

**BLUFF PROPERTY
BLOCK 157, LOT 7
BLOCK 192, LOTS 15, 19
BLOCK 193, LOTS 12, 13, 14, 15
GROVE STREET
CITY OF BRIDGETON
CUMBERLAND COUNTY
OUR FILE #3714X001**

Remington & Vernick Engineers, on behalf of Good Harvest, LLC., prepared the following Preliminary Assessment Report for a parcel of property that Good Harvest is in the process of purchasing for development. The following report is presented in accordance with the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-3.1 through 3.2.

Site Name: Bluff Property

Address: Grove Street

City or Town: Bridgeton

County: Cumberland

Lot(s): 7 Block(s): 157

Lot(s): 15, 19 Block(s): 192

Lot(s): 12, 13, 14, 15 Block(s): 193

Approx. Acreage: 35.53

SITE DESCRIPTION

The subject site is a 35.53-acre undeveloped in the City of Bridgeton. The site is generally covered by moderate woods. The site is irregularly shaped and is bordered on the west by the Cohansey River, on the east The site is generally uneven with a stream channel bisecting the site. There are moderate slopes adjacent to the stream and adjacent to the Cohansey River.

**PRELIMINARY ASSESSMENT REPORT
FOR
GOOD HARVEST, LLC.**

**BLUFF PROPERTY
BLOCK 157, LOT 7
BLOCK 192, LOTS 15, 19
BLOCK 193, LOTS 12, 13, 14, 15
GROVE STREET
CITY OF BRIDGETON
CUMBERLAND COUNTY
OUR FILE #3714X001**

**Prepared for:
Good Harvest, LLC.
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Suite 1643
Richmond, VA 23219**

**Prepared by:
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232 KINGS HIGHWAY EAST
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April 4, 2007

**Edward Vernick, P.E.
NJ Lic. No. 25691**

1. Operational and Ownership History from the time the site was vegetated or used as farmland.

The site is currently owned by the Bridgeton Municipal Port Authority who purchased the site in April 1989.

2A. Provide a brief description of the past operation(s) (e.g., industrial/commercial) conducted on site by each owner and operator.

The following is a review of past operations at the site. Information used in determining the site usage throughout the years was obtained from interviews with local officials, available aerial photographs, and file reviews. Note that there were no Historic Sanborn Maps available for the site.

The site has been undeveloped for its entire life. No structures were observed on the site.

2B. Include a detailed description of the most recent operations subject to this preliminary assessment.

The property is currently undeveloped.

3. Hazardous Substance/Waste Inventory: List all raw materials, finished products, formulations and hazardous substances, hazardous wastes, hazardous constituents and pollutants, including intermediates and by-products that are or were historically present on the site.

No hazardous substances/wastes were noted or suspected to have been used at the site.

4. Summary of Wastewater Discharges of Sanitary and/or Industrial Waste and/or sanitary sludge: present and past production processes, including dates, and their respective water use shall be identified and evaluated, including ultimate and potential discharge and disposal points and how and where materials are or were received on-site. All discharge and disposal points shall be clearly depicted on a scaled site map.

A. Provide a narrative of disposal processes for all process waste streams and disposal points.

No wastes are suspected or known to have been generated at the site.

B. Discharge Period: **None**

5. In accordance with N.J.A.C. 7:26E-3.2(a) 3.1, provide a scaled site plan, depicting the site boundaries, known limits of fill, paved and unpaved areas, structures and any of the potential areas of environmental concern listed below.

In accordance with N.J.A.C. 7:26E3.1(c)1.v., a narrative shall also be provided for each area of concern describing the (A) Type; (B) Age; (C) Dimensions of each container/area; (D) Chemical Content; (E) Volume; (F) Construction materials; (G) Location; (H) Integrity (i.e., tank test reports, description of drum storage pad); and (I) Inventory control records, unless a Department-approved leak detection system, pursuant to N.J.A.C. 7:1E or 7:14B, has always been in place and there is no discharge history. A site investigation must be completed in accordance with N.J.A.C. 7:26E-3.10 for all areas that require sampling.

Based on a review of all available historic information and a site the following areas of concern were identified by Remington & Vernick. Also included are areas that typically represent a concern due to their nature or use.

