CALMAR Associates LLC.
Environmental Services

January 20, 2009

Mr. Marc Hirth
Good Harvest LLC
700 East Main Street
Suite 1643
Richmond, VA 23219

RE: **Bridgeton City Port Authority Property**
Grove Street
Bridgeton, NJ
NJDEP Case # 03-11-18-1402-04

Dear Mr. Hirth:

As per our recent telephone conversation, please find enclosed a summary of events CALMAR Associates LLC (CMA) encountered addressing the environmental areas of concern at the above referenced property.

CMA was contacted by Good Harvest LLC in June 2007 and retained to perform environmental investigation tasks at the above referenced property. CMA's initial tasks performed included:

- The review of a Preliminary Assessment and Site Investigation performed by Remington & Vernik (RV).
- Review of correspondence generated by RV to the New Jersey Department of Environmental Protection (NJDEP) supplied to CMA by Good Harvest.
- Review of correspondence generated by NJDEP to the RV dated October 12, 2005 supplied to CMA by Good Harvest.
- Review of a Phase I Environmental Assessment generated by Advantage Engineering LLC (AE) supplied to CMA by Good Harvest.
- Develop a scope of work to address any open areas of environmental concerns based on review of the above listed information.

Based on discussions with Mr. Marc Hirth and Mr. Dan Sloane of Good Harvest LLC and our review of documents detailing the past investigations performed by Remington & Vernick Engineers (RV) and Advantage Engineering LLC (AE) the following areas of concern initially were targeted for further investigation. RV also identified these areas of concern as the AOCs remaining to be addressed.

Tel: 609-476-4500 Fax: 609-476-4300
1415 13th Avenue, Dorothy NJ 08317
www.calmarassociates.com

- **Rail Road Spur** – Soil contamination was identified in this area. The soil impacts are largely due to concentrations of poly nuclear aromatic hydrocarbons (PAHs). These impacts have not been horizontally or vertically delineated.
- **Pit (E-3)** - Soil contamination was identified in this area. The soil impacts are largely due to concentrations of poly nuclear aromatic hydrocarbons (PAHs). These impacts have not been horizontally or vertically delineated.
- **Historical Fill Material** - Soil contamination was identified in this area. The soil impacts are largely due to concentrations of poly nuclear aromatic hydrocarbons (PAHs), lead and arsenic. These impacts have not been horizontally or vertically delineated.
- **Groundwater** – A groundwater-screening sample was collected from a temporary well point. The laboratory analysis results for this sample revealed elevated levels of lead. A groundwater monitoring well was installed and sampled. Again, lead was identified exceeding the NJDEP water quality criteria. No analytical data was available for review by CMA for either sampling event.
- **ISRA Applicability** - Assess the ISRA status of the property and confirm whether the property will be applicable to ISRA.
- All other areas of concern were suspected to have been addressed by RVE, and were supposed to have been approved by the NJDEP based on RVE's reports and correspondences.

In an attempt to confirm that the information reviewed by CMA and the above listed areas of concern were the only areas of concern still outstanding with the NJDEP, CMA contacted Ms. Linda Range, the NJDEP Case Manager for the site, by telephone on July 18, 2007. Ms. Range verbally informed CMA that her computer database for this property had numerous areas of concern (AOC) still open. Ms. Range was not sure at the time of our conversation whether all of the AOCs addressed by RV were closed. Ms. Range stated that a Memorandum of Agreement (MOA) would need to be submitted for her to formally address these items. Ms. Range verbally informed CMA that the following outstanding AOCs for the property exist:

- AOC - A - Aboveground Storage Tanks
- AOC - B – Underground Storage Tanks
- AOC - C – Rail road Spurs
- AOC - E – Pit E-3
- AOC - G – Drums needing to be removed
- AOC - I – Drums needing to be removed
- AOC - J – Floor Drains
- AOC - K – Stormwater Collection Area
- AOC - L – The Cohansey River
- AOC - M – Historical Fill
- AOC - N – Incinerator
- AOC - O – Open Pipe Discharging to the Cohansey River
- AOC - P – Transformers

- AOC - Q – Underground Piping
- AOC - R – Truck Scale
- AOC - S – Surface Staining
- AOC - T – Former Operation located West of the Railroad Spurs

Since information generated by RV and CMA's telephone conversation with Ms. Range did not match, CMA developed and submitted a proposal on September 7, 2007 to address the areas of concern initially identified by RV. CMA proposed to meet with representatives of RV and review their file to confirm sample locations prior to initiating any fieldwork. In addition CMA wished to confirm that RV had addressed the AOCs in question. On December 14, 2007 CMA meet with representatives from RV onsite.

After meeting with Mr. Paul Kenny of RV, CMA reviewed additional documents supplied to CMA by Mr. Kenny at the site visit. These documents included a letter from RV to the Mr. Marc Hirth (May 30, 2007) and a copy of analytical results for the onsite, monitoring well. Based on these documents several AOCs identified by Ms. Range were addressed by RV and no longer a concern. Upon completing the review of these additional documents CMA contacted Ms. Linda Range of the NJDEP to further discuss the status of her list of open areas of concern. Ms. Range informed CMA that she did not agree with the additional information supplied by RV and discrepancies still existed. Ms. Range also stated that a Memorandum of Agreement (MOA) would need to be signed by Good Harvest LLC in order for her to continue to work on this project. The MOA was signed and sent to the NJDEP in January 2008

On January 25, 2008 CMA sent Ms. Range a letter requesting a meeting with Ms. Range in order to finalize a list of remaining AOCs.

On May 29, 2008 Mr. Ryan Seibert of CMA contacted Ms Range by telephone in an attempt to obtain additional information on the site. During this telephone conversation Ms Range informed CMA that the AOCs listed below would need to be addressed in addition to the original AOCs addressed in CMAs proposal dated September 9, 2007. CMA submitted a second proposal for this additional work to Good Harvest LLC on May 29, 2008.

Additional Scope of Work

- **AOC - O - Open Pipe Discharge to Cohansey River** – The NJDEP is requiring that the source of this open pipe be defined. This task was never completed by Remington & Vernick (RV). CMA is proposing to insert a "video snake" in the pipe to define this pipe's origin.

- **AOC S – Soil Staining** – Based on our recent conversation with Ms. Range and our observations of organic material deposits in this AOC area are from tidal waters. Ms Range has agreed to close this AOC when we submit our report explaining the cause of this staining to be organic deposits from tidal waters.

- **AOC – T – Former Operation located West of the Railroad Spurs** – Based on CMA's recent conversations with Ms. Range of the NJDEP and our re-review of the remedial investigation performed by RV at this AOC, CMA has concluded that RV installed forty-two (42) test pits and collected soil samples from only 12 test pit locations. RV also analyzed these samples for the incorrect/insufficient parameters. Since this work was not performed in accordance with NJDEP requirements, a portion of this area has to be re-sampled and the correct number of samples will need to be analyzed for the proper parameters. In order to address the NJDEP concerns at this AOC, CMA is proposing to install 30 test pits in the same locations where RV previously investigated. CMA will collect nine (9) soil samples in the ash area and 21 soil samples in the non-ash area. The nine (9) soil samples collected in the ash area will be analyzed for diesel range organics (DRO) and Priority Pollutant Metals (PP Metals) and 25% of these samples (3) will be analyzed for Poly-nuclear Aromatic Hydrocarbons (PAHs) and Polychlorinated Bi-Phenols (PCBs). Twenty-one (21) soil samples will be collected from the non-ash areas and will be analyzed for diesel range organics (DRO) and 25 % of these samples (6) will need to be analyzed for Priority Pollutant Plus 40 (PP+40). This scope of work has been verbally approved by Ms. Range

Presently CMA suspects that several AOCs have not been closed with the NJDEP. CMA is awaiting authorization to proceed with the investigation tasks proposed which will include a meeting with Ms. Range to address open AOCs. We appreciate this opportunity to be of service to you and look forward to being of continued service to you. If you have any questions regarding the enclosed submittal please do not hesitate to contact us at (609) 476-4500.

Sincerely,

John F. Callaghan
Principal
NJDEP Lic. # 009673

Ryan Seibert
Project Manager
NJDEP Lic # 282890

CALMAR *Associates LLC.*
Environmental Services

May 29, 2008

Mr. Marc Hirth
Good Harvet LLC
700 East Main Street
Suite 1643
Richmond, VA 23219

RE: **Bridgeton City Port Authority Property**
Additional Investigative Tasks
Grove Street
Bridgeton, NJ
NJDEP Case # 03-11-18-1402-04
CMA Proposal # 07-2055-A

Dear Mr. Hirth:

CALMAR Associates LLC (CMA) is pleased to submit this proposal for performing the following additional environmental investigation services at the above referenced property. These tasks have been added to the original scope of work based on our on going and recent discussions with Ms. Linda Range of the NJDEP. Ms. Range has stated the following areas of concern (AOCs) still need to be addressed and include the following scope of work:

Additional Scope of Work

- **AOC - O - Open Pipe Discharge to Cohansey River** – The NJDEP is requiring that the source of this open pipe be defined. This task was never completed by Remington & Vernick (RV). CMA is proposing to insert a "video snake" in the pipe to define this pipe's origin.

- **AOC S – Soil Staining** – Based on our recent conversation with Ms. Range and our observations of organic material deposits in this AOC area are from tidal waters. Ms Range has agreed to close this AOC when we submit our report explaining the cause of this staining to be organic deposits from tidal waters.

Tel: 609-476-4500 Fax: 609-476-4300
1415 13th Avenue, Dorothy NJ 08317

PAGE 2/6 * RCVD AT 5/30/2008 2:02:19 PM [Eastern Daylight Time] * SVR:RIGHTFAX/6 * DNIS:2175 * CSID: * DURATION (mm-ss):02-50

- **AOC – T – Former Operation located West of the Railroad Spurs** – Based on CMA's recent conversations with Ms. Range of the NJDEP and our re-review of the remedial investigation performed by RV at this AOC, CMA has concluded that RV installed forty-two (42) test pits and collected soil samples from only 12 test pit locations. RV also analyzed these samples for the incorrect/insufficient parameters. Since this work was not performed in accordance with NJDEP requirements, a portion of this area has to be re-sampled and the correct number of samples will need to be analyzed for the proper parameters. In order to address the NJDEP concerns at this AOC, CMA is proposing to install 30 test pits in the same locations where RV previously investigated. CMA will collect nine (9) soil samples in the ash area and 21 soil samples in the non-ash area. The nine (9) soil samples collected in the ash area will be analyzed for diesel range organics (DRO) and Priority Pollutant Metals (PP Metals) and 25% of these samples (3) will be analyzed for Poly-nuclear Aromatic Hydrocarbons (PAHs) and Polychlorinated Bi-Phenols (PCBs). Twenty-one (21) soil samples will be collected from the non-ash areas and will be analyzed for diesel range organics (DRO) and 25 % of these samples (6) will need to be analyzed for Priority Pollutant Plus 40 (PP+40). This scope of work has been verbally approved by Ms. Range.

Cost Proposal

Video Pipe Service – AOC -0		
CMA Project Manager 1 – 4 hr day x $ 75.00/hour	$ 300	
CMA vehicle 1 day x $ 40.00/day	$ 40	
Video Pipe Service $ 450.00 x 1	$ 450	
Sub Total		$ 790
Soil Staining AOC - S		
No Charge	$ 0000	
Sub Total		$ 0000
AOC – T – Former Operation located West of the Railroad Spurs		
CMA Labor & Equipment 3 days x $ 1,850/day	$ 5,550	
Backhoe & Operator 3 days x $ 1,550/day	$ 4,650	
Sub Total		$ 10,200

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Lab Analysis Ash Area

9 DRO $115 each x 9 (Soil)	$ 1,035
9 PP Metals $125 each x 9 (Soil)	$ 1,125
1 DRO- Duplicate $ 115 x 1 (Soil)	$ 115
1 PP Metal- Duplicate $ 125 x 1 (Soil)	$ 125
3 PAHs $175 each x 3 (Soil)	$ 525
3 PCB $ 175 x 3 (Soil)	$ 525
1 DRO Field Blank $ 115 x 1 (Soil)	$ 115
1 PP Metal Field Blank $125 x 1 (Soil)	$ 125
1 PAH Field Blank $ 175 x 1 (Soil)	$ 175
1 PCB Field Blank $175 x 1 (Soil)	$ 175
Sub Total	$ 4,040

Lab Analysis Non-Ash Area

21 DRO $115 each x 21(Soil)	$ 2,415
6 PP + 40 $700 each x 6 (Soil)	$ 4,200
1 DRO- Duplicate $ 115 x 1 (Soil)	$ 115
1 PP + 40- Duplicate $ 700 x 1 (Soil)	$ 700
1 DRO Field Blank $ 115 x 1 (Soil)	$ 115
1 PP + 40 Field Blank $700 x 1 (Soil)	$ 700
Sub Total	$ 8,305

Additional Report Generation Time	$ 1,250
Total Cost Estimate for Additional Work	**$ 23,795.00**

Please note that if the Photo Ionization Detector (PID) readings in the field during sampling reveal elevated levels of volatile organic compound (VOC) vapors at five times the background reading levels at this area AOC, then volatile organic compound analysis will need to be run on samples with elevated readings. The cost of each VOC sample will be $ 125.00.

