

APPENDIX D

***ENSR PHASE I ENVIRONMENTAL SITE ASSESSMENT
AND LIMITED ASBESTOS SAMPLING – 4/19/2000***

Adams Wholesalers, Inc
Chestnut and Academy Streets
Woodbury Heights, New Jersey

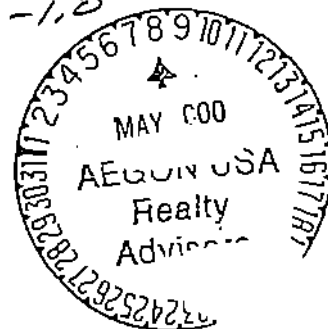


Phase I Environmental Site
Assessment and Limited
Asbestos Sampling

Prepared For:
AEGON, USA Realty Advisors, Inc.
Cedar Rapids, Iowa 52499
AEGON Engineering No. 99-2118-1.0

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April 19, 2000

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT AND
LIMITED ASBESTOS SAMPLING**

**Adams Wholesalers, Inc.
Chestnut and Academy Avenues
Woodbury Heights, New Jersey
AEGON Engineering No. 00-2036-2.0**

ENSR Corporation is pleased to provide the results of our Phase I Environmental Site Assessment and Limited Asbestos Sampling of the Adams Wholesalers, Inc in Woodbury Heights, Gloucester County, New Jersey. This assessment was authorized on March 16, 2000, and performed in general accordance with the scope of services outlined in our Master Environmental and Engineering Services Agreement dated December 29, 1995, as amended.

This assessment included a site reconnaissance, as well as research and interviews with representatives of the public and property management. An assessment was made, conclusions stated, and recommendations outlined.

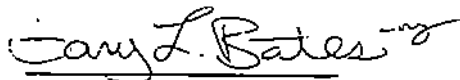
We appreciate the opportunity to provide environmental services to AEGON USA Realty Advisors, Inc. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Michael Nickerson or Stacey Wimer at (215) 757-4900.

Sincerely,

ENSR CORPORATION



Michael Nickerson, CHMM
Project Scientist



Gary L. Bates
Program Manager

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EXECUTIVE SUMMARY
Adams Wholesalers, Inc
Chestnut and Academy Avenues
Woodbury Heights, New Jersey

ENSR Corporation has performed a Phase I Environmental Site Assessment (ESA) at the Adams Wholesalers, Inc. warehouse in Woodbury Heights, Gloucester County, New Jersey. This assessment was authorized on March 16, 2000, and performed in general accordance with the scope of services outlined in our Master Environmental and Engineering Services Agreement dated December 29, 1995, as amended.

The Subject Property is approximately 17 acres on which sits two buildings. The main structure is a single story warehouse and distribution facility approximately 230,000 square feet in size. The second building is a single story garage approximately 2,500 square feet in size. According to interviews with site personnel, both buildings appear to have been built in the late 1950s to early 1960s. A railroad spur is located on the Subject Property west of the warehouse. The warehouse construction includes masonry walls and metal decking and trusses supported by structural steel columns. The floor appears to be concrete slab on grade. The warehouse building is divided into five bays and office space. No floor drains were observed in the warehouse building. The garage construction includes masonry wall and wood decking supported by two structural steel joists. The floor appears to be concrete slab on grade. The garage is divided into three bays, each of which had one floor drain. The ground around the Subject Buildings is a mixture of paved and unpaved parking areas.

The northern section of the Subject Property is undeveloped woodlands, which receives stormwater via the property's stormwater sewer system. Portions of the northern section are delineated as wetlands, part of which was effected by the 1996 construction of the truck parking/turn-around lot. Adams Wholesalers received authorization from the New Jersey Department of Environmental Protection (file #0823-940005.1) to impact the site wetlands.

Activities on the Subject Property (current and historical) include warehousing and distribution of building materials, including windows, doors, stair parts, moldings, and ceiling tiles. Since 1987, their main product line has been Anderson Windows.