AREA OF CONCERN	CURRENTLY/ FORMERLY EXISTS AT FACILITY	LOCATION REFERENCE KEYED TO SITE MAP	SAMPLING PROPOSED YES/NO	NARRATIVE PROVIDED TO SUPPORT PROPOSAL
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	YES/NO			YES/NO
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A. Bulk storage tanks and appurtenances, including without limitation:

Aboveground Tanks and Associated Piping	NO	-	N/A	N/A
Underground Tanks and Associated Piping	NO	-	N/A	N/A
Silos	NO	-	N/A	N/A
Rail Spurs or Sidings	NO	-	N/A	N/A
Above or Below Ground Pump Stations	NO	-	N/A	N/A
Sumps	NO	-	N/A	N/A
Pits	NO	-	N/A	N/A
Rail/Truck Loading and Unloading Areas	NO	-	N/A	N/A
Storage Pads and Areas Including Drum and/or Waste Storage	NO	-	N/A	N/A
Surface Lagoons and Impoundments	NO	-	N/A	N/A
Dumpsters	NO	-	N/A	N/A
Chemical Storage Cabinets or Closets	NO	-	N/A	N/A

B. Drainage systems and areas, including, without limitation:

Floor Drains or Trenches and Piping	NO	-	N/A	N/A
Processing				

Area Sinks and Piping Which Receive Process Waste	NO	-	N/A	N/A
Roof Leaders When Process Operations Vent to Roof	NO	-	N/A	N/A
Drainage Swales and Culverts	YES	A	YES	NO
Storm Sewer Collection Systems	NO	-	N/A	N/A
Storm Water Detention Ponds & Fire Water Ponds	NO	-	N/A	N/A
Surface Water Bodies	YES	B	YES	NO
Septic Systems, Leachfields or Seepage Pits	NO	-	N/A	N/A
Dry Wells	NO	-	N/A	N/A

C. Discharge and disposal areas, including, without limitation:

Waste Piles	NO	-	N/A	N/A
Landfills or Landfarms	NO	-	N/A	N/A
Sprayfields	NO	-	N/A	N/A
Incinerators	NO	-	N/A	N/A
Open Pipe Discharges	NO	-	N/A	N/A

D. Other areas of concern, including, without limitation:

Electrical Transformers and Capacitors	NO	-	N/A	N/A
Areas of Stressed	NO	-	N/A	N/A

Vegetation				
Underground Piping, Including Industrial Process Sewers	NO	-	N/A	N/A
Compressor Vent Discharges	NO	-	N/A	N/A
Non-contact Cooling Water Discharges	NO	-	N/A	N/A
Discolored Areas or Spill Areas	NO	-	N/A	N/A
Active or Inactive Production Wells	NO	-	N/A	N/A

E. Building interior areas with a potential for discharge to the environment, including without limitation:

Loading or Transfer Areas	NO	-	N/A	N/A
Waste Treatment Areas	NO	-	N/A	N/A
Boiler Rooms	NO	-	N/A	N/A
Air Vents and Ducts	NO	-	N/A	N/A
Hazardous Material Storage or Handling Areas	NO	-	N/A	N/A

F Any other site-specific area of concern:

None

6. Narratives for areas of concern and proposed sampling:

Area of Concern A- Culvert

There is a culvert/pipe structure associated with the small stream on the site. No evidence of contamination or other hazardous material storage or use on site was observed. There is no evidence of any historic discharge known or suspected around this culvert. Therefore, we recommend no further action.

Area of Concern B- Surface Water Body

A small stream bisects the site as shown on the Plan. No evidence of contamination or other hazardous material storage or use on site was observed. There is no evidence of any historic discharge known or suspected around this stream. Therefore, we recommend no further action.

7. Has the required evaluation of protectiveness of past remediation been completed for each area of concern for which a waiver is requested?

N/A

Are the appropriate certifications included? Yes No

If No, then a waiver can not be considered by the Department and the applicant is expected to complete a site investigation for each area of concern to verify the presence or absence of contaminants above the current NJDEP cleanup criteria.

8. Historical Data on environmental quality at the Industrial Establishment

A. Have any previous sampling results documenting environmental quality of the Industrial Establishment not received a no further action approval from the Department or been denied approval by the Department?

Yes (See Attachment #) No

9. Provide a discussion of any remediation activities previously conducted or underway at the industrial establishment, including dates of discharges, remedial action taken, sample results, current status or copies of Department or other government agency no further action approval(s), if appropriate.

No prior remediation activities were identified.