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Cost Qualifications

The above listed cost estimated is contingent upon the following qualifications:

- CMA will call for "mark outs" however CMA is not responsible for damage to any unmarked or missed marked subsurface structures.
- CMA estimates taking three (3) additional days on-site to perform the investigation/soil borings-groundwater/soil sample collection described above. The cost to perform additional soil borings is not included.
- If the area to be investigated cannot be delineated in three (3) days with the number of borings described herein then additional borings may be necessary. These costs are not included in this cost estimate.
- Lab analysis will be performed on a standard turnaround basis (21-business days). DRO analysis will be performed on a 5 day turnaround time.
- CMA may not analyze all the samples proposed due to information collected in the field. Charges will only be invoiced for samples actually analyzed at the laboratory.

We appreciate this opportunity to be of service to your client and look forward to their positive consideration. If you have any questions regarding the enclosed submittal please do not hesitate to contact me at (609) 476-4300.

Sincerely,

John F. Callaghan
Principal
NJDEP Lic. # 009673

PAGE 5/6 * RCVD AT 5/30/2008 2:02:19 PM [Eastern Daylight Time] * SVR:RIGHTFAX/6 * DNIS:2175 * CSID: * DURATION (mm-ss):02-50

PROJECT AUTHORIZATION FORM

CALMAR Associates, LLC is hereby authorized to proceed with the scope of work as specified in CALMAR's proposal letter # 07-2055-A dated May 29, 2008.

Please indicate by initialing the appropriate scope of work and signing below:

_____ **Total amount authorized to CALMAR Associates, LLC. is $ 23,795.00 for performing the additional subsurface investigation tasks described herein.**

AUTHORIZATION TO PROCEED

_____

Name (Please Print)

_____

Title

_____

Signature

_____

Representing

_____

Date

RETURN TO: John Callaghan

CALMAR Associates, LLC.
1415 13th Avenue
Dorothy, NJ 08317

Facsimile ⊡
(609) 476-4300

JON S. CORZINE
Governor

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Case Assignment Section
PO Box 434, Trenton, NJ 08625-0434

LISA P. JACKSON
Commissioner

Daniel Slone
Good Harvest LLC
700 E Main St, Ste 1643
Richmond, VA 23219

MAR 2 0 2008

RE: Former 4 Star Foods, Bridgeton City, Cumberland County
INCIDENT NUMBER: 03-11-18-1402-04
Block: 132 Lot: 1
Block: 132 Lot: 1.01

Dear Mr. Slone:

The Department of Environmental Protection (the Department) has received and approved your application for a Memorandum of Agreement (MOA). The effective date of the MOA approval is March 13, 2008.

This MOA commits the applicant to conduct the remediation in accordance with both the Technical Requirements for Site Remediation, N.J.A.C. 7:26E, and the Department's comments. The applicant also agrees to pay for the Department's oversight of the remediation, and to adhere to the schedule indicated in the MOA application. Requests for schedule extensions may be submitted to the Department for consideration in advance of applicable due dates. Note that your failure to comply with the terms of this MOA may result in termination of the MOA by the Department in accordance with N.J.A.C. 7:26C-3.3(c). Applicants seeking to reapply after termination are subject to a case-by-case review and future participation may be denied.

Your MOA application was accompanied by a submittal for review by the Department. The submittal and application have been forwarded to the Bureau of Southern Field Operations for the assignment of a case manager to provide oversight. Please send all future submittals to:

New Jersey Department of Environmental Protection
Site Remediation Program, Bureau of Southern Field Operations
401 East State Street, P.O. Box 407
Trenton, NJ 08625-0407
Attention: George King

Once a case manager is assigned, you will be contacted if additional information is required. If you need to contact the Bureau of Southern Field Operations you may reach them at 609-584-4150. Thank you for participating in the Voluntary Cleanup Program.

Sincerely,

Ronald T. Corcory, Assistant Director
Oversight Resources Allocation Element

C Cumberland County Health Department
File #: 0601

MEMORANDUM OF AGREEMENT APPLICATION FOR NON-RESIDENTIAL PROPERTIES

Revised - This is old 1st page

Incident Number: #03-11-18-1402-04 Date: _____

A. Current Use: Agricultural_____ Industrial_____ Undeveloped X Commercial_____

Other_____

B. Site Name BRIDGETON CITY PORT AUTHORITY PROPERTY

Street Address 10 GROVE STREET Zip Code 08302

Municipality BRIDGETON County CUMBERLAND

Tax Block and Lot Number(s) BLOCK 132, LOT 1 & 1.01

Latitude _____ Longitude_____ Acreage ± 17.6

Geographic Boundaries COHANSEY RIVER TO WEST

EPA ID # (if applicable) _____

C. Who will be executing this Agreement?

Name MARC HIRTH

Affiliation CARLYLE ASSOCIATES LLC

Address 700 EAST MAIN STREET SUITE 1643

City RICHMOND State VA Zip Code 23219

State of Incorporation _____ Corp. Status _____

Phone (804) 377-0117 Email Address_____

D. What is the purpose for entering into this Agreement? (for example: to obtain either a "Whole Site" or "Area of Concern" NFA, demonstrate an offsite source exists, Brownfields re-development, DER or CEA amendments, etc). Attach additional sheet if needed:

OBTAIN NFA FOR AREAS OF CONCERN.

E. Provide a detailed description of the scope of the remediation for which Department oversight is being requested (areas of concern, media impacted, how it will be addressed, etc). Attach additional sheet if needed:

DEPARTMENT OVERSIGHT FOR THE STATUS OF AOC.

L. Are there currently or have there ever been any notices on the deed, which constitute a Declaration of Environmental Restriction (DER) pursuant to N.J.A.C. 7:26E-1 et seq.?

Yes ____ No ____ Unknown X

If yes, please state the name of the site as it was identified in the DER, the address, lot and block and EP ID number (if applicable) associated with the site.

M. Are there currently, or have there ever been, any above or below ground storage tanks at the site?

Yes X No ____ Unknown ____

N. Did the discharge impact groundwater?

Yes ____ No ____ Unknown X

O. What are the current operations at the site?

THERE ARE NO CORRENT OPERATIONS ACTIVE.

P. What are the intended future uses of the site?

COMMERCIAL.

Q. Describe briefly the major types of contaminants found at the site and what media they affect.

SOIL IMPACTS CONSISTS OF PAH's, LEAD, AND ARSENIC HAVE BEEN IDENTIFIED. LEAD IMPACTS HAVE BEEN IDENTIFIED IN GROUNDWATER.

R. Describe in detail how the contamination came to exist at the site. For example, were there past spills, landfill operations, industrial septic systems, USTs, depositions of fill material, etc.?

HISTORIC INDUSTRIAL OPERATIONS.

S. List any civil/criminal actions taken against the owner/operator, managers or officials associated with the site for violations of any environmental laws or statutes.

Check here if no violations or alleged violation [ ]

Date of action ____

Section of law or statute violated ____

Type of enforcement action ____

Description of the violation ____

How was the violation or alleged violation resolved?

MEMORANDUM OF AGREEMENT APPLICATION FOR NON-RESIDENTIAL PROPERTIES

This Memorandum of Agreement application has been developed so that any party interested in conducting a cleanup at a non-residential property can obtain oversight from the Department. The party and/or the party's authorized agent, interested in conducting the cleanup activities must complete this application in its entirety. The Department can not process any application unless all the requested information is completed and all questions are answered to the satisfaction of the Department. The application **must have an original signature and be notarized**. Once completed the application must be submitted to the following address:

Division of Remediation Support
Bureau of Risk Management, Initial Notice & Case Assignment
401 East State Street, PO Box 434
Trenton, NJ 08625-0434

Attention: Bureau Chief, Bureau of Risk Management, Initial Notice & Case Assignment

Answer all questions as completely as possible. If you have any questions when completing this form, it is recommended that you contact the Case Assignment Section at (609) 292-2943 between the hours of 8:00 AM and 5:00 PM for assistance.

This application is for a Memorandum of Agreement which may be granted pursuant to the authority vested in the Commissioner of the New Jersey Department of Environmental Protection (hereinafter "the Department") by N.J.S.A. 13:1D-1 et seq. and N.J.S.A. 58:10B et seq. and the Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq., the Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq. and the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. and duly delegated to the Bureau Chief, Division of Remediation Support, Bureau of Risk Management, Initial Notice & Case Assignment pursuant to N.J.S.A. 13:1B-4.

This application is to be used as a formal request for Department oversight of cleanup activities, conducted in accordance with the Technical Rules for Site Remediation (N.J.A.C. 7:26E et seq.) and pursuant to the Procedures for Department Oversight of the Remediation of Contaminated Sites (N.J.A.C. 7:26C et seq.)

The Department will review the application and will respond in writing, as to whether the application is administratively complete. If the application is incomplete the deficiencies shall be listed. If the application is complete, the applicant will be deemed to have entered into an Agreement by rule pursuant to N.J.A.C. 7:26C-3.3.

Upon the applicant's receipt of the Department's written acceptance of the applicant's offer to conduct the remediation, the applicant has a memorandum of agreement with the Department that includes:

1. The application;
2. The Department's written acceptance; and
3. The following provisions:

i. The applicant shall pay the Department's oversight costs pursuant to N.J.A.C. 7:26C-9 and this obligation continues, for those oversight costs that have accrued prior to termination, after the Department's termination of the memorandum of agreement.

ii. The applicant shall conduct all remediation pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E.

Additional information about the Underground Storage Tank Finance Act as well as the above referenced regulations can be found on the Internet at **www.state.nj.us/dep/srp**.

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McGuireWoods LLP
One James Center
901 East Cary Street
Richmond, VA 23219-4030
Phone: 804.775.1000
Fax: 804.775.1061
www.mcguirewoods.com

Daniel K. Slone
Direct: 804.775.1041

McGUIREWOODS

dslone@mcguirewoods.com
Direct Fax: 804.698.2175

January 23, 2008

VIA FEDERAL EXPRESS
Mr. John F. Callaghan
CALMAR Associates LLC
1415 13th Avenue
Dorothy, NJ 08317

MOA
Bridgeton Port Authority Property
Grove Street
Bridgeton, NJ

Dear John:

Enclosed please find an executed MOA for the Port Authority property. Please proceed with processing this with the state.

You called about the parcel #s. A number of parcels are involved in the purchase. Some of these are the Bluff Property, undeveloped property down the river from the warehouse. Some of these are residential properties and a former gas station site across the street from the warehouse. We do not want to process the gas station site at this time. We will address it later and will close on the warehouse site separately from the gas station site.

Listed below are the parcels involved in the warehouse purchase. The parcel numbers reflect that an abandoned rail siding and an abandoned road are part of the site. Separately we have contracted to buy the Four Star property (Parcel #132-1.02) but it is our understanding that it has already been through the DEP's process and cleared in connection with its prior purchase. It has been used as a warehouse since then.

Thus, the parcels that should be addressed in this application are:

Block	Lot	Address
132	1	100 Grove Street
132	3	RR Siding on Port Auth.
146	1	100 Grove Street
132	1.01	Grove Street
146	1.01	100 Grove Street

Unless there is some reason not to, please adjust the lot description in the MOA to match this.

Please contact me if there are any questions.

Sincerely,

Daniel K. Slone

/vej

Enclosure

MEMORANDUM OF AGREEMENT APPLICATION FOR NON-RESIDENTIAL PROPERTIES

Incident Number: #03-11-18-1402-04 Date: _____

A. Current Use: Agricultural_____ Industrial_____ Undeveloped X Commercial_____

Other_____

B. Site Name BRIDGETON CITY PORT AUTHORITY PROPERTY
Street Address 10 GROVE STREET Zip Code 08302
Municipality BRIDGETON County CUMBERLAND
Tax Block and Lot Number(s) BLOCK 132, LOT 1 & 1.01
Latitude _____ Longitude _____ Acreage ± 17.6
Geographic Boundaries COHANSEY RIVER TO WEST
EPA ID # (if applicable) _____

C. Who will be executing this Agreement?
Name GOOD HARVEST LLC
Affiliation by MANAGING MEMBER SPRING RAIN LLC by MANAGING MEMBER DANIEL K. SLONE
Address 700 EAST MAIN STREET SUITE 1643
City RICHMOND State VA Zip Code 23219
State of Incorporation VA Corp. Status LLC
Phone (804) 377-0117 Email Address _____

D. What is the purpose for entering into this Agreement? (for example: to obtain either a "Whole Site" or "Area of Concern" NFA, demonstrate an offsite source exists, Brownfields re-development, DER or CEA amendments, etc). Attach additional sheet if needed:

OBTAIN NFA FOR AREAS OF CONCERN.