A railroad spur is located along the western side of the Subject Building. The railroad spur is not currently being used by the occupants. The site contact was unable to provide information on the historical usage of the railroad spur. During the site reconnaissance, ENSR observed surface staining along a short section of the railroad spur, located to the west of the Subject Building. The rust colored staining appeared on the surface (soil/crushed stone). The staining extended between the adjacent off-site railroad tracks and the on-site railroad spur. Since the source of the staining is unknown and it is not known what type of materials historically may have been

transported on the rail spur, ENSR considers this surface staining to be a potential environmental concern on the Subject Property.

The bedrock geology in the area of Woodbury Heights is the Upper Cretaceous age Mount Laurel Formation. This unit consists of massive to crudely bedded quartz sand, which typically coarsens upward and is interbedded with thin clay beds. The depth to bedrock is estimated at greater than five feet. The depth to groundwater at the Subject Property is unknown but estimated to be within ten feet of the land surface, based on the existence of the stream in the northern woodland section of the Subject Property.

According to the Gloucester County Soil Survey, the soils present on the Subject Property are classified as the Fallsington loam, Woodstown and Dragston sandy loam (0 to 5% slopes), and Collington loamy sand (0 to 5% slopes). These soils range in permeability from poorly drained to well drained. Fallsington loam and Woodstown and Dragston sandy loam are hydric soils.

According to the topographic map, the Subject Property lies at an elevation of approximately 60 feet above sea level and is topographically level. The closest water body is Lake Glen, located one-half of a mile to the northeast. Based on topographic features, the groundwater flow direction would be expected to flow to the north. Surface water runoff is directed toward storm drains located in the parking lot along the eastside of the building. The site storm sewer system discharges stormwater to a surface drainage ditch located in the developed portion of the site, north of the subject building.

ENSR attempted to call Mr. David Baresich, Superintendent of the Woodbury Heights Public Works Department, to obtain information regarding the source and quality of the municipal water supply. At the time of this report, ENSR has not yet had the opportunity to interview Mr. Baresich.

A review of the 1957 aerial photograph revealed the Subject Property to be undeveloped land. With the exception of the new truck parking/turn-around lot, the 1975 through 1995 aerial photographs depict the Subject Property developed to its current condition. The 1980 aerial photograph shows a small apparent soil disturbance to the west of the garage. The railroad spur located on the west side of the Subject Building appeared to be in use in the 1985 and 1990 aerial photographs based on what appeared to be railroad cars next to the building. Apparent aboveground storage tanks (ASTs) are visible to the east of the Subject Building in 1990 and to the west of the garage in 1995.

The 1957 and 1975 aerial photographs depict the properties to the south and east to be undeveloped. To the west lies the railroad, followed by a thin strip of undeveloped land, beyond which lies residential properties. The property to the north appears to be The Woodbury Heights Grammar School. The 1980 through 1995 aerial photographs depict residential properties to the south and east. The thin strip of land to the west, beyond the railroad tracks, has been developed

into residential properties. The northern property is still occupied by the Woodbury Heights Grammar School.

ENSR contacted the Woodbury Public Library, the Gloucester County Public Library, the Philadelphia Free Library, and the Woodbury Historical Society, but was unable to locate Sanborn Fire Insurance Maps or City Directory coverage of the Subject Property.

Vectre Corporation (Vectre) prepared a report entitled Phase I Environmental Site Assessment for Mr. George Thurner, III, of Adams Wholesalers on March 13, 1990. Vectre observed areas of stained soil around the maintenance garage, in the garage, in the loading dock area and near the railroad tracks. Staining was observed around a diesel AST from overfilling. Wall staining was observed behind the garage from waste oil drum overfills and aboveground heating oil tank. The report identifies five USTs formerly on the Subject Property. All have been removed at the time of the Vectre report.

