriff's Department also subleases parcel 2 for the department's mounted police unit. Parcel 2 is improved by 11 structures, including a two-story dwelling, a single-story cottage, a barn, two trailers, a stable and five sheds. A brief description of the main buildings is given below:

Building type/Construction	Approximate size/age	Current use
Two-story dwelling/wood frame, concrete basement	2,500 ft^2/ constructed c. 1900, remodeled c. 1952	Residential
Barn/ wood frame, metal exterior, concrete floor	3,850 ft^2/ constructed c. 1957	Horse stables
Cottage/wood frame, concrete block foundation (no basement)	560 ft^2/ constructed c. 1920	Residential

No specific information regarding the sheds, the stable, and the house trailers was available for review. Based on HRP's site visit and discussions with Isaac Lebovits, the sheds/ stable are wooden framed structures which date back to the 1960's and are utilized by the horse farm for equine care and storage. According to Mr. Lebovits, the house trailers are approximately 20 years old and are utilized for offices.

2.2 Abutters and Nearby Properties

The site is located in a rural area of Rockland County. In general, the site's area is utilized for residential purposes, highways, or vacant lands. The adjacent properties' current uses include:

North: Route 202, then residential dwellings or vacant land
South: Scenic Drive, residential or vacant lands
East: Route 306, then vacant lands
West: vacant land

2.3 Topography and Surface Water Bodies

A. Topography

The site is located on a gently rolling parcel of land, which slopes to the northwest. According to the latest DOT topographic map of the Thiells quadrangle, the site elevation varies from approximately 500 feet above mean sea level (MSL) at the southeast, to 420 feet MSL along Route 202 at the northwest borders of the site.

B. Surface Water

A pond, reportedly 4-acres in size, is located at the southwest portion of the site. In addition, four brooks and a stream are also located on-site. Based on HRP's review, three, unnamed brooks flow north into the on-site pond, while the stream is the outlet for the pond, and flows north to the Mahwah River, located north of the site. The fourth brook, Brian Brook, flows north across the northeastern portion of the site.

2.4 Utilities

A. Heat

Based on HRP's review and discussions with Mr. Isaac Lebovits, the site dwellings at the horse farm are heated by propane gas, electricity, or oil. Reportedly, the 2-story dwelling is heated by an oil-fired furnace, which is supplied oil via a 275-gallon aboveground oil tank in the basement. Although HRP was unable to inspect the oil tank, according to Mr. Lebovits, the tank is approximately two years old. Mr. Lebovits indicated that the dwelling was formerly heated by propane, but currently uses the propane for cooking and clothes dryer. In addition, Mr. Lebovits indicated that the cottage is heated by electricity and utilizes propane for cooking/drying. The trailers are reportedly heated by propane. Based on HRP's site inspection and discussions with Mr. Lebovits, the remaining site dwellings are unheated.

B. **Water**

Reportedly, the horse farm is supplied water by an on-site well, located adjacent to the two-story dwelling. No information regarding the well's construction or water quality was available during HRP's review.

C. **Sewer**

According to Mr. Paul Gadanske, the site is not connected to sanitary sewers. However, Mr. Gadanske indicated that the surrounding residential subdivision along Scenic Drive and areas north of the site have recently (last two years) been connected to sanitary sewers, which are provided by either Rockland County or the Town of Ramapo.

D. **Septic System/Drywells**

Reportedly, the horse farm is equipped with a septic system, located in front of the 2-story dwelling. No specific information regarding the construction details of the on-site septic systems was noted or reported during HRP's discussions with municipal officials or during review of files.

3.0 SITE HYDROGEOLOGY AND GEOLOGY

3.1 Surface Water Characteristics

A. Natural and Man-made Stormwater Drainage and Discharges, Drainage Restrictions, and Drainage Easements

HRP noted a drainage easement to the Town of Ramapo located at the northwest portion of the site. No obvious stormwater drainage features were noted during HRP's review. HRP would expect that the majority of stormwater generated on-site would discharge to the ground surface via direct infiltration or discharge to the pond/brooks via overland sheetflow.