E. Provide a detailed description of the scope of the remediation for which Department oversight is being requested (areas of concern, media impacted, how it will be addressed, etc). Attach additional sheet if needed:

DEPARTMENT OVERSIGHT FOR THE STATUS OF AOC.

F. Select which phase(s) of the cleanup process are to be performed and what document(s) are to be submitted. A proposed schedule must be provided for each of the phases for which oversight is being requested.

REMEDIAL PHASE	DOCUMENTS	Projected Submittal Date
[ ] Preliminary Assessment	[ ] Preliminary Assessment Report	_____
[ ] Site Investigation	[ ] Site Investigation Report	_____
[ ] Remedial Investigation	[ ] Remedial Investigation Workplan	_____
[ ] Remedial Action	[ ] Remedial Investigation Report	_____
	[ ] Remedial Action Selection Report	_____
	[ ] Remedial Action Workplan	_____
	[ ] Remedial Action Report	_____

G. Current Site Owner(s)

Name(s) BRIDGETON MUNICIPAL PORT AUTHORITY

Firm CITY OF BRIDGETON Telephone # 856-455-3230

Street Address 181 EAST COMMERCE St.

Municipality BRIDGETON State NT Zip Code 08302

H. Current Business Operator(s)

Name(s) _____

Firm _____

Telephone # _____ Street Address _____

Municipality _____ State _____ Zip Code _____

I. Current Business Owner(s) (if different than question Part G. or H.)

Name(s) _____

Firm _____ Telephone # _____

Street Address _____

Municipality _____

State _____ Zip Code _____

J. Provide the information requested below on the previous owners of the site and the entities who operated at the site.

Name	Owner or Operator	From	To
HUNT WESSON FOOD, INC.		-	1970 SANBORN
E. PRITCHARD INC. CANNING		-	1923 SANBORN
THE GETSINGER + SON GLASS WORKS		-	1903 SANBORN

K. For those former Owner(s) and/or Operator(s)identified above (in paragraph H), give a brief discussion of all operations at the site, including but not limited to types of operations, materials used, waste generated and waste disposal techniques.

SANBORN FIRE MAPS FROM 1886 TO PRESENT SHOW INDUSTRIAL USE OF THE PROPERTY AND SURROUNDING LOTS. ACTIVITIES RANGE FROM CANNING, GLASSWORKS, GASOLINE ENGINE MANUFACTURER AND OIL COMPANY.

L. Are there currently or have there ever been any notices on the deed, which constitute a Declaration of Environmental Restriction (DER) pursuant to N.J.A.C. 7:26E-1 et seq.?

Yes ___ No ___ Unknown X

If yes, please state the name of the site as it was identified in the DER, the address, lot and block and EP ID number (if applicable) associated with the site.

M. Are there currently, or have there ever been, any above or below ground storage tanks at the site?

Yes X No ___ Unknown ___

N. Did the discharge impact groundwater?

Yes ___ No ___ Unknown X

O. What are the current operations at the site?

THERE ARE NO CURRENT OPERATIONS ACTIVE.

P. What are the intended future uses of the site?

COMMERCIAL.

Q. Describe briefly the major types of contaminants found at the site and what media they affect.

SOIL IMPACTS CONSISTS OF PAH's, LEAD, AND ARSENIC HAVE BEEN IDENTIFIED. LEAD IMPACTS HAVE BEEN IDENTIFIED IN GROUNDWATER.

R. Describe in detail how the contamination came to exist at the site. For example, were there past spills, landfill operations, industrial septic systems, USTs, depositions of fill material, etc.?

HISTORIC INDUSTRIAL OPERATIONS.

S. List any civil/criminal actions taken against the owner/operator, managers or officials associated with the site for violations of any environmental laws or statutes.

Check here if no violations or alleged violation [ ]

Date of action ___

Section of law or statute violated ___

Type of enforcement action ___

Description of the violation ___

How was the violation or alleged violation resolved?

T. List all permits currently held by the applicant for the site. (NJPDES, RCRA, etc.)

_____

_____

U. Has a Hazardous Discharge Site Remediation Fund Grant or Loan Application been filed with the Department?

Yes ___ No X

V. Has a loan/grant application pursuant to the Underground Storage Tank Finance Act been filed with the Department?

Yes ___ No X

W. Is the site located in a Neighborhood Empowerment Zone as defined in the New Jersey Urban Redevelopment Act ?

Yes ___ No ___ Unknown X

X. Who will be the contact for all matters of this application?

Name JOHN CALLAGHAN Title PRINCIPAL

Affiliation CALMAR ASSOCIATES Phone (609) 476-4500

Email CALMARASSOCIATES@AOL.COM

Address 1415 13TH AVE City/Town DOROTHY

County ATLANTIC State NJ Zip Code 08317

Y. Is the site currently, or has it ever been, under the oversight of any other program within the DEP?

Yes X No ___

If yes, explain:

CASE # 03-11-18-1402-04

Program Interest #_____

Case Manager MS. LINDA RANGO

Z. Do you consider this site to be a Brownfield as defined below:
Any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant.
OR is the remediation being conducted with the intent to pursue redevelopment?

Yes X No ___

SIGNATORY : Good Harvest LLC by Managing Member
Spring Rain LLC by

Date: 1/22/08 BY: _____ Title: Managing Member
Signature

Daniel K. Slone
Print Full Name Signed Above

Date: 1.22.08 BY: Daniel R. Fanucci #221766
Notary Signature (application must be notarized)

MEMORANDUM OF AGREEMENT APPLICATION FOR NON-RESIDENTIAL PROPERTIES

This Memorandum of Agreement application has been developed so that any party interested in conducting a cleanup at a non-residential property can obtain oversight from the Department. The party and/or the party's authorized agent, interested in conducting the cleanup activities must complete this application in its entirety. The Department can not process any application unless all the requested information is completed and all questions are answered to the satisfaction of the Department. The application **must have an original signature and be notarized.** Once completed the application must be submitted to the following address:

Division of Remediation Support
Bureau of Risk Management, Initial Notice & Case Assignment
401 East State Street, PO Box 434
Trenton, NJ 08625-0434

Attention: Bureau Chief, Bureau of Risk Management, Initial Notice & Case Assignment

Answer all questions as completely as possible. If you have any questions when completing this form, it is recommended that you contact the Case Assignment Section at (609) 292-2943 between the hours of 8:00 AM and 5:00 PM for assistance.

This application is for a Memorandum of Agreement which may be granted pursuant to the authority vested in the Commissioner of the New Jersey Department of Environmental Protection (hereinafter "the Department") by N.J.S.A. 13:1D-1 et seq. and N.J.S.A. 58:10B et seq. and the Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq., the Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq. and the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. and duly delegated to the Bureau Chief, Division of Remediation Support, Bureau of Risk Management, Initial Notice & Case Assignment pursuant to N.J.S.A. 13:1B-4.

This application is to be used as a formal request for Department oversight of cleanup activities, conducted in accordance with the Technical Rules for Site Remediation (N.J.A.C. 7:26E et seq.) and pursuant to the Procedures for Department Oversight of the Remediation of Contaminated Sites (N.J.A.C. 7:26C et seq.)

The Department will review the application and will respond in writing, as to whether the application is administratively complete. If the application is incomplete the deficiencies shall be listed. If the application is complete, the applicant will be deemed to have entered into an Agreement by rule pursuant to N.J.A.C. 7:26C-3.3.

Upon the applicant's receipt of the Department's written acceptance of the applicant's offer to conduct the remediation, the applicant has a memorandum of agreement with the Department that includes:

1. The application;
2. The Department's written acceptance; and
3. The following provisions:

i. The applicant shall pay the Department's oversight costs pursuant to N.J.A.C. 7:26C-9 and this obligation continues, for those oversight costs that have accrued prior to termination, after the Department's termination of the memorandum of agreement.

ii. The applicant shall conduct all remediation pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E.

Additional information about the Underground Storage Tank Finance Act as well as the above referenced regulations can be found on the Internet at **www.state.nj.us/dep/srp.**

CALMAR *Associates LLC.*
Environmental Services

December 19, 2007

Mr. Dan Slone, Esq.
McGuire Woods
901 East Cary Street
Richmond, VA 23219-4030

RE: **Memorandum of Agreement**
Bridgeton Port Authority Property
Grove Street
Bridgeton, NJ

Dear Mr. Slone:

As we discussed over the telephone the other day, please find enclosed a completed Memorandum of Agreement (MOA) for the investigation work to be performed by CALMAR Associates LLC at the above referenced property. Please sign and notarize this document where designated and return to my attention. By signing this document we will be able to deal directly with the NJDEP case manager (Ms. Linda Range) and close out the areas of concern, which were previously addressed by Remington & Vernick and we will be able to have the work we are performing addressed by the NJDEP in a timely fashion.

If you have any questions regarding the enclosed please do not hesitate to contact us at (609) 475-4500.

Sincerely,

John F. Callaghan
Principal
NJDEP Lic # 00009673

Tel: 609-476-4500 Fax: 609-476-4300
1415 13th Avenue, Dorothy NJ 08317

CALMAR Associates LLC.
Environmental Services

July 27, 2007

Mr. Marc Hirth
Managing Partner
Carlyle Associates LLC
700 East Main Street
Suite 1643
Richmond, VA 23219

RE: **Bridgeton City Port Authority Property**
Grove Street
Bridgeton, NJ
NJDEP Case # 03-11-18-1402-04
CMA Proposal # 07-2055

Dear Mr. Hirth:

CALMAR Associates LLC (CMA) is pleased to submit this proposal for performing environmental investigation services at the above referenced property.

Based on recent discussions with you and Mr. Dan Sloane and our review of past investigations performed by Remington & Vernick Engineers (RVE) and Advantage Engineering LLC (AE) the following areas of concern should be further investigated.

- **Rail Road Spur** – Soil contamination was identified in this area. The soil impacts are largely due to concentrations of poly nuclear aromatic hydrocarbons (PAHs). These impacts have not been horizontally or vertically delineated.
- **Pit (E-3)** - Soil contamination was identified in this area. The soil impacts are largely due to concentrations of poly nuclear aromatic hydrocarbons (PAHs). These impacts have not been horizontally or vertically delineated.
- **Historical Fill Material** - Soil contamination was identified in this area. The soil impacts are largely due to concentrations of poly nuclear aromatic hydrocarbons (PAHs), lead and arsenic. These impacts have not been horizontally or vertically delineated.
- **Groundwater** – A groundwater-screening sample was collected from a temporary well point. The laboratory analysis results for this sample revealed elevated levels of lead. A groundwater monitoring well was installed and sampled. Again, lead was identified exceeding the NJDEP water quality criteria. No analytical data was available for review by CMA for either sampling event.

Tel: 609-476-4500 Fax: 609-476-4300
1415 13th Avenue, Dorothy NJ 08317

- All other areas of concern were addressed by RVE and are supposed to have been approved by the NJDEP based on RVE's reports and correspondences.
- ISRA Applicability - Assess the ISRA status of the property and confirm whether the property will be applicable to ISRA.

In an attempt to confirm that the information reviewed and the above listed outstanding areas of concern are in fact true, CMA contacted Ms. Linda Range, the NJDEP Case Manager for the site by telephone on July 18, 2007. Ms. Range verbally informed CMA that her computer database for this property had numerous areas of concern (AOC) still open. Ms. Range was not sure at the time of our conversation whether all of the AOCs addressed by RVE are closed. Ms. Range stated that a Memorandum of Agreement (MOA) would need to be submitted for her to formally address these items. Ms. Range verbally informed CMA that the following AOCs for the property included:

- AOC –A - Aboveground Storage Tanks
- AOC – B – Underground Storage Tanks
- AOC - C – Rail road Spurs
- AOC – E – Pit E-3
- AOC - G – Drums needing to be removed
- AOC – I – Drums needing to be removed
- AOC – J – Floor Drains
- AOC – K – Stormwater Collection Area
- AOC – L – The Cohansey River
- AOC – M – Historical Fill
- AOC – N – Incinerator
- AOC – O – Open Pipe Discharging to the Cohansey River
- AOC – T – Transformers
- AOC – Q – Underground Piping
- AOC – R – Truck Scale
- AOC – S – Surface Staining
- AOC – T – Former Operation located West of the Railroad Spurs

Since the information reviewed by CMA from RVE and CMA's recent telephone conversation with Ms. Range do not match, CMA is proposing to meet with representatives of RVE and review their file to confirm that they have addressed the above listed AOCs and have met the satisfaction of the NJDEP. CMA is also proposing to visit the site with RVE representatives to confirm their sample locations. CMA feels that meeting with RVE and conducting the site visit is critical prior to starting any on-site investigation work. Upon completing this review and site visit CMA will address any additional AOCs if necessary. For the purpose of this proposal CMA will address the five (5) AOCs listed above in the enclosed scope of work.