The regulatory review identified six State Hazardous Waste Sites (SHWS) facilities within the prescribed search radii of the Subject Property. The two closest properties are located at 500 and 501 Elm Avenue and are the former Shell Service Station and Woodbury Heights Coal Gas Company, respectively. These properties are approximately one-half of a mile to the north and topographically down gradient of the Subject Property. The remaining sites range in distance from six-tenths of a mile to nine-tenths of a mile to the northwest of the Subject Property. All six of these sites are reportedly lower in elevation than the Subject Property. The EDR report does not provide specific information regarding any of these SHWS. All sites are listed as active; however, the most recent Status Date is listed as July 30, 1997 while the oldest Status Date is July 3, 1986. To fully evaluate the impact, if any, of these sites on the Subject Property, ENSR will need to review more specific information regarding the nature and extent of contamination at each one of these sites. Based on distance and gradient relationships, these SHWS do not appear to be a concern.

The regulatory review identified two sites on the EPA Comprehensive Environmental Response, Compensation and Liability Information System List with "No Further Remedial Action Planned" status. These properties are the Woodbury Gas Works, located on Elm Avenue, and the Colonial Pipeline Company, located on Mantua Grove Road. The Woodbury Gas Works is approximately 2,600 feet from the Subject Property and topographically downgradient. The Colonial Pipeline Company is 1,300 feet from the Subject Property and topographically cross gradient. Based upon their status, these sites are not expected to impact the Subject Property.

The regulatory review identified two former Subject Property occupants as having generated hazardous waste. These occupants are the Robbins Door, a and Sash Co., a large quantity generator (LQG), and Hertz Penske Truck Leasing Co., a small quantity generator (SQG). The Record Date listed by the EDR report for these occupants is October 3, 1988 and October 22,

1986, respectively. According to Mr. Frank Kelly of Adams Wholesalers, Robbins and Hertz Penske have not occupied the Subject Property since the mid- to late-1980s. Waste disposal documentation for these previous property occupants has not been maintained by Adams Wholesalers. According to Mr. Bob Gates of Adams Wholesalers, hazardous waste is not generated by Adams Wholesalers. ENSR submitted a Freedom of Information Act request to the NJDEP on April 21, 2000 to obtain information regarding the waste management and disposal practices of Hertz Penske and Robbins Door and Sash Co. As of the date of this report, a response from the NJDEP has not been received.

The regulatory review identified five underground storage tanks as having been at the Subject Property. These USTs were listed under the former occupant Middle Atlantic Millwork Company (MAMCO). Three USTs are listed as 4,000 gallon, single wall, bare steel tanks containing diesel fuel. According to the EDR report, these tanks were removed in October 1988. The two remaining tanks are listed as single wall, bare steel tanks containing No. 2 heating oil with a capacity of 1,000 gallons and 2,000 gallons. According to the EDR report, these two tanks were removed in August/September 1989. Adams Wholesalers occupied the property at the time of the tank closures; however, ENSR was not provided with any documents related to these tank closures. According to both Mr. Kelly and Mr. Gates, petroleum contaminated soil was removed during these closures. Furthermore, there is circumstantial evidence that the tank closures were incomplete due to the suspect UST fill/vent pipe and dispensing pad. Based on this information, and the lack of closure documentation, ENSR considers these tank closures a potential environmental concern. A Freedom of Information Act request was submitted to the NJDEP on April 21, 2000 to obtain information regarding the closure activities of these five USTs. As of the date of this report, a response from the NJDEP has not been received. The only tank (above or belowground) currently at the Subject Property is an AST storing propane for the facility fork trucks. There are no adjoining facilities with registered UST's identified on the state UST list.

The facility has utilized at least two aboveground storage tanks since the mid-1980s. The previous environmentally site assessment report (Vectre, 1990) identified soil staining beneath an AST in service at that time. ENSR did not observe the surface staining referenced in the 1990 report.

The regulatory review identified five leaking underground storage tanks within the prescribed search radii of the Subject Property. Five LUST sites were identified to the northwest of the Subject Property, which are greater than four-tenths of a mile (2,100 feet) to the northwest of the Subject Property. Based on the proximity of these facilities to the Subject Property, ENSR does not consider these facilities to be a potential environmental concern to the Subject Property. The Subject Property was not identified on the LUST list.