B. Upgradient Drainage Discharges within 1,000 Feet of the Site

No upgradient discharges were reported within 1,000 feet of the site.

C. Site Flood Potential and Relationship to the 100-Year Flood Plain

According to the National Flood Insurance Rate Map for the Town of Ramapo, Flood Panel Number 3653400011C, the majority of the site lies with the boundaries of Zone C, defined as an area of minimal flooding (outside 500 year flood plain). However, a narrow strip, likely associated with the drainage easement for the Brian Brook, is identified on the FIRM as Zone AE, which lies within the 100-year flood zone.

D. Wetland Areas within 0.5 Mile of the Site

Based on HRP's review of the NYSDEC freshwater wetlands map, a wetland area identified, as TH-30 is located in the central portion of the site.

E. Surface Water Quality

No information regarding water quality of the on-site pond, the brooks or the stream was noted during HRP's review.

3.2 Groundwater Characteristics

A. Discussion of Available, Published Hydrogeologic Mapping in the Site

No hydrogeologic mapping of the site area was available during the site review.

B. Identification of Sole Source, Primary Water Supply or Principal Aquifer Areas

According to the map of Potential Yield of Wells in Unconsolidated Aquifers in New York, Lower-Hudson sheet, the site lies within a primary aquifer (water supply for major municipal water system(s)) known as the Ramapo-Mahwah River Aquifer. This area is considered a highly productive aquifer that is being used as a source of water by major public supply systems. No principal aquifer (known to be productive but not intensely used as sources of water supply), or sole source aquifers [as defined by SWDA 42 USC 300h-3(e)] are located within one mile of the site.

C. On-Site Wells and springs, and Available Site Water Quality Information

Based on HRP's review, two production wells (PW-1 and PW-2) are located on parcel 1. Reportedly, these production wells were installed as part of a proposal to develop Parcel 1 into a golf course. According to Leggett, Brashears, and Graham, Inc. (LBG), consultants for the proposed project, PW-1 and PW-2 are installed with 8-inch diameter steel casing to a depth of 31 feet below grade (ft bg), and the remainder of each well is an 8-inch diameter open borehole which extends to a depth of approximately 400 ft bg. In addition, Parcel 2 (horse farm) is reportedly serviced with a water supply well, however no information regarding the depth or construction of this well or water quality information on any of the on-site wells was provided to HRP or noted in any reviewed files.

D. Approximate Depth to Groundwater in the Site Area

According to a full environmental assessment form completed for the subject site, depth to groundwater is listed as between 1 to 4 feet below grade, and less than one foot below grade near the on-site wetlands and brooks.

E. Utilization, Consumption, and Quality of Groundwater within 0.5 Mile of the Site

According to Rockland County GIS mapping information, three United Water (local water utility) wells are located along Route 202 in the vicinity of the subject site. No information regarding water quality or consumption of these reported wells were available during HRP's review.

F. Inferred or Known Direction of Groundwater Flow

Groundwater flow is controlled by many factors including aquifer type and characteristics, depth to bedrock, topography, and water usage in the area. Generally, groundwater flows in the direction of the greatest topographic gradient. Based on HRP's review of the topography, groundwater at the subject site presumably flows westerly toward the Mahwah River.

3.3 Geological Characteristics

A. Surficial Geology

According to LBG, the surficial geology at the site is comprised of glacial till. In addition, the Surficial Geologic Map of New York, Lower-Hudson sheet, indicated that the surficial geology underlying the site consists of till. This classification consists of variably textured material (e.g. clay, silt-clay, boulder clay), which is usually poorly sorted diamict that has been deposited beneath glacial ice. It is relatively impermeable (loamy matrix) and has a variable clast content and thickness (1-50m). In addition, LBG notes that the area glacial outwash occurs in the Mahwah River Valley west of the subject site. These deposits consist of coarse to fine gravel with sand, deposited in a proglacial fluvial environment, and are typically 2-20 meters thick.