CMA is proposing to perform the following scope of work to address the above listed five (5) areas of concern:

Railroad Spur

CMA will install approximately 10 to 12 soil borings in an effort to delineate the impacts identified by RVE. Since PAHs were identified as the contaminant of concern, CMA will only analyze soil samples collected from this area for PAHs. CMA will determine in the field which soil samples will be analyzed.

Pit E-3

CMA will install approximately 10 to 12 soil borings in an effort to delineate the impacts identified by RVE. Since PAHs were identified as the contaminant of concern, CMA will only analyze soil samples collected from this area for PAHs. CMA will determine in the field which soil samples will be analyzed.

Historical Fill Material

CMA will install approximately 12 to 24 soil borings in an effort to delineate the impacts identified by RVE. Since PAHs, lead and arsenic were identified as the contaminants of concern, CMA will only analyze soil samples collected from this area for PAHs, lead and arsenic. CMA will determine in the field which soil samples will be analyzed.

Groundwater

CMA is proposing to sample this well using the Low Flow Methodology. This sampling method is approved by the NJDEP and will allow CMA to collect a more qualitative representative sample of the groundwater. The sample collected from this well will be analyzed for Lead.

All sampling procedures will adhere to the NJDEP field sampling protocols. A NJDEP certified laboratory will be used for laboratory analysis.

ISRA Applicability

CMA will investigate the past operations at the property to aid in determining whether the property will be applicable to ISRA requirements.

Summary Report

The results of the analysis along with field observations and soil-boring logs will be summarized in a letter report submitted to you. Analytical results for the soil and groundwater samples collected will be compared to the appropriate NJDEP soil/groundwater criteria. In addition to the summary report CMA will develop a cost effective remedial strategy to address the soil and groundwater impacts determined to exist at the site above NJDEP criteria along with a cost estimate to complete the remediation of the identified impacts.

Cost Proposal

Meeting/Site Visit with RVE to confirm AOCs and Sample Locations		
CMA Project Manager 1 – 8 hr day x $ 85.00/hour	$ 680	
CMA vehicle 1 day x $ 75.00/day	$ 75	
Sub Total		$ 755
Railroad Spur		
CMA Labor & Equipment 1 day x $ 1,850	$ 1,850	
GeoProbe Driller 1 day x $ 1,550	$ 1,550	
Lab Analysis		
10 PAHs $175 each x 10 (Soil)	$ 1,750	
1 PAH Field Blank & Duplicate x 2 (Soil)	$ 350	
Sub Total		$ 5,500
Pit E-3		
CMA Labor & Equipment 1 day x $ 1,850	$ 1,850	
GeoProbe Driller 1 day x $ 1,550	$ 1,550	
Lab Analysis		
10 PAHs $175 each x 10 (Soil)	$ 1,750	
1 PAH Field Blank & 1 Duplicate x 1 (Soil)	$ 350	
Sub Total		$ 5,500
Historical Fill		
CMA Labor & Equipment 2 days x $ 1,850	$ 3,700	
GeoProbe Driller 2 days x $ 1,550	$ 3,100	
Lab Analysis		
20 PAHs $175 each x 20 (Soil)	$ 3,500	
1 PAH Field Blank & Duplicate $ 175 x 2 (Soil)	$ 350	
20 Lead $ 20 each x 20 (Soil)	$ 400	
1 Lead Field Blank & Duplicate $ 20 x 2 (Soil)	$ 40	
20 Arsenic $20 each x 20 (Soil)	$ 400	
1 Arsenic Field Blank & Duplicate $20 x 2 (Soil)	$ 40	
Sub Total		$ 11,530
Groundwater		
CMA Labor & Low Flow Equipment 1 day x $ 1,650	$ 1,650	
Lab Analysis		
1 Lead $20 each x 1 (Water)	$ 20	
1 Lead (Duplicate) $20 each x 1 (Water)	$ 20	
1 Lead Field Blank x 1 (Water)	$ 20	
Sub Total		$ 1,710
ISRA Applicability		
CMA Project Manager 1 – 8 hrs x $ 85.00/hour	$ 680	
Sub Total		$ 680
Report Generation		$ 1,550
Total Cost Estimate		**$ 27,225.00**

Cost Qualifications

The above listed cost estimated is contingent upon the following qualifications:

- CMA will call for "mark outs" however CMA is not responsible for damage to any unmarked or missed marked subsurface structures.
- CMA estimates taking four (4) days on-site to perform the investigation/soil borings-groundwater/soil sample collection. The cost to perform additional soil borings is not included.
- If the area to be investigated cannot be delineated in four (4) days with the number of borings described herein then additional borings may be necessary. These costs are not included in this cost estimate.
- Lab analysis will be performed on a standard turnaround basis (21-business days).
- CMA may not analyze all the samples proposed due to information collected in the field. Charges will only be invoiced for samples actually analyzed at the laboratory.

We appreciate this opportunity to be of service to your client and look forward to their positive consideration. If you have any questions regarding the enclosed submittal please do not hesitate to contact me at (609) 476-4300.

Sincerely,

John F. Callaghan
Principal
NJDEP Lic. # 009673

PROJECT AUTHORIZATION FORM

CALMAR Associates, LLC is hereby authorized to proceed with the scope of work as specified in CALMAR's proposal letter # 07-2055 dated July 27, 2007.

Please indicate by initialing the appropriate scope of work and signing below:

_____ Total amount authorized to CALMAR Associates, LLC. is $ 27,225.00 for performing the subsurface investigation tasks described herein.

AUTHORIZATION TO PROCEED

_____
Name (Please Print)

_____
Title

_____
Signature

_____
Representing

_____
Date

RETURN TO: John Callaghan

CALMAR Associates, LLC.
1415 13th Avenue
Dorothy, NJ 08317

Facsimile
(609) 476-4300

Remington & Vernick Engineers
Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
Remington, Vernick & Arango Engineers
Remington, Vernick & Walberg Engineers

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CRAIG F. REMINGTON, P.L.S., P.P., Vice President

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Conshohocken, PA 19428
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(610) 940-1161 (fax)

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Mechanicsburg, PA 17055
(717) 766-1775
(717) 766-0232 (fax)

U.S. Steel Tower
600 Grant Street, Suite 1251
Pittsburgh, PA 15219
(412) 263-2200
(412) 263-2210 (fax)

Univ. Office Plaza, Commonwealth Bldg.
260 Chapman Road, Ste. 104F
Newark, DE 19702
(302) 266-0212
(302) 266-6208 (fax)

Remington, Vernick & Arango Engineers
243 Route 130, Suite 200
Bordentown, NJ 08505
(609) 298-5017

May 30, 2007

Carlyle Associates, LLC
700 East Main Street
Suite 1643
Richmond, VA 23219

Attention: Marc Hirth
Managing Director

Re: Result of Findings
Environmental Investigation
Bridgeton Port Project
Bridgeton, NJ
Our File #3714X001

Dear Mr. Hirth:

Remington & Vernick is forwarding this letter to provide you with the results of the investigation of the above-referenced site. As you are aware, we have completed a Preliminary Assessment and a Site Investigation for the subject site. These reports were submitted to the NJDEP. The NJDEP has reviewed these documents and on October 12, 2005 prepared a response letter detailing their comments on the conditions of the site. A copy of this correspondence is attached herewith. A number of areas of concern were investigated and found to require no additional investigation. The following summarizes the areas of concern requiring additional investigative effort:

1. Rail Spur: Soil contamination consisting of elevated concentrations of poly-nuclear aromatic hydrocarbons (PAH's). The limits of the contamination are currently unknown and need to be determined.

2. Pit (E3): Soil contamination consisting of elevated concentrations of poly-nuclear aromatic hydrocarbons (PAH's). The limits of the contamination are currently unknown and need to be determined.

3. Floor Drain: This issue was addressed through a subsequent correspondence to the NJDEP.

4. Historic Fill: Soil contamination consisting of elevated concentrations of poly-nuclear aromatic hydrocarbons (PAH's) lead and arsenic. The limits of the contamination are currently unknown and need to be determined. There were a number of issues with the previous submittal that were addressed with subsequent submittals. There is also an area of buried solid waste on the western side of the site.

5. Open Pipe Discharge: This was addressed during subsequent submittals and is no longer of concern.

6. Transformer: This was addressed during subsequent submittals and is no longer of concern.

7. Piping: This was addressed during subsequent submittals and is no longer of concern.

8. Truck Scale: This was addressed during subsequent submittals and is no longer of concern.

9. Stained Soil: This was addressed during subsequent submittals and is no longer of concern.

10. Former Operations West of the RR Spurs: This was addressed during subsequent submittals and is no longer of concern.

11. Groundwater: A temporary well point was installed and tested and the results indicated the potential for groundwater contamination. Therefore, the NJDEP required the installation of a monitoring well to evaluate the presence of contamination.

The client requested that Block 132, Lots 2 be added to the investigation. This additional lot was owned by Winchester & Western Railroad and was a rail spur.

In order to investigate this site, three issues required additional investigation as follows:

1. Confirm the fact that no discharge has occurred from the onsite heating oil UST. This will be done by performing one soil boring adjacent to the tank and screening for the presence of petroleum contamination.

2. Investigate the rail spur on Block 132, Lot 2 for the presence of contamination associated with the rail spur.

3. Investigate the groundwater at the site in the area of the suspected groundwater contamination. This will be accomplished by the installation and testing of a monitoring well in this area of concern.

On March 14th, 2007, Remington & Vernick performed an investigation of the site. The investigation consisted of a series of soil borings and the installation of one monitoring well. Soil borings were advanced using direct push technology and soil collected continuously. All collected soil was screened for the presence of contamination. Soil screening was conducted using a volatile organic vapor detector and visual screening.

One soil boring was advanced adjacent to the heating oil tank associated with the former 4 Star facility. The soil boring was advanced to a depth of 12 feet below grade. The soil was screened and no evidence of soil contamination was detected. The soil encountered was a yellow clean sand. No evidence of a discharge was detected.

Three (3) soil borings were advanced along the former rail spur on Block 132, Lot 2. These borings were installed in the former rail spur right- of-way, which was evident by the presence of railroad ties. The soil borings were each advanced to a depth of 4 feet below grade. The encountered soil was a black coarse-grained sand. Although no odors or volatile organic vapor readings were detected, the sol encountered appeared to be railroad bedding material. One soil sample was collected from each boring at 1.5 to 2 feet below grade. Each sample designated Rail 1, Rail 2 and Rail 3 was submitted to 21st Century Environmental Laboratories of Bridgeport, NJ. 21st Century is an NJDEP Certified laboratory (#08031). Each sample was analyzed for Total Petroleum Hydrocarbons (TPHC), Base Neutrals (BN+10), Polychlorinated Biphenyls (PCB's) and Priority Pollutant Metals (PP Metals).

The results of the chemical testing indicated all the compounds were present at concentrations below the most restrictive NJDEP Soil Cleanup Criteria except for several semi-volatile organic compounds, PCB's in sample Rail 1 and one semi-volatile organic compound and PCB's in sample Rail 2. No compounds in Rail 3 were detected in excess of any NJDEP Soil Cleanup Criteria.

On March 14, 2007 one monitoring well was installed in the area of the suspected groundwater contamination. During previous investigations suspected sheen was noted on groundwater encountered during test pit operations. Groundwater samples collected using a temporary well point indicated possible presence of contamination. Therefore, one monitoring well was installed. The monitoring well was installed by an NJDEP Licensed well driller. The well was installed to a depth of 12 feet below grade. Groundwater was encountered at a depth of approximately 5 feet below grade. A two-inch PVC well was installed and screened from 2 to 12 feet below grade.

The monitoring well was sampled on March 28, 2007 and on April 11, 2007. The well was sampled for Volatile Organic Compounds (VOC+10), BN+10 and PP Metals. Based on the results of the chemical testing no compounds were detected about the NJDEP Class II A Groundwater Quality Standards except lead at 32 and 36 parts per billion (PPB), respectively. The NJDEP Groundwater Standard for Lead is 5 PPB. The source of the lead in the groundwater sample is likely from suspended soil particles in the groundwater. The soil particles are likely caused by the deleterious fill at the site.

Recommendations

There are a number of issues at the site that need to be addressed. These issues involve contamination in excess of allowable NJDEP Soil Cleanup Criteria. In addition, the heating oil UST associated with the 4 Star facility needs to be properly decommissioned. The contamination is generally associated with the rail spur and historic filling/landfill at the site. Contamination consists of semi-volatile organic compounds, PCB's and several metals in excess of both the residential and non-residential soil clean up standards. The NJDEP will require these issues to be addressed prior to the issuance of a No Further Action Determination. To this end we offer the following comments.