10. Discharge History of Hazardous Substances and Wastes:

A. Have there been any discharges of hazardous substances and wastes?

_____ Yes (Complete Items B-E) X No

B. Was the Department notified of the discharge?

_____ Yes _____ No (Go to item 10D) **N/A**

C. Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as a result of the cleanup of this discharge?

_____ Yes (Submit a copy and go to item 10E) X No

N/A

D. Were sample results obtained? _____ Yes _____ No

If yes, submit the results. Please note chemical test results are not available. **N/A**

E. Provide a description of the discharge and the response and resolution. **N/A**

11. Aerial Photographic interpretation for sites larger than two acres from 1932 to present or to the earliest photograph available.

Remington & Vernick reviewed a number of aerial photographs back to the early 1940's. The photographs show that the site did not change significantly from its current condition. The site is shown to be undeveloped.

12. List all federal, state and local environmental permits at this facility, including permits for all previous and current owners or operators, applied for, received, or both.

Check here if no permits are involved X

A. New Jersey Air Pollution Control **N/A**

B. Underground Storage Tank Registration Number N/A

C. New Jersey Pollutant Discharge Elimination System (NJPDDES) Permit **N/A**

D. Resource Conservation and Recovery Act (RCRA) permit # **N/A**

E. All other federal, state, local governments permits **N/A**

13. Summary of enforcement actions (including but not limited to, Notice of Violations, Court Orders, official notices or directives) for violations of environmental laws or regulations:

A. Check here if no enforcement actions are involved X

B. (1) Name and address of agency that initiated the enforcement action

(2) Date of the Enforcement action _____

(3) Section of statute, rule or permit allegedly violated

(4) Type of enforcement action

(5) Description of the violation

(6) How was the violation resolved?

14. Site Map

A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.I, submit a scaled site plan, detailing the subject lot and block, property and or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells.

B. Scaled historical site maps and facility as built drawings.

C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map.

15. List any other information you are submitting or which has been formerly requested by the Department.

DESCRIPTION	ATTACHMENT #
SITE MAP	APPENDIX A
PRELIMINARY ASSESSMENT PLAN	APPENDIX B
ENVIRONMENTAL DATA SEARCHES	APPENDIX C

LIMITATIONS

Remington & Vernick has used standard industrial practices to complete the attached Preliminary Assessment Report. To this end, Remington & Vernick has used the American Society of Testing and Material (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate (E 1527-94 and E 1528-93) as a general guideline for the completion of the Assessment. Furthermore, Remington & Vernick has attempted to fulfill the applicable minimal technical requirements to investigate a site (i.e. N.J.A.C. 7:26E). As such, the Preliminary Assessment is necessarily limited in scope. Remington & Vernick has made reasonable inquiries regarding the environmental integrity of the site.

The conclusions presented herein are the opinion of Remington & Vernick regarding the environmental integrity of the subject site. Remington & Vernick's opinion is based on a review of available records, interviews with knowledgeable individuals and a physical inspection of the accessible areas of the subject site. The assessment does not include the collection or sampling of any soil, groundwater, surface water or air samples nor does it include any inspection of areas that would require an extraordinary effort to access. Remington & Vernick has taken great care in compiling, checking and reviewing the information presented in this report to insure its accuracy and that it is current. Remington & Vernick cannot guarantee the

information against errors, omissions or inaccuracies arising from sources outside of Remington & Vernick. Furthermore, Remington & Vernick made a diligent inquiry of all documents and current and former employees which reasonably may have contained or possessed information regarding the subject site. Remington & Vernick utilized established and accepted industry standards in attempting to obtain this information.

Remington & Vernick has no present or contemplated future interest in the subject site that would impair our ability to perform an objective assessment. Neither the employment, nor the compensation of any form is contingent on the results of the assessment. Remington & Vernick has no personal interest in the subject site. Remington & Vernick assumes no responsibility for matters of a legal nature affecting the subject site or the title thereto. Any sketch appearing in or attached to the preliminary assessment report or any statement of dimensions, capacities, quantities or distances are approximate and are included to assist the reader in visualizing the property. Remington & Vernick assumes that there are no hidden, obscure or latent conditions or defects in or of the property, subsoil or structures other than those noted in the report or any subsequent addendum. Remington & Vernick assumes no responsibility for such conditions or for the assessment, engineering, repair or remedial action that might be necessary to discover or correct such factors.