B. Bedrock Geology

According to the Geologic Map of New York, Lower Hudson sheet, the bedrock underlying the site is classified as belonging to the Ladentown Diabase (igneous intrusive) and the Hammer Creek Formation, a member of the Newark Group. These rocks consists of sandstone, conglomerate and diabase.

D. Known or Probable Depth to Bedrock

According to the full environmental assessment form, the depth to bedrock is reportedly is greater than 6 feet below grade. LBG reported that the diabase was encountered during the installation of the production wells from approximately 11 ft bg to 31 ft bg, while Hammer Creek conglomerate was encountered at depths of 31 ft bg to 400 ft bg.

E. Active and/or Inactive Wells On-Site and in the Site Area

Based on HRP's review, PW-1 and PW-2 were installed during the proposed golf course activities and are currently inactive. The well currently servicing the horse farm is active, while the nearby production wells servicing United Water are also active.

4.0 HISTORICAL INFORMATION

4.1 Historical Source Reviewed

A. City Directories

The site has no known historical addresses, therefore, no listings for the site was found during HRP's review of city directories.

B. Sanborn Fire Insurance Maps for Ramapo

According to EDR, Inc., no Sanborn Map coverage was available for the site.

C. Municipal Offices (See Appendix C)

Assessor's Office

According to the Town of Ramapo Assessor's Office property cards, the subject site is identified as Section, Block and Lot #s 32.11-1-4 (Parcel 1), and 32.14-2-3 (Parcel 2). Parcel 1 is reportedly 164 acres, while Parcel 2 is approximately 22 acres. The owner of record for both parcels is listed as KLM Properties, LLC, which purchased the site in November 2001 from the Town of Clarkstown.

The cards indicated improvements to Parcel 1, however several improvements were noted for Parcel 2, including the 2-story dwelling (constructed circa 1900), the single-story cottage (constructed circa 1920) and the barn (constructed circa 1957).

Building/Planning Department

Discussions with Mr. Brian Brophy of the Town of Ramapo Building, Zoning, and Planning Departments indicated that the Town of Clarkstown proposed to redevelop the site into a golf course in the mid 1990's. According to Mr. Brophy and based on HRP's file review, a full environmental site Assessment form and a Draft Environmental Impact Statement was completed in 1997. According to Mr. Charles Holbrook, Supervisor for the Town of Clarkstown Planning Department, the project was cancelled due to delays in the planning approval process. Both Mr. Holbrook and Mr. Brophy were unaware of any environmental issues or

concerns at the subject site.

D. **Aerial Photographs** (See Appendix D)

1958 Photograph #406-14 10, Scale: 1: 4800

The majority of Parcel 1 appears wooded, with the exception of the pond and three cultivated fields are apparent east of the pond. The two sheds and the garage, currently abandoned, are apparent in the photograph. An unimproved road connects these three buildings with the horse farm. The power easement is also noted along parcel 1. Parcel 2 is developed with the horse farm, and it appears that the horse farm is improved by the barn, 2-story dwelling and several small sheds.

1969-70, Photograph #X482-Y522, Scale: 1:4,800

The photograph indicates that the site, in general appears similar to the 1958 photograph. However, residential development has occurred east of the site, and northwest of the site.

1976 Photograph # 39, 1"=400'

The site and the surrounding areas appear similar to the previous photograph.

1980 Photograph #E576 N4556, Scale: 1:4800

In general, the site and the surrounding areas appear similar to the previous photograph.

1987 Photograph #24-311, Scale: 1"= 1,200'

In general, the site and the surrounding areas appear similar to the previous photograph.

2000 Photograph #21-653, Scale: 1:9,000

In general, the site and the surrounding areas appear similar to the previous photograph.

E. Site and Area Description Chain-of Use

Based upon a review of available records and interviews with several individuals, the following summary regarding the site and area chain of use is offered below.