1. The NJDEP has been involved with the investigation of this site. The City of Bridgeton entered a Memorandum of Agreement and investigated this site as part of a Preliminary Assessment and a Site Investigation. Case number 03-11-18-1402-04 was assigned to this site and Linda Range of the Southern Field Office was assigned the case manager for this project.

2. Should the developer or the City of Bridgeton require a No Further Action Determination, then the developer or the City needs to enter a Memorandum of Agreement with the NJDEP. The results of this investigation should be submitted to the NJDEP.

3. The NJDEP will require the submittal of a Remedial Action Workplan to address the contamination and related issues at the site. There are two general concepts to address the contamination capping or excavation, removal and replacement with clean fill. Based on the concept selected the NJDEP may require additional investigation and testing be performed to delineate the limits of the contamination.

4. In order to address the contamination through excavation, removal and replacement all of the contaminated soil will have to be removed from the site. Post excavation soil sampling and testing will have to be performed to confirm all of the contamination has been removed. Note that the limits of the contamination are not established although they can be estimated with the existing information.

5. In order to address the contamination through capping, all of the contaminated soil and buried solid waste will have to be covered with either soil, concrete or asphalt. Again, the limits of the contamination are not determined, however the limits of the required cap can be estimated with the existing information.

6. There is a limited area of contamination adjacent to Pit E3 on the Port Property facility property. The contamination consists of PAH's. We recommend that this contamination be remediated by excavating and removing the contaminated soil due to the limited amount of contamination assumed to be present around the pit.

7. We recommend that the groundwater monitoring well be resampled for lead using low flow purge techniques. If the concentration of lead is then detected at below 5 PPB, then no further action is warranted. If lead is detected at a concentration in excess of 5 PPB, then the groundwater is considered contaminated and will required some remedial action. We believe the NJDEP will accept as a remedy a Classification Exception Area (CEA). A CEA is essentially a well restriction area and this area should be the entire property. The CEA will disallow the use of groundwater at the site for any purpose. If the groundwater is accessed during site construction activities, then it will have to managed accordingly.

If you have any questions, please contact Paul Kenny at (856) 795-9595, ext. 145.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

By

Paul J. Kenny, P.E., C.M.E.

Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
Remington, Vernick & Arango Engineers
Remington, Vernick & Walberg Engineers

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U.S. Steel Tower
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Remington, Vernick & Arango Engineers
243 Route 130, Suite 200
Bordentown, NJ 08505
(609) 298-6017
(609) 298-8257 (fax)

May 29, 2007

Carlyle Associates, LLC
700 East Main Street
Suite 1643
Richmond, VA 23219

Attention: Marc Hirth
Managing Director

Re: Remediation Cost Estimate-Soil
Port Property Project
City of Bridgeton
Our File #3714X001

Dear Mr. Hirth:

Remington & Vernick is forwarding this letter to provide you with a cost estimate for remediation of the contamination at the above referenced site. The following letter summarizes the soil and groundwater contamination and related environmental concerns at the site, proposes a remediation scheme to address these issues and presents a cost estimate to address these issues.

Summary of Environmental Issues

1. Underground Storage Tank, Block 132, Lot 1: There is one heating oil tank associated with the former Four Star Facility. There does not appear to be any soil and/or groundwater contamination associated with this tank. The tank is approximately 2,000 gallons in capacity.

2. Railroad Spur: There is a railroad spur on the site. The soil below the rail spur is contaminated with concentrations of several semi-volatile organic compounds above the NJDEP Direct Contact Soil Cleanup Criteria. The contamination likely resulted from historic operation of the rail spur.

3. Landfill/Historic Fill Material: Present along the western portion of the site is an extensive area of fill/buried solid waste. The solid waste consists primarily of paper and glass bottles intermingled with soil. There is relatively little soil contamination in this area, however there were two (2) areas of soil contaminated with semi-volatile organic compounds and one area of lead encountered in this fill above the NJDEP Direct Contact Soil Cleanup Criteria.

4. Groundwater: The groundwater at the site has some elevated concentrations of lead. These lead exceedances are likely associated with the fill material placed at the site. The lead is likely suspended soil particulate matter.

Remediation Scheme

Based on the results of the investigation and discussions with your office regarding your site requirements, Remington & Vernick recommends the following course of action to remediate the environmental issues at the site. Note that this is only a conceptual approach. The proposed site plan will have a significant impact on this concept. For example, the cover over the contaminated material may be asphalt or soil or building slabs depending on the selected site Plan. However, we believe the presented costs cover the additional work required to develop this site given the contamination present at the site.

1. UST on Block 132, Lot 1: Properly decommission this tank. This will involve accessing the tank, cutting the tank open, pumping and properly disposing of all liquids and other tank contents, cleaning the tank, removal and disposal of the tank and placing clean backfill in the tank excavation. A Site Assessment shall be conducted for the tank removal including collection of post excavation soil samples.

2. Railroad Spur: In order to address this area of concern, Remington & Vernick recommends that this area be capped and subjected to a declaration of environmental restrictions (DER). The capping and DER will require the following:
   i. Deed notification detailing the presence of the contamination and acting as an attachment to the deed for the site. This is the DER.
   ii. Confirmation of the Limits of the Contamination: By performing additional investigation, the limits of the contamination associated with the rail spur will be confirmed and it is assumed that it will be limited to the immediate area of the rail spur. This shall include additional drilling and chemical testing. Note that per discussions with the developer, the plan is to maximize the capped area at the site to reduce the amount of delineation that needs to be done. The plan is to have caps and controls over a majority of the site.
   iii. Engineering control: Placement of a cap over the contaminated material. This shall include placement (and maintenance) of a barrier between the surface and the contamination. This barrier can be asphalt or soil.
   iv. Documentation: The DER along with details on the cap and a maintenance plan for the cap must be submitted to the NJDEP.

3. Solid Waste/Historic Fill: These areas shall be subjected to a cap and DER similar to the Railroad spur above. We believe that there exists some "clean" fill over the waste/contaminated fill in this area. This clean fill may be adequate as a "cover" however we recommend budgeting for the placement of some fill material in this area.

4. Groundwater: We recommend resampling the monitoring well for lead using low flow purge techniques. If the sample comes back with concentrations below the NJDEP standards then no further action would be warranted. If the concentrations are still above the standard then we recommend the site be subjected to a Classification Exception Area designation (CEA). A CEA is an institutional control that prohibits use of the groundwater. A CEA would require proper management of the groundwater as part of site development, i.e. proper management of the groundwater during dewatering operations, if required. We do not believe the NJDEP will require additional monitoring wells be installed.

Cost Estimate

In order to complete the above-described work, Remington & Vernick estimates that this will require the following costs be incurred:

1.	Block 132, Lot 1: UST Removal	
	i. Tank closure	$4,000.00
	ii. Liquid Disposal: assume 2,000 gallons at $1/gallon	$2,000.00
	iii. Vacuum Truck	$1,000.00
	iv. Clean Fill	$1,000.00
	v. Engineering	$6,000.00
	vi. Chemical Testing	$1,000.00
	Subtotal	**$15,000.00**
2.	Rail Spur	
	i. Asphalt Cap	$45,000.00
	ii. Engineering (Deed restriction/submittals)	$15,000.00
	iii. Contamination Delineation (including drilling, testing, supervision and reporting)	$20,000.00
	Subtotal	**$80,000.00**
3.	Historic Fill/Solid Waste	
	i. Soil Cap	$50,000.00
	ii. Engineering	$10,000.00
	Subtotal	**$60,000.00**

4.	Groundwater:		
	i.	Additional Sampling/Testing	$2,000.00
	ii.	Preparation of a CEA	$2,000.00
	iii.	Well Abandonment	$1,000.00
		Subtotal	**$5,000.00**

Summary of Costs

1.	UST, Block 132, Lot 1		$15,000.00
2.	Rail Spur		$80,000.00
3.	Historic Fill/Solid Waste		$60,000.00
4.	Groundwater		$5,000.00
		Subtotal	$160,000.00
		Contingency	$40,000.00
		TOTAL	**$200,000.00**

Note that the NJDEP will require that a Remedial Action Workplan be submitted and approved for this work. This cost estimate does not include costs for permitting and related costs relative to wetlands or CAFRA related issues. Note further, that the above scope is an estimate and may need to be revised upon review of the developer's site plan.

If you have any questions, please contact me at (856) 795-9595.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

By

Paul J. Kenny, P.E., C.M.E.

May 9, 2007

Carlyle Associates, LLC
700 East Main Street
Suite 1643
Richmond, Virginia 23219

Attention: Marc Hirth
Managing Director

Re: Result of Findings
Environmental Investigation
Bridgeton Port Project
Block
Bridgeton, NJ

Dear Mr. Hirth:

Remington & Vernick is forwarding this letter to provide you with the results of the investigation of the above referenced site. As you are aware, we have completed a Preliminary Assessment and a Site Investigation for the subject site. These reports were submitted to the NJDEP. The NJDEP has reviewed these documents and on October 12, 2005 prepared a response letter detailing their comments on the conditions of the site. A copy of this correspondence is attached herewith. A number of areas of concern were investigated and found to require no additional investigation. The following summarizes the areas of concern requiring additional investigative effort:

1. Rail Spur: Soil contamination consisting of elevated concentrations of poly-nuclear aromatic hydrocarbons (PAH's). The limits of the contamination are currently unknown and need to be determined.

2. Pit (E3): Soil contamination consisting of elevated concentrations of poly-nuclear aromatic hydrocarbons (PAH's). The limits of the contamination are currently unknown and need to be determined.

3. Floor Drain: This issue was addressed through a subsequent correspondence to the NJDEP.

4. Historic Fill: Soil contamination consisting of elevated concentrations of poly-nuclear aromatic hydrocarbons (PAH's) lead and arsenic. The limits of the contamination are currently unknown and need to be determined. There were a number of issues with the previous submittal that were addressed with subsequent submittals. There is also an area of buried solid waste on the western side of the site.

5. Open Pipe Discharge: This was addressed during subsequent submittals and is no longer of concern.

6. Transformer: This was addressed during subsequent submittals and is no longer of concern.

7. Piping: This was addressed during subsequent submittals and is no longer of concern.

8. Truck Scale: This was addressed during subsequent submittals and is no longer of concern.

9. Stained Soil: This was addressed during subsequent submittals and is no longer of concern.

10. Former Operations West of the RR Spurs: This was addressed during subsequent submittals and is no longer of concern.

11. Groundwater: A temporary well point was installed and tested and the results indicated the potential for groundwater contamination. Therefore, the NJDEP required the installation of a monitoring well to evaluate the presence of contamination.

The client requested that Block 132, Lots 2 be added to the investigation. This additional lot was owned by Winchester & Western Railroad and was a rail spur.

In order to investigate this site, three issues required additional investigation as follows:

1. Confirm the fact that no discharge has occurred from the onsite heating oil UST. This will be done by performing one soil boring adjacent to the tank and screening for the presence of petroleum contamination.

2. Investigate the rail spur on Block 132, Lot 2 for the presence of contamination associated with the rail spur.

3. Investigate the groundwater at the site in the area of the suspected groundwater contamination. This will be accomplished by the installation and testing of a monitoring well in this area of concern.

On March 14th, 2007, Remington & Vernick performed an investigation of the site. The investigation consisted of a series of soil borings and the installation of one monitoring well. Soil borings were advanced using direct push technology and soil collected continuously. All collected soil was screened for the presence of contamination. Soil screening was conducted using a volatile organic vapor detector and visual screening.

One soil boring was advanced adjacent to the heating oil tank associated with the former 4 Star facility. The soil boring was advanced to a depth of 12 feet below grade. The soil was screened and no evidence of soil contamination was detected. The soil encountered was a yellow clean sand. No evidence of a discharge was detected.

Three soil borings were advanced along the former rail spur on Block 132, Lot 2. These borings were installed in the former rail spur right- of-way, which was evident

by the presence of railroad ties. The soil borings were each advanced to a depth of 4 feet below grade. The encountered soil was a black coarse-grained sand. Although no odors or volatile organic vapor readings were detected, the sol encountered appeared to be railroad bedding material. One soil sample was collected from each boring at 1.5 to 2 feet below grade. Each sample designated Rail 1, Rail 2 and Rail 3 was submitted to 21st Century Environmental Laboratories of Bridgeport, NJ. 21st Century is an NJDEP Certified laboratory (#08031). Each sample was analyzed for Total Petroleum Hydrocarbons (TPHC), Base Neutrals (BN+10), Polychlorinated Biphenyls (PCB's) and Priority Pollutant Metals (PP Metals).

The results of the chemical testing indicated all the compounds were present at concentrations below the most restrictive NJDEP Soil Cleanup Criteria except for several semi-volatile organic compounds, PCB's in sample Rail 1 and one semi-volatile organic compound and PCB's in sample Rail 2. No compounds in Rail 3 were detected in excess of any NJDEP Soil Cleanup Criteria.

On March 14, 2007 one monitoring well was installed in the area of the suspected groundwater contamination. During previous investigations suspected sheen was noted on groundwater encountered during test pit operations. Groundwater samples collected using a temporary well point indicated possible presence of contamination. Therefore, one monitoring well was installed. The monitoring well was installed by an NJDEP Licensed well driller. The well was installed to a depth of 12 feet below grade. Groundwater was encountered at a depth of approximately 5 feet below grade. A two-inch PVC well was installed and screened from 2 to 12 feet below grade.

The monitoring well was sampled on March 28, 2007 and on April 11, 2007. The well was sampled for Volatile Organic Compounds (VOC+10), BN+10 and PP Metals. Based on the results of the chemical testing no compounds were detected about the NJDEP Class II A Groundwater Quality Standards except...

Recommendations

There are a number of issues at the site that need to be addressed. These issues involve contamination in excess of allowable NJDEP Soil Cleanup Criteria. In addition, the heating oil UST associated with the 4 Star facility needs to be properly

decommissioned. The contamination is generally associated with the rail spur and historic filling/landfill at the site. Contamination consists of semi-volatile organic compounds, PCB's and several metals in excess of both the residential and non-residential soil clean up standards. The NJDEP will require these issues to be addressed prior to the issuance of a No Further Action Determination. To this end we offer the following comments.

1. The NJDEP has been involved with the investigation of this site. The City of Bridgeton entered a Memorandum of Agreement and investigated this site as part of a Preliminary Assessment and a Site Investigation. Case number 03-11-18-1402-04 was assigned to this site and Linda Range of the Southern Field Office was assigned the case manager for this project.

2. Should the developer or the City of Bridgeton require a No Further Action Determination, then the developer or the City needs to enter a Memorandum of Agreement with the NJDEP. The results of this investigation should be submitted to the NJDEP.

3. The NJDEP will require the submittal of a Remedial Action Workplan to address the contamination and related issues at the site. There are two general concepts to address the contamination capping or excavation, removal and replacement with clean fill. Based on the concept selected the NJDEP may require additional investigation and testing be performed to delineate the limits of the contamination.

4. In order to address the contamination through excavation, removal and replacement all of the contaminated soil will have to be removed from the site. Post excavation soil sampling and testing will have to be performed to confirm all of the contamination has been removed. Note that the limits of the contamination are not established although they can be estimated with the existing information.

5. In order to address the contamination through capping, all of the contaminated soil and buried solid waste will have to be covered with either soil, concrete or asphalt. Again, the limits of the contamination are not determined, however the limits of the required cap can be estimated with the existing information.

6. There is a limited area of contamination adjacent to Pit E3 on the 4 Star facility property. The contamination consists of PAH's. We recommend that this contamination be remediated by excavating and removing the contaminated soil

due to the limited amount of contamination assumed to be present around the pit.

If you have any questions, please contact Paul Kenny at (856) 795-9595, ext. 145.

Sincerely,

REMINGTON, VERNICK & WALBERG, ENGINEERS, INC.

By

Edward Vernick, P.E., C.M.E., President

PK/ple145
Enc.

cc. Craig Remington
Rick Czekanski
Paul Kenny

Remington & Vernick Engineers
Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
Remington, Vernick & Arango Engineers
Remington, Vernick & Walberg Engineers

APPENDIX A

EDWARD VERNICK, P.E., C.M.E., President
CRAIG F. REMINGTON, P.L.S., P.P., Vice President

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February 14, 2007

Carlyle Associates, LLC
700 East Main Street
Suite 1643
Richmond, Virginia 23219

Attn: Marc Hirth, Managing Director

Subj: Proposal for Environmental Services
Bridgeton Port Parcel
Bridgeton, NJ

Dear Mr. Hirth:

REMINGTON, VERNICK & WALBERG ENGINEERS is pleased to submit this proposal to provide environmental services for the above-referenced project. As you are aware we have completed a Preliminary Assessment (PA) and a Site Investigation (SI) for the subject site. The (PA) identified a number or potential areas of concern that may be contaminated with soil and/or groundwater contamination above the most restrictive NJDEP cleanup criteria. The SI was conducted to determine if there was any contamination present in the potential areas of concern. The results of the SI indicated that most areas of the site were generally free of contamination except as noted below:

- There is an area of buried solid waste at the site, generally located in the northwestern portion of the site, adjacent to the river. The solid waste has generally been delineated and no additional investigative work is required at this time, however some remedial effort will be required to address this issue.
- There is one area of potential groundwater contamination that requires additional investigation.
- There is at least one underground storage tank at the site.

We recommend that that some additional work be performed to determine the environmental restrictions associated with the site. This will include the following:

1. Perform a site inspection of the site to determine whether additional issues have arisen at the site since the last investigation.
2. Interview knowledgeable individuals as to the recent activities at the site to determine whether any environmental issues have arisen recently.
3. Perform one soil boring adjacent to the onsite UST to determine whether there has been a recent release from the tank.

4. Install one monitoring well at the site and sample it for the parameters of concern including Volatile Organic Compounds (VOC+10), Priority Pollutant Metals and Base-Neutral Compounds (BN+10). Two rounds of sampling and testing should be performed.
5. The results of the investigation, the results of the update to the Preliminary Assessment along with recommendations for additional investigation and/or remediation will be presented in a summary report.
6. Collect three (3) soil samples from the railroad parcel (Block 132, Lot 3) not previously investigated. These samples will be analyzed for TPHC, BN+10, PCB's and PP Metals.

Enclosed please find a spreadsheet detailing the costs associated with this project. We propose to complete this work for a not to exceed cost of $13,030.00.

We trust the information provided meets your requirements for this project. Should you have any questions, please contact Paul Kenny at (856)795-9595, ext. 145.

Sincerely,
REMINGTON, VERNICK & WALBERG ENGINEERS

By Edward Vernick

Edward Vernick, P.E., C.M.E.
President

cc. C. Remington
R. Czekanski
P. Kenny
B. Blubaugh

Activity	#	Unit	Unit Price	Total
[redacted]				
Monitoring Well	1	Wells	$2,000.00	$2,000.00
Well Sampling	2	Events	$400.00	$800.00
Geoprobe	1	Half Day	$900.00	$900.00
[redacted]				
VOC+10	6		$125.00	$750.00
PP Metals	8		$125.00	$1,000.00
BN+10	8		$210.00	$1,680.00
TPHC	3		$55.00	$165.00
PCB's	4		$90.00	$360.00
[redacted]				[redacted]
[redacted]				
Site Inspection/File Review				$1,500.00
Project Management				$700.00
Supervision of Field Work				$1,500.00
Summary Report				$2,200.00
[redacted]				[redacted]
CONTRACTOR				$7,130.00
ENGINEERING				$5,900.00
[redacted]				[redacted]

Remington & Vernick Engineers
Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
Remington, Vernick & Arango Engineers
Remington, Vernick & Walberg Engineers

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December 4, 2006

Blue Anchor Holdings, LLC
PO Box 1149
Hammonton, NJ 08037

Attention: Rick Rinaldi

Re: Proposal for Services
Environmental Services
Bridgeton Port Project-Gas Station Site
Bridgeton, NJ

Dear Mr. Rinaldi:

REMINGTON & VERNICK ENGINEERS is pleased to provide you with this proposal to perform environmental services for the above- referenced project. As you are aware, we have completed a Preliminary Assessment (PA) and a Site Investigation (SI) for the subject site. The PA identified a number of potential areas of concern (each related to separate underground storage tank fields) that may contain soil and/or groundwater contamination above the most restrictive NJDEP cleanup criteria. The SI was conducted to determine if there was any contamination present in the potential areas of concern. The results of the SI indicated that most areas of the site were generally free of contamination except there are a number of underground storage tanks at the site. Therefore, we recommend that that some additional work be performed to determine the environmental restrictions associated with the site. This will include the following:

1. Perform a site inspection of the site to determine whether additional issues have arisen at the site since the last investigation.

2. Interview knowledgeable individuals as to the recent activities at the site to determine whether any environmental issues have arisen recently.

3. Perform a series of soil borings adjacent to the on-site UST's to determine whether there has been a recent release from the tanks. In addition, grab groundwater samples to determine whether the groundwater has been impacted.

4. The results of the current investigation, the results of the update to the Preliminary Assessment along with recommendations for additional investigation and/or remediation will be presented in a summary report.

Bridgeton Port Project
Gas Station Site
Additional Investigation
Budget
Bridgeton, NJ

Geoprobe	1	Day	$1,500.00	$1,500.00
Expendables (tubing, wellpoint, etc.)	1	TBD	$600.00	$600.00
VOC+10	10		$125.00	$1,250.00
TPHC	8		$60.00	$480.00
BN+10	2		$225.00	$450.00
Lead	8		$25.00	$200.00
Site Inspection/File Review				$1,000.00
Project Management				$1,000.00
Supervision of Field Work				$1,500.00
Summary Report				$2,000.00
CONTRACTOR				**$4,480.00**
ENGINEERING				**$6,500.00**

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Remington, Vernick & Beach Engineers
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(412) 263-2210 (fax)

Univ. Office Plaza, Commonwealth Bldg.
260 Chapman Road, Ste. 104F
Newark, DE 19702
(302) 266-0212
(302) 266-6208 (fax)

Remington, Vernick & Arango Engineers
243 Route 130, Suite 200
Bordentown, NJ 08505
(609) 298-6017
(609) 298-8257 (fax)

November 22, 2006

- Phase I for what was done
- Separate the well testing costs

Rick Rinaldi
Blue Anchor Holdings, LLC.
PO Box 1149
Hammonton, NJ 08037

Subj: Proposal to Provide Environmental Services
Bridgeton Port Parcel, Bridgeton, NJ

Dear Mr. Rinaldi:

REMINGTON, VERNICK & WALBERG ENGINEERS is pleased to provide this proposal to perform environmental services for the above-referenced project. We have completed a Preliminary Assessment (PA) and a Site Investigation (SI) for the subject site. The PA identified a number of potential areas of concern that may be contaminated with soil and/or groundwater contamination above the most restrictive NJDEP cleanup criteria. The SI was conducted to determine if any contamination was present in the potential areas of concern. The results of the SI indicated most areas of the site were generally free of contamination except as noted below:

- There is an area of buried solid waste at the site, located in the northwestern portion of the site, adjacent to the river. The solid waste has generally been delineated and no additional investigative work is required at this time, however some remedial effort will be required to address this issue.
- There is one area of potential groundwater contamination that requires additional investigation.
- There is at least one underground storage tank at the site.

We recommend additional work be performed to determine the environmental restrictions associated with the site. This will include the following:

- Perform a site inspection to determine whether additional issues have arisen at the site since the last investigation.
- Interview knowledgeable individuals as to the recent activities at the site to determine whether any environmental issues have arisen recently.
- Perform one soil boring adjacent to the onsite UST to determine whether there has been a recent release from the tank.

Tank still in use?

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NOV 29 2006 5:51AM BLUE ANCHOR HOLDINGS, LLC 6095676529 P.1

Bridgeton Port Project
Additional Investigation
Budget

REMINGTON, VERNICK & WALBERG ENGINEERS Bridgeton, NJ
Bridgeton Port Parcel, Bridgeton, NJ

Contractor Services				
Monitoring Well	1	Wells	$2,000.00	$2,000.00
Well Sampling	2	Events	$400.00	$800.00
Geoprobe	1	Half Day	$900.00	$900.00
Chemical Testing in Each				
VOC+10	6		$125.00	$750.00
PP Metals	4		$125.00	$500.00
BN+10	4		$210.00	$840.00
CONTRACTOR SUBTOTAL				
Engineering				
Site Inspection/File Review				$1,500.00
Project Management				$700.00
Supervision of Field Work				$1,500.00
Summary Report				$2,200.00
SUBTOTAL ENGINEERING				
CONTRACTOR				**$5,790.00**
ENGINEERING				**$6,900.00**
TOTAL				

Nov 29 2006 5:51RM BLUE ANCHOR HOLDINGS, LLC 6095676529 p.3

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Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
Remington, Vernick & Arango Engineers
Remington, Vernick & Walberg Engineers

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OR ASSOCIATES
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Dittenhofer, P.E., P.P., C.M.E.
J. Seney, Jr., P.E., P.P., C.M.E.
ce Vogt, P.E., P.P., C.M.E.
is K. Yoder, P.E., P.P., C.M.E.