The site, in particular parcel 1, was utilized for agricultural purposes until at least the 1960's. Since that time, parcel 1 has been undeveloped land, or has been utilized for utility easements. Based on HRP's review, Parcel 2 has been utilized as a horse farm since at least the late 1950's. In the 1990's, the site was proposed for development into a municipal golf course, however, the project was later cancelled.

The surrounding areas have been predominantly utilized for agricultural purposes prior to the 1950's, and residential purposes since at least the late 1960's.

5.0 SITE RECONNAISSANCE

A site walkover survey was conducted on January 22, 2002 by Christopher Bablin of HRP Associates, Inc. to evaluate the site for physical evidence of on-site contamination. In particular, the following was noted:

5.1 Description of Current Site Processes

The majority of the 187± acre site, comprised of two (2) parcels, is vacant, wooded lands. However, Parcel 2 is a horse farm utilized by the Hasty Hill Stables, which provides riding lessons and boarding of horses. Parcel 2 is also subleased by the Rockland County Sheriff's Department for the department's mounted police unit.

5.2 Hazardous Substance and Petroleum Product Usage/Storage

No hazardous substances were observed to be used on-site at the time of HRP's site inspection. However, HRP noted that one of the dwellings at parcel 2 is heated by fuel oil, which is reportedly stored in an aboveground storage tank located in the basement.

5.3 Underground/Above Ground Storage Tanks

As indicated in Section 5.2, one fuel oil storage tank is reported to be on-site. HRP noted a fill pipe protruding from the basement window of the 2-story dwelling. According to Mr. Lebovits, the pipe is reportedly associated with a 275-gallon aboveground storage tank, used for heating oil storage for the dwelling.

5.4 Waste Generation

Based on HRP's review, no wastes other than general refuse are currently generated on-site.

5.5 Transformer, Capacitors, and other potential PCB containing Equipment

No obvious PCB-containing electrical or hydraulic equipment was noted or reported at the time of HRP's site inspection.

5.6 Stains, Corrosion, Stressed Vegetation

No obvious evidence of stains, corrosion or stressed vegetation was noted during the site inspection. Although it should be noted that the majority of the site was snow-covered and therefore, visual inspection of the grounds was not possible.

5.7 On-site Fill/Solid Waste Disposal

HRP noted some debris on-site, including used appliances, tires, and five empty drums. The debris was noted at the southwest corner of Parcel 2, on the horse farm. The drums were reportedly used for solid waste, and no staining was noted in their vicinity. Based on HRP's review, the debris and drums are not expected to pose an environmental risk to the subject site.

5.8 Wastewater

No wastewaters were noted to be generated on-site at the time of the site inspection.

5.9 Drinking Water or Monitoring Wells

As indicated in Section 3.2.C, Parcel 2 (the horse farm) is reportedly serviced with a water supply well. No information regarding the depth or construction of this well or water quality information was provided to HRP or noted in any reviewed files.

5.10 Sewage Disposal System

According to Mr. Paul Gadanske and Mr. Lebovits, the horse farm relies on a private septic system, located in the vicinity of the two-story dwelling.

5.11 Drains and Sumps

No drains or sumps were observed at the time of the site inspection. However, it should be noted that HRP did not visually inspect the interiors of the cottage, the two-story dwelling, or the trailers.

5.12 Pits, Ponds and Lagoons

As indicated in Section 2.3.B., a pond is located at the western portion of Parcel 1. No pits or lagoons were reported or observed on-site at the time of the site inspection.

5.13 Asbestos

No suspect asbestos containing materials (ACMs) were noted during the site inspection. It should be noted that HRP did not visually inspect the interiors of the cottage, the two-story dwelling, or the trailers. Since the cottage and dwelling were reportedly constructed prior to 1980, it is possible that these structures contain regulated levels of asbestos.