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May 23, 2005

New Jersey Department
of Environmental Protection
Bureau of Responsible Party Site Remediation
Bureau of Field Operations-Southern Field Office
300 Horizon Center-CN 407
Trenton, NJ 08625-0407

Attention: Linda Range

Re: 4 Star Facility
City of Bridgeton
Groundwater Site Investigation
R & V 0601V011

Dear Mr. Dunfee:

Remington, Vernick & Walberg is forwarding this letter to provide you with the results of a groundwater investigation at the above referenced site. In response to suspected groundwater contamination encountered during the soil investigation of the site, Remington & Vernick performed a groundwater investigation. Per your direction, we collected two (2) groundwater samples from the areas of concern.

Groundwater samples were collected using a Geoprobe direct push drill rig. Samples were collected from a slotted geoprobe rod using a peristaltic pump. Groundwater was encountered approximately 5 feet below grade. The sample locations (designated Water 1 and Water 2) are shown on the attached Groundwater Sample Location Plan. The samples were submitted to 21st Century Laboratories for analyses. 21st Century Laboratories is an NJDEP Certified Laboratory (#08031). Samples were analyzed for VOA + 10 and BN + 10. The chemical test result data packages are attached herewith.

The results of the chemical testing indicate the potential presence of groundwater contamination in one area. Sample Water 1 had concentrations of Benzene at 3.1 parts per billion (PPB), which is above the NJDEP Class IIA Groundwater Quality Standard for Benzene (1 PPB) and 1,2-Dichloroethane at 2.9 PPB, which is above the Standard of 2 PPB. In addition, Chlorobenzene was detected at 4.6 PPB, which is above the NJDEP Standard of 4 PPB and Chloromethane was detected at 42 PPB, which is above the NJDEP Standard of 30 PPB. No other contaminants were detected at concentrations above the most restrictive NJDEP Groundwater Quality Standard. Note that some of these compounds may have been laboratory contaminants. In addition, the sampling technique, i.e. through a geoprobe may have resulted in higher than normal turbidity and therefore somewhat non-representative results for the actual groundwater conditions. Therefore, we recommend confirming these test results.

Based on these slight exceedances, Remington & Vernick recommends installing a monitoring well in the area of Water 1 and sampling and analyzing it for Volatile Organic Compounds. The purpose of this monitoring well would be to confirm the presence of the groundwater contamination. If the initial round of testing does not encounter contamination, an additional round will be conducted to confirm the absence of contamination.

If you have any questions, please contact me at (856) 216-1890.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

By 

Paul J. Kenny, P.E., C.M.E.

Pk/bridge120
cc. Chris Cummings (w/ enclosure)
Charles Kolakowski (w/ enclosure)
Terence Vogt

Richard J. Codey
Acting Governor

State of New Jersey
Department of Environmental Protection
Division of Remediation Management and Response
Bureau of Southern Field Operations
P.O. Box 407
Trenton, New Jersey 08625-0407
(609) 584-4150
(609) 584-4170 - Fax

Bradley M. Campbell
Commissioner

October 12, 2005

Paul Kenny
Remington & Vernick
232 Kings Highway East
Haddonfield, NJ 08033

Re: Grove Street Properties – Site Investigation Reports – Soil & Ground Water
Block 132, Lots 1, 1.01 & 1.02; Block 146, Lots 1 & 1.01; Block 145, Lots 1-3
50 Grove St, 10 Grove St, 100 Grove St
Bridgeton, Cumberland County
Case #03-11-18-1402-04; File #06-01-38

Dear Mr. Kenny:

A review of the above referenced submittals has been completed. Comments and questions are as follows:

AOC A – Above Ground Storage Tanks (ASTs)

Two surface soil samples were collected adjacent to the concrete pad/slab, as previously approved, and analyzed for TPHC and PP+40. All results were below criteria applicable to the site. No additional investigation is necessary.

AOC B – Underground Storage Tanks (USTs)

- Area B1 – Suspected Heating Oil Tank, Block 132, Lot 1.02 - Two borings were performed to below the invert, with samples collected 0-6" below same, from the 9.5-10' interval. TPHC analytical results were below 100 ppm. No additional investigation is necessary at this time.
- Area B2 – Former Filling Station, Block 145, Lot 1 – Eighteen borings were performed, with one sample collected from each at the 12/5-13' interval. Each was analyzed for TPHC, VOs+10 and lead. Two were further analyzed for PP+40, due to potential for waste oil. All analytical results were below cleanup criteria applicable to the site. Please indicate, however, if the tanks remain (performance of a metal detection survey for same had previously been proposed.).

- Area B3&4 – Possible Gasoline Tanks as indicated on historic Sanborn Maps – A soil boring was performed in each area, to below the ground water table. A sample was collected from each at 7.5-8' and analyzed for TPHC, VOs+10, and lead. All analytical results were below cleanup criteria applicable to the site. If the tanks are no longer present, no additional action is necessary.
- Area B5 – Possible Gasoline Tanks – The 1886 Sanborn Map indicated the presence of two gasoline tank on Block 132, Lot 1. One boring was performed in the area of each tank, to below the ground water table, and a sample collected at each from the 7.5-8' interval. All analytical results were below applicable criteria. If the tank is no longer present, no additional action is necessary.

All analytical results generated during investigation of each tank were below applicable cleanup criteria. Although no contamination was noted, any tanks remaining must be properly addressed.

AOC C – Rail Spurs

As approved, four soil borings were performed along the rail spur. A sample was collected from the 1-1.5' interval at each, and submitted for TPH, PCBs, PP Metals and BNs+15. Elevated levels of several PAH compounds were found at C-1, C-3 and C-4, while C-2 exhibited an elevated level of lead. The report includes recommendations for delineation and subsequent capping with a Deed Notice. Delineation is appropriate. Upon completion of delineation efforts, remediation via engineering and institutional controls may be appropriate.

AOC E – Pits

- E1 – Two Concrete Machinery Pits – Liquid contained in each of the pits was sampled; all PP+40 analytical results were below the Ground Water Quality Standards. Insufficient amounts of sediment for sampling were reported. A sample of the soil from adjacent to and immediately beneath the invert was collected at 4-4.5' at each. All TPHC and PP+40 analytical results were below applicable criteria. No additional action is necessary.
- E2 – Open Pit Drainage System Associated with Former Poultry Operations – Sampling was performed in conjunction with AOC J Floor Drains. Borings were performed to 2' (historic fill was noted), samples were collected from the 6-12" interval. TPHC and PP+40 analytical results were below applicable criteria. No additional action is necessary.
- E3 – Pit of Unknown Function – Two borings were performed to a depth of 4' adjacent to either side of the pit, and samples collected from 3.5-4'. Analyses included TPHC and PP+40. All analytical results from E3-1 were below applicable criteria. Although the report indicates no concentrations above the RDCSCC were present, E3-2 exhibited elevated levels several PAH compounds. Delineation, both horizontal and vertical, is necessary.

AOC G – Drums & AOC I – Chemical Storage Areas

Although the SIW appropriately recommended proper removal/disposal of drums, the activity is ineligible for HDSRF funding, and the City did not have funding for same. As the drums were reported of questionable integrity, the Bureau of Emergency Response conducted a site visit the week of March 15, 2004. Although they did find the drums and some containers of reagents, they did not feel the situation warranted removal utilizing public monies. Although there was no evidence of same, any potential discharge/runoff from these containers which may have discharged into a floor drain was investigated via the sampling conducted at AOC J. See same for detail.

Proper removal and disposal of materials remains appropriate.

AOC J – Floor Drains

Numerous floor drains located throughout the building were investigates via eight borings and samples. The samples were collected from the 6-12" interval.

Please confirm the samples were collected below the base of the floor drains or collection system laterals, as required, rather than 6-12" below grade as indicated in the submittal. If not, please provide the rationale for sample depth selection.

Also, a photogragh (Photograph 6) was submitted which revealed staining leading to the floor drain located in the loading dock area. Review of the sampling map appears to indicate this floor drain was not sampled. Please indicate why a sample was not necessary.

AOC M – Historic Fill

Forty test pits were performed, just over half of which underwent analyses. A review of the boring logs indicate thirty one of the test pits were identified as containing fill material. As previously indicated, fill material containing rubble, ash and cinders require TPH and PP Metals on all samples, 25% of which must under additional analyses for PAH and PCBs. "Other" fill material is to undergo analyses for TPHC on all, with 25% being further analyzed for PP+40.

Fourteen (14) of the test pits encountered fill material which included ash and cinders. Field readings did not encounter significant elevations. Analyses, therefore, should have included TPH and PP Metals on all, with 25% further analysed for PAH and PCBs. A soil sample was collected from ten (10) of these locations and analysed for TPH and PP Metals. Four (4)of the ten underwent additional analyses for PCBs, PAH and VOs. Pesticides analytical results were not submitted.

Of the twenty six (26) remaining test pits not identified as containing ash or cinders, fifteen (15) underwent sampling. TPH analyses was required for each, while 25% required further analyses for PP+40. TPH and PP Metals analyses were performed on each of the samples, while three (3, or 20%) of the samples were additionally analyzed for VOs, PAH and PCBs.

Elevated levels of contaminants were found in several of the locations. Arsenic at 28.3 ppm were found at HF-25 (the MDL for PCBs was above the applicable cleanup criteria); PAHs were found above criteria at HF-28, HF-34; lead was found above criteria at HF-40.

Sampling depths were unreported. Submittal of same is required.

The sampling map was incomplete. All information required by N.J.A.C. 3.13(d) must be included. Specifically, sampling depths must be included in the map. Contaminant concentrations were included in the map for those individual constituents exceeding criteria. Where an entire contaminant class is not detected or is less than the applicable remediation standard, contaminants need not be listed individually. The contaminant class itself (i.e. PP+40, PAHs, etc) must be included in the map to signify that sample was analyzed for that contaminant class, with no findings above criteria.

In accordance with N.J.A.C. 3.13(c), a table summarizing all sampling results, including sample location, media, sample depth, field and laboratory identification numbers, analytical results, and comparison to applicable remediation standards organized by area of concern:

i. All contaminant concentrations exceeding the applicable remediation standards shall be identified;

ii. Samples with method detection limits (MDLs) (or practical quantitation levels (PQLs) if available) exceeding the applicable remediation standard shall be identified and an explanation provided in the table key (for instance, the MDL for PCBs at HF-25 and dibenz(a,h)anthracene at C-3).

Although the recommendation for capping of the material with filing of a Deed Notice. Although this may be conceptually approveable, without submittal of sample depth, this office is unable to comment as to adequate sampling and the need for delineation.

Boring logs were not included for HF-41 or HF-42. The 2-4' interval was not included in the soil log for HF-24.

AOC O – Open Pipe Discharge into Cohansey River

The source of the discharge remains unknown.

AOC P - Transformers

One pad mounted transformer was located on Block 132, Lot 1.02. A sample was collected from the 6-12" interval and analyzed for TPHC and BNs. PCBs analyses were inadvertently not run due to lab error, however, the report indicates no exceedences were noted. Elevated levels of PAHs were noted. The sample was to have been collected beneath (angled under) the pad, however, the report states the "former tank location" was sampled. Please clarify, and provide detail as to sample depth selection.

AOC Q – Underground Piping

A significant amount of underground piping was formerly indicated present, associated with floor drains, storm sewer inlet and roof leaders. The SIW indicated the piping runs would be investigated concurrently with the investigation of the floor drains, AOC J. Please indicate whether the investigation was sufficient to act as an adequate investigation of the piping, and why. Also provide a schematic of the piping, if available.

AOC R – Truck Scale

A single soil boring was placed adjacent to the scale, and a sample collected at 5.5-6' for TPHC and PAH analysis. No exceedences were noted. No indication, however, was made as to whether hydraulic fluids (and a reservoir for storage of same) were associated with the scale.

AOC S – Stained Soil

A previous submittal indicated staining would be used to bias sampling performed onsite. Was this done, and if so, where? What staining exists that was not sampled, and why should sampling not be required?

AOC T – Former Operations West of the RR Spurs

Based upon a prior telephone conversation, several of the test pits/borings necessary for adequate investigation of the historic fill were to be biased to concurrently investigate former operations conducted west of the railroad spurs. Was this accomplished?

Ground Water

A ground water sample was collected via temporary wells points, from two locations noted to exhibit a sheen during the investigation of the historic fill, and analyzed for VOs+10 and BNs+15. Results, reported in ppb, were as follows:

Water 1
BNs Non-Detect; benzene 3.1; 1,2 DCE 2.9; chlorobenzene 4.6; chloromethane 42

Water 2
VOs ND except chloromethane below criteria; BNs ND, BN TICs below criteria

The submittal recommends installation of a permanent monitor well at location Water 1, with VOs+10 analyses. The installation of a monitor well in accordance with applicable regulations, with VOs+10 analyses, is approved. A trip and field blank should also be analysed.

Miscellaneous

In addition, pursuant to the Procedures for Department Oversight of Contaminated Sites (N.J.A.C. 7:26C-1.2 et seq.), all technical submittals to the Department must be accompanied by a properly completed Certification Form.

All data must be submitted in electronic format. This is required pursuant to N.J.A.C. 7:26E 3.13(c)3v, 4.8(a) and 6.6(c)3. Information regarding electronic data submittals can be obtained from the DEP Home page at www.state.nj.us/dep/srp, see "Regulations and Guidance" topic, The DEP Bulletin Board at (609) 292-2006 or by calling (609) 633-1380 for diskette or hard copy. Please resubmit the data and all other required information in the requisite format.

If you have any questions, please contact this office.

Sincerely,

Linda S. Range

Linda S. Range

C: Michael Pirolli, Mayor, City Hall, 181 E Commerce St, Bridgeton, NJ 08302-2665
Robert Reyers, R&R holding LLC, 10 Grove St, Bridgeton, NJ 08302
Cumberland County Health Department
Trish Conti, NJDEP, BCFM
Myna Campion, BCFN
William Dunfee
File #06-01-38

Remington & Vernick Engineers
Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
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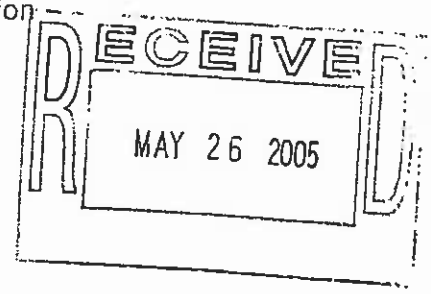
May 20, 2005

New Jersey Department of Environmental Protection
Bureau of State Case Management
Environmental Claims Administration
CN-028
Trenton, NJ 08625



Attention: Myrna Campion

Re: Request for Grant Amendment
Site Investigation-Groundwater
Grove Street Properties AKA Four Star Property
City of Bridgeton
R & V File 0601V011

Dear Ms. Campion:

Remington & Vernick is forwarding this letter to request additional funding for the above referenced project. As you are aware we have completed a preliminary groundwater investigation of the site. The groundwater investigation indicated the possible presence of groundwater contaminants at concentrations above the most restrictive NJDEP Groundwater Quality standard for a number of volatile organic compounds. In order to confirm the presence of the groundwater contamination, Remington & Vernick recommends the installation of one monitoring well in the area of the suspected groundwater contamination. Attached please find a spreadsheet detailing the costs proposed ($7,924). Please contact the case manager Linda Range at NJDEP Southern Enforcement, (609)584-4150 for details of her review of the groundwater proposal.

If you have any questions please contact Paul Kenny at (856)216-1890.

Sincerely,

REMINGTON & VERNICK, ENGINEERS, INC.
By

Paul J. Kenny, P.E., C.M.E.

PK/bridg121
Enc.
cc: Chris Cummings, Charles Kolakowski, Craig Remington, Bradley Blubaugh, Terence Vogt

Former Drycleaner GW Budget
Bridgeton, NJ

Activity	#	Days	Unit Price	Total
Contractor Services				
Monitoring Well	1	1	$1,800.00	$1,800.00
Drill Rig Mob/Demob	1	1	$500.00	$500.00
Well Sampling	2	2	$600.00	$1,200.00
Well Abandonment	1	1	$500.00	$500.00
SUBTOTAL				**$4,000.00**
Markup 15%				**$600.00**
SUBTOTAL-Drilling, etc.				**$4,600.00**
Chemical Testing Inc. Blanks				
VOA+10	6		$130.00	$780.00
SUBTOTAL				**$780.00**
Markup 15%				**$117.00**
SUBTOTAL-Drilling, etc.				**$897.00**
CONTRACTOR SUBTOTAL				**$4,780.00**
Engineering				
Project Management				$644.00
Supervision of Field Work				$1,000.00
Site Investigation Report				$1,500.00
SUBTOTAL ENGINEERING				**$3,144.00**
CONTRACTOR				**$4,780.00**
ENGINEERING				**$3,144.00**
TOTAL				**$7,924.00**

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Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
Remington, Vernick & Arango Engineers
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November 1, 2004

FAXED
11-1-04

RECEIVED
NOV 3 2004

City of Bridgeton
181 East Commerce Street
Bridgeton, NJ 08302

Attention: Christopher Cummings, UEZ Coordinator

Re: Remediation Cost Estimate-Soil
Four Star Project
City of Bridgeton
Our File #0601V011

Dear Mr. Cummings:

Remington & Vernick is forwarding this letter to provide you with a cost estimate for remediation of the soil contamination at the above-referenced site. The following summarizes the soil contamination and related environmental concerns at the site, proposes a remediation scheme to address these issues and, presents a cost estimate to address these issues.

Summary of Environmental Issues

1. Underground Storage Tanks, Block 145, Lot 1: This lot is a former gas station and there are a number of underground storage tanks (UST's) at the site. There are up to eight (8) underground storage tanks. These tanks are assumed to be either gasoline, diesel or waste oil tanks. There does not appear to be any soil and/or groundwater contamination associated with these tanks. Several of the tanks appear to have liquid within them.

2. Underground Storage Tank, Block 132, Lot 1: There is one heating oil tank associated with the former Four Star Facility. There does not appear to be any soil and/or groundwater contamination associated with this tank. The tank is approximately 2,000 gallons in capacity.

3. Railroad Spur: There is a railroad spur on the site. The soil below the rail spur is contaminated with concentrations of several semi-volatile organic compounds above the NJDEP Direct Contact Soil Cleanup Criteria. The contamination likely resulted from historic operation of the rail spur.

4. Landfill/Historic Fill Material: Present along the western portion of the site is an extensive area of fill/buried solid waste. The solid waste consists primarily of paper and glass bottles intermingled with soil. There is relatively little soil contamination in this area, however there were two (2) areas of soil contaminated with semi-volatile organic compounds and one area of lead encountered in this fill above the NJDEP Direct Contact Soil Cleanup Criteria.

5. Groundwater: Remington & Vernick observed one area of potential groundwater contamination. We observed a slight sheen on the groundwater in one test pit. We are in the process of investigating this groundwater and have not yet confirmed whether this sheen is indicative of groundwater contamination.

6. Drum Storage: There are a number of drums stored at the site. These drums contain hazardous materials and were apparently abandoned at the site.

Remediation Scheme

Remington & Vernick recommends the following course of action to remediate the environmental issues at the site:

1. UST's on Block 145, Lot 1: These tanks will be properly decommissioned. This will involve accessing the (up to) 8 tanks, cutting the tanks open, pumping and properly disposing of all liquids and other tank contents, cleaning the tanks, removal and disposal of the tanks and placing clean backfill in the tank excavations. A Site Assessment shall be conducted for the tank removals including collection of post excavation soil samples.

2. UST on Block 132, Lot 1: Properly decommission this tank. This will involve accessing the tank, cutting the tank open, pumping and properly disposing of all liquids and other tank contents, cleaning the tank, removal and disposal of the tank and placing clean backfill in the tank excavation. A Site Assessment shall be conducted for the tank removal including collection of post excavation soil samples.

3. Railroad Spur: In order to address this area of concern, Remington & Vernick recommends that this area be capped and subjected to a declaration of environmental restrictions (DER). The capping and DER will require the following:

   i. Deed notification detailing the presence of the contamination and acting as an attachment to the deed for the site. This is the DER.
   ii. Confirmation of the Limits of the Contamination: By performing additional investigation, the limits of the contamination associated with the rail spur will be confirmed and it is assumed that it will be limited to the immediate area of the rail spur. This shall include additional drilling and chemical testing.
   iii. Engineering control: Placement of a cap over the contaminated material. This shall include placement (and maintenance) of a barrier between the surface and the contamination. This barrier can be asphalt or soil.
   iv. Documentation: The DER along with details on the cap and a maintenance plan for the cap must be submitted to the NJDEP.

4. Solid Waste/Historic Fill: These areas shall be subjected to a cap and DER similar to the Railroad spur above. We believe that there exists some "clean" fill over the waste/contaminated fill in this area. This clean fill may be adequate as a "cover" however we recommend budgeting for the placement of some fill material in this area.

5. Groundwater: This is area is currently under investigation. Based on the results of the investigation, Remington & Vernick shall recommend remediation (if necessary).

6. Drum Storage: Remington & Vernick recommends that the drums at the site be properly disposed of. This shall require testing for waste classification, hauling and disposal.

Cost Estimate

In order to complete the above-described work, Remington & Vernick estimates that this will require the following costs be incurred:

1.	**Block 145, Lot 1: UST Removals**		
	i.	Tank closure	$20,000.00
	ii.	Liquid Disposal: assume 10,000 gallons at $1/gallon	$10,000.00
	iii.	Vacuum Truck	$5,000.00
	iv.	Clean Fill	$10,000.00
	v.	Engineering	$10,000.00
	vi.	Chemical Testing	$5,000.00
		Subtotal	$60,000.00
2.	**Block 132, Lot 1: UST Removal**		
	i.	Tank closure	$4,000.00
	ii.	Liquid Disposal: assume 2,000 gallons at $1/gallon	$2,000.00
	iii.	Vacuum Truck	$1,000.00
	iv.	Clean Fill	$1,000.00
	v.	Engineering	$6,000.00
	vi.	Chemical Testing	$1,000.00
		Subtotal	$15,000.00
3.	**Rail Spur**		
	i.	Asphalt Cap	$15,000.00
	ii.	Engineering (Deed restriction/submittals)	$15,000.00
	iii.	Contamination Delineation (including drilling, testing, supervision and reporting)	$17,000.00
		Subtotal	$47,000.00
4.	**Historic Fill/Solid Waste**		
	i.	Soil Cap	$35,000.00
	ii.	Engineering	$10,000.00
		Subtotal	$45,000.00
5.	**Groundwater**		To Be Determined

6.	**Drum Storage**		
	i. Drum Disposal		$10,000.00
	ii. Waste Classification Testing		$3,000.00
	iii. Hauling		$2,000.00
	iv. Engineering Supervision		$2,000.00
		Subtotal	$17,000.00

Summary of Costs

1.	UST, Block 145, Lot 1		$60,000.00
2.	UST, Block 132, Lot 1		$16,000.00
3.	Rail Spur		$47,000.00
4.	Historic Fill/Solid Waste		$45,000.00
5.	Groundwater		To Be Determined
6.	Drum Storage		$17,000.00
		Subtotal	$184,000.00
		Contingency	$16,000.00
		TOTAL	$200,000.00

Note that the NJDEP will require that a Remedial Action Workplan be submitted and approved for this work. It is our belief that the above described scope and related costs will be adequate for the NJDEP and the Department of Commerce to enter into the Redeveloper's Agreement relative to recoup the remediation costs. However, the NJDEP must approve these costs. Furthermore, it must be emphasized that only the actual costs incurred will be reimbursable under the tax reimbursement program. Note further, that the above scope is an estimate and may need to be revised upon review of the developer's site plan.

If you have any questions, please contact me at (856) 216-1890.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

By

Paul J. Kenny, P.E., C.M.E.

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Established in 1901

September 29, 2004

City of Bridgeton
City Hall
181 East Commerce Street
Bridgeton, NJ 08302

Attention: Charles Kolakowski, Administrator

Re: **Site Investigation Report-Soil**
Four Star Project
City of Bridgeton
Our File #0601V011

Dear Mr. Kolakowski:

Remington & Vernick Engineers is forwarding this letter to provide you with the Site Investigation Report covering the soil investigation for the above-referenced project. We have completed the investigation of the soil at the site, and this investigation is summarized in the attached report. As you are aware, this work is being completed using a HDSRF Grant from the NJDEP. We were approved by the NJDEP to complete a soil investigation. Upon completion of the soil investigation (and receipt of the soil chemical test results), we submitted to the NJDEP a proposal for an investigation of the groundwater in a couple of suspect areas. We are still waiting for the NJDEP to process the request for grant funding for the groundwater investigation phase, and will expedite its completion once the NJDEP approves the groundwater investigation scope of work and related funding.

The results of the soil investigation indicted the presence of relatively small areas of contamination in two (2) areas. Along the rail spur there are elevated concentrations of semi-volatile organic compounds and lead. There are also elevated concentrations of semi-volatile organic compounds and lead in some of the fill at the site. This contamination does not pose a major concern for redevelopment of the site. The NJDEP will require that, unless the material is removed, that it be capped and a deed restriction be placed on the site. We will work with the City to complete this requirement.

Note that there are a number of other issues that will need to be addressed during redevelopment of the site. For example, there are a number of underground storage tanks that have to be removed. Again, we will work with the City to complete these tasks. Note that the remediation described herein is likely eligible for reimbursement funding from the Division of Taxation.

If you have any questions, please contact me at (856) 216-1890.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

By

Paul J. Kenny, P.E., C.M.E.

PJK/gar
enclosure
cc: Sandra T. Forosisky, Cumberland Empowerment Zone (w/encls.)
Christopher Cummings, UEZ Coordinator (w/encls.)
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Craig F. Remington
Edward Walberg
Terence Vogt
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