5.14 Lead Paint

HRP did not conduct lead paint testing under the scope of this project. HRP did note that in general, painted surfaces observed were in fair to good condition. Due to the age of the on-site structures, however, it is possible that lead-based paint exists within the structure.

5.15 Lead in Drinking Water

No information regarding the lead in the drinking water was available during HRP's review.

5.16 Radon

The New York State Department of Health Services conducted a state wide radon-testing program. As a result, 585 homes in the Town of Ramapo were tested which exhibited a mean radon level of 2.4 pCi/l (EPA standard for radon levels in air is 4.0 pCi/l). However, there is no site specific predictability based solely on regional averages and an absolute determination as to the presence of elevated radon levels at the site cannot be made without testing. Radon testing was not performed as part of the scope of this assessment.

6.0 GOVERNMENT RECORD REVIEW

6.1 Records Reviewed

HRP conducted a search of New York State Department of Environmental Conservation's (NYSDEC's) and the United States Environmental Protection Agency (USEPA) regulatory databases to determine if documented environmental concerns exist on-site or in the vicinity of the site (included in Appendix E). The review indicated the following:

A. Federal NPL Sites within One Mile

None.

B. Federal CERCLIS within One-Half Mile of the Site

None.

C. New York State Sites within One Mile

None.

D. RCRA TSD Facilities within One-Half Mile of the Site

None.

E. RCRA Generators On-Site or Adjoining Properties

None.

F. State Landfill and/or Solid Waste Disposal within One Mile of the Site

None.

G. Registered Underground Tanks On-site or Adjoining Properties

None.

H. Leaking Underground Storage Tanks (LUSTs) or Spills within One-Half Mile of the Site

According to the database search, 3 spills are located within one-half mile of the subject site. However, based on HRP's review, all of these spills have either been closed by the NYSDEC, were minor

spills, or are located downgradient, crossgradient, or at a significant distance from site. Therefore, the noted spills are not expected to pose a significant risk to the site. No LUSTs were reported within one-half mile of the site.

I. **Summary of Government Records Review**

No significant on-site or off-site sources of contamination were noted during HRP's review of available government records.

7.0 DISCUSSION OF REGULATORY COMPLIANCE HISTORY

This Environmental Site Assessment is not a regulatory compliance audit and is not designed or intended for such use. The HRP inspector may have made observations during the site inspection or may have been provided with copies of documents from environmental regulatory agency files or from site contacts that imply that site operations or conditions require compliance with particular environmental regulatory agency regulations or permit provisions.

During the assessment, HRP noted two regulatory issues:

- Based on HRP's review, a portion of the site is classified by the NYSDEC as freshwater wetlands (TH-30). Based on HRP's discussions with the site contact, Mr. Lebovits, minimum buffer requirements will be maintained during any site development activities.

- Part 56 of Title 12 of the Official Compilation of Codes of New York State (12 NYCRR Part 56) requires the owner of a building constructed prior to January 1, 1974 to perform a survey to determine whether or not the building or portions of the building to be demolished contains asbestos. Based on HRP's discussions with the site contact, the buildings on Parcel 2 may be demolished during site redevelopment activities.

8.0 FINDINGS

Based upon the site inspection and review of available information, HRP offers the following findings:

A. The 187± acre site, comprised of two (2) parcels, is located in the Town of Ramapo, Rockland County, New York. Parcel 1, approximately 164 acres, is primarily vacant, wooded lands. However, Parcel 1 also contains three, abandoned structures, two utility easements, and reported wetlands. Parcel 2, approximately 22 acres located west of Parcel 1, is a horse farm utilized by the Hasty Hill Stables, which provides riding lessons and boarding of horses. Parcel 2 is improved by 11 structures, including a two-story dwelling, a single-story cottage, a barn, two trailers, a stable and five sheds.

B. Historically, the site, in particular parcel 1, was utilized for agricultural purposes until at least the 1960's. Since that time, parcel 1 has been undeveloped land, or has been utilized for utility easements. Based on HRP's review, Parcel 2 has been utilized as a horse farm since at least the late 1950's. In the 1990's, the site was proposed for development into a municipal golf course, however, the project was later cancelled. The surrounding areas have been predominantly utilized for agricultural purposes prior to the 1950's, and residential purposes since at least the late 1960's.

C. It should be noted that at the time of HRP's site visit, the site was snow covered and therefore, observations of the soil and indicators of contamination (staining, debris piles, etc.) were limited. However, HRP noted an area of debris on-site, including used appliances, tires, and empty drums.

D. Based on HRP's review, Parcel 2 has historically relied on a private septic system and a private well for potable water supply. Given the type of operations associated with the horse farm, HRP would not expect the septic system to pose a significant environmental threat to the site.

E. No obvious, off-site sources of contamination were noted during HRP's review of government records.

F. A two-story dwelling, a cottage, and two trailers are located on-site, which were not accessible during the site visit and therefore, the interiors of these structures were not reviewed. Since the cottage and dwelling were reportedly constructed prior to 1980, it is possible that these structures contain suspect asbestos containing materials.

9.0 CONCLUSIONS

We have performed this Phase I Environmental Site Assessment in compliance with the Scope of Limitations of ASTM Practice E1527 of the KLM Properties, LLC site located in Ramapo, New York. Any exceptions to or deletions from this practice are described in Section 1.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. However, HRP has the following other concerns:

- Since the two-story dwelling and cottage were reportedly constructed prior to 1980, it is possible that suspect asbestos containing materials exist in these structures;
- A portion of the site has wetlands delineated by the NYSDEC; and,
- HRP noted debris on-site, including used appliances, tires, and empty drums.

10.0 RECOMMENDATIONS

Based upon our findings to date, HRP does not recommend any additional investigations at this time. However, based on our findings to date, HRP recommends the following:

- Prior to any demolition, asbestos pre-demolition surveys be conducted on the two-story dwelling and the cottage to determine if any suspect materials contain asbestos;
- Prior to any site development, wetland permitting requirements should be determined; and,
- The noted debris should be removed and disposed properly.

11.0 REFERENCES

Published Sources

American Society for Testing and Materials, 1997. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM, 1916 Race Street, Philadelphia, PA 19103. 22 pp.

New York State Atlas of Community Water System Sources, 1982.

New York State Department of Transportation, Thiells Quadrangle, 1991.

United States Geological Survey, Potential Yields of Wells in Unconsolidated Aquifers in Upstate New York Lower Hudson Sheet, Water Resources Investigations Report 87-4275.

University of the State of New York, Geologic Map of New York, Lower Hudson Sheet, 1970.

University of the State of New York, Surficial Geologic Map of New York, Lower Hudson Sheet, 1987.

Database Listings and Other Informational Sources

EDR, Inc., performed on January 29, 2002
RCRA, TSD, and Generator Reports
RCRA Enforcement Site Reports
EPA NPL and CERCLIS Site Reports
Petroleum Storage Tank Reports
Spill Reports
Solid Waste Reports

Interviews/Telephone Conversions with:

1. Mr. Isaac Lebovits, site developer and contact;
2. Mr. Brian Brophy, Town of Ramapo Building Department;
3. Mr. Paul Gadanske, Town of Ramapo Public Works; and,
4. Mr. Charles Holbrook, Town of Clarkstown Planning Department Supervisor.

12.0 LIMITATIONS ON WORK PRODUCT

All work product and reports provided by HRP in connection with the performance of Environmental Site Contamination Assessments Phase I, Phase II, and any remediation related services, including all work performed under this Agreement for Professional Services and any follow-up work is subject to the following limitations.

A. The observations described in the Project Report(s) are made under the conditions stated therein. The conclusions presented in the Report(s) are based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by the Client. The work described in Project Report(s) is carried out in accordance with the Agreement for Professional Services.

B. In preparing Project Reports, HRP relies on certain information provided by state and local officials and information and representations made by other parties referenced therein, and on information contained in the files of state and/or local agencies made available to HRP at the time of the site assessment. To the extent that such files are missing, incomplete or not provided to HRP, HRP is not responsible. Although there may be some degree of overlap in the information provided by these various sources, HRP does not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.

C. Observations are made of the site and of structures on the site as indicated within the Project Report(s). Where access to portions of the site or to structures on the site is unavailable or limited, HRP renders no opinion as to the presence of potential contamination by hazardous substances, wastes or petroleum and chemical products and wastes. In addition, HRP renders no opinion as to the presence of indirect evidence relating to potential contamination by hazardous substances, wastes or petroleum and chemical products or wastes where direct observation of the interior walls, floors, or ceilings of a structure on a site is obstructed by objects or coverings on or over these surfaces.

D. Unless otherwise specified in the Project Report(s), HRP does not perform testing or analyses to determine the presence or concentration of asbestos or polychlorinated biphenyls (PCBs), or radon at the site or in the environment of the site.

E. The purpose of the Project Report(s) is to assess the physical characteristics of the subject site with respect to the potential presence in the site

soil, groundwater or surface water environment of contamination by hazardous substances, hazardous waste or petroleum and chemical products and wastes. No specific attempt is made to check the compliance of present or past owners or operators of the site with federal, state, or local laws and regulations, environmental or otherwise.

F. If the conclusions and recommendations contained in the Project Report(s) are based in part upon the data obtained from a limited number of soil, groundwater, or surface water samples obtained from widely spaced surface or subsurface explorations; then the nature and extent of variations between these explorations may not become evident until further exploration. If variations or other latent conditions then appear evident, it will be necessary to re-evaluate the conclusions and recommendations of the Project Report(s).

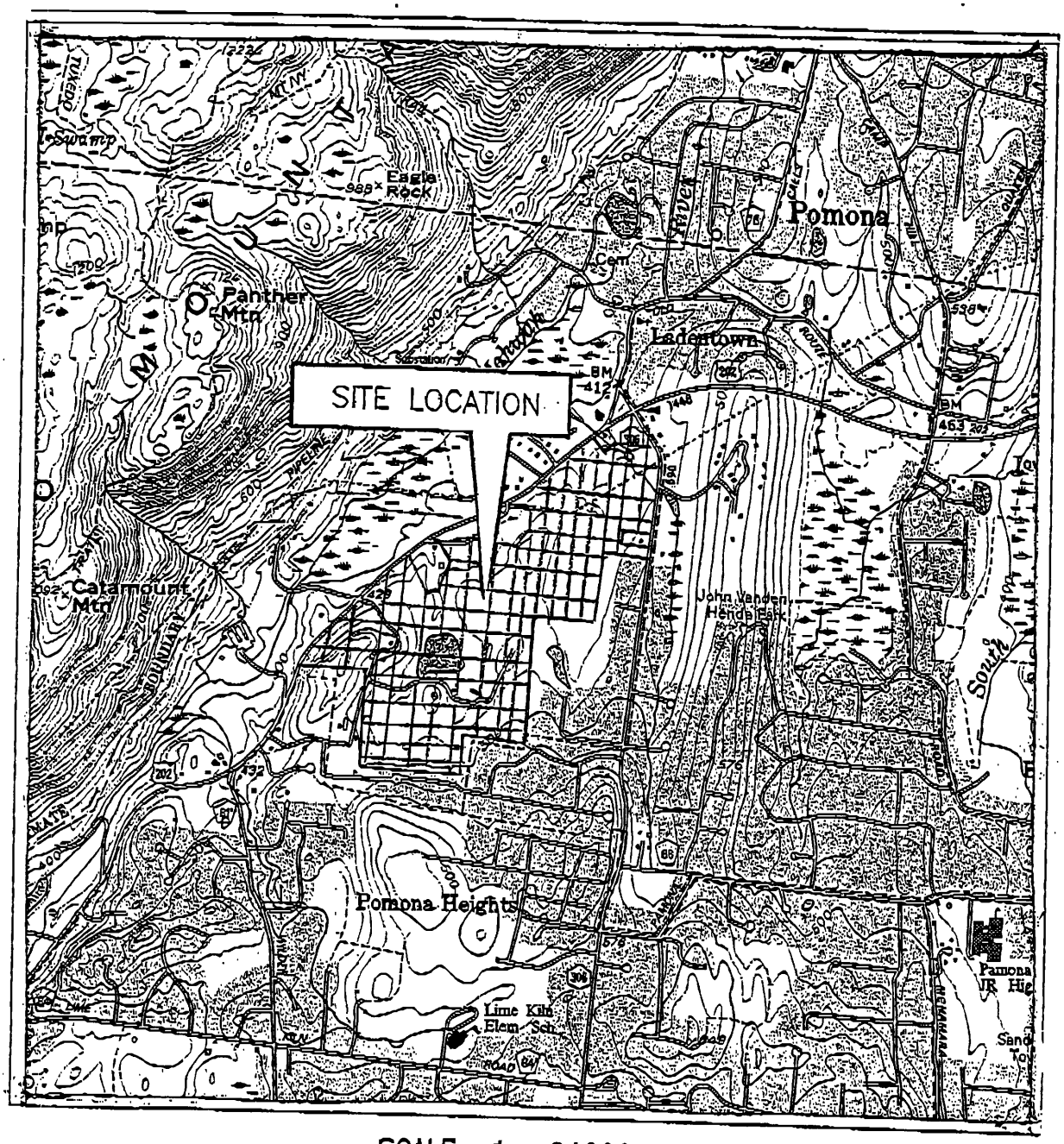
G. If water level readings are made in test pits, borings, and/or observation wells; these observations are made at the times and under the conditions stated on the test pit or boring logs or in the Project Report(s). However, it must be noted that fluctuations in the level of groundwater may occur due to variations in rainfall, passage of time and other factors. Should additional data become available in the future, these data may alter the basis of conclusions and recommendations presented in the Project Report(s).

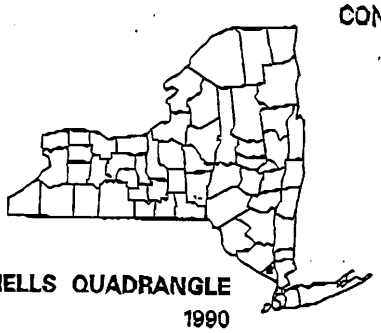
H. Except as noted within the text of the Project Report(s), no quantitative laboratory testing is performed as part of the site assessment. Where such analyses have been conducted by an outside laboratory, HRP has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these tests.

I. If the conclusions and recommendations contained in this Project Report(s) are based, in part, upon various types of chemical data; then the conclusions and recommendations are contingent upon the validity of such data. These data (if obtained) are reviewed and interpretations made in the Project Report(s). If indicated within the Project Report(s), some of these data may be preliminary "screening" level data and should be confirmed with quantitative analyses if information that is more specific is necessary. Moreover, it should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time, and other factors. Should additional chemical data become available in the future, these data may alter the basis of the conclusions and recommendations presented in the Project Report(s).

J. Chemical analyses may be performed for specific parameters during the course of this site assessment, as described in the text of the Project Report(s). However, it is understood that additional chemical constituents not searched for during the current study may be present in soil, groundwater, or surface water at the site.

K. It is recommended that HRP be retained to provide further hydrogeologic and engineering services during the conduct of further exploration or the construction and/or implementation of any remedial measures recommended in HRP's Project Report(s). This is to allow HRP and the Client to observe consistency with the concepts and recommendations contained therein, and to allow the development of changes to the remedial program in the event that subsurface conditions or other conditions differ from those anticipated.





THIELLS QUADRANGLE
1990

Figure 1
Site Location
KLM Properties
Routes 202 & 306
Ramapo, NY
HRP# UNI6542.P1