No reported spills or releases are identified on the EDR report as having occurred at the Subject Property. The regulatory review identified one petroleum release within the prescribed search radii

of the Subject Property. According to the EDR report, approximately 126 gallons of kerosene were released at the Colonial Pipeline property located approximately one-quarter of a mile to the east of the Subject Property. Due to the limited quantity of this release, ENSR does not consider this a potential environmental concern.

ENSR attempted to contact Mr. William Wakeman, the Fire Official of the Borough of Woodbury Heights, for information concerning environmental complaints, accidents or spills on or in the vicinity of the Subject Property. At the time of this report, ENSR has not yet had the opportunity to interview Mr. Wakeman.

ENSR identified five 55-gallons drums in the garage. The contents of two drums were 30-weight engine oil and non-phosphate detergent. The remaining three drums were not labeled with regard to their contents. None of these drums were within secondary containment. Leakage was evident from the detergent drum and floor drains were located in the vicinity of this container storage area. Due to the quantity (known and unknown), lack of secondary containment, and proximity to a floor drain of unknown destination, ENSR considers this issue to be a potential environmental concern to the Subject Property.

During the site reconnaissance, ENSR identified one pad-mounted and three pole-mounted transformers located throughout the Subject Property. The pad-mounted transformer is located on the east side of the main building. This unit is not labeled with regard to PCB content, but appears to be of the "dry-type" variety. The three pole-mounted transformers are located along the property line, two to the south along Chestnut Avenue and one to the north along the border between the parking area and the woodland property. Two of these units were labeled as "Non-PCB". The unlabeled unit is located to the south along Chestnut Street. ENSR did not observe any leaks or stains associated with these transformers. According to Mr. Bob Gates, of Adams Wholesalers, the transformers are owned by PSE&G.

A limited asbestos sampling survey was performed at the Subject Property. A total of eleven bulk samples of potential asbestos-containing materials were collected from the Warehouse Building during the site visit. ENSR inspected the structural steel columns, trusses, and decking throughout the Subject Building and did not identify any sprayed-on fireproofing. Asbestos was detected above one-percent by weight in a sample of pipe insulation and floor tile mastic. ENSR believes that there is a potential for fiber release from the pipe insulation. Although this material was observed in good condition, the ends of each three-foot section were exposed. Furthermore, the area above this drop ceiling is utilized as a return plenum for the heating, ventilation, and air conditioning system. For this reason, ENSR recommends abatement of this pipe insulation by a licensed asbestos abatement contractor with abatement supervision by a third party project monitor. No suspect ACMs were identified in the garage building. This survey is not considered to

be comprehensive, and a complete comprehensive survey should be performed prior to any demolition and/or renovation activities.

ENSR has identified the following conditions as potential environmental concerns associated with the Subject Property:

- Based on the information obtained regarding the removal of petroleum-contaminated soil during the UST closure, the lack of closure documentation, and evidence of incomplete closures, ENSR considers these former USTs to be RECs and recommends soil and groundwater sampling.
- Based on the lack of information regarding the handling and disposal practices of the hazardous waste generated by the previous site occupants, ENSR recommends soil and groundwater sampling to identify potential releases in the storage areas of hazardous waste and regulatory substances.
- During the site reconnaissance, ENSR observed surface staining along a short section of the railroad spur, located west of the Subject Building. The rust colored staining extended between the adjacent off-site railroad tracks and the on-site railroad spur. The source of the staining is unknown and it is not known what type of materials historically may have been transported on the rail spur. ENSR recommends removing and properly disposing of the stained soil, and conducting post excavation sampling to verify no residual contaminants are present above applicable state cleanup criteria.
- Due to the quantity (known and unknown), lack of secondary containment, and proximity to a floor drain of unknown destination, ENSR considers the drum storage area in the garage to be a REC to the Subject Property. The drums should be stored in secondary containment and clearly labeled with product name and associated hazards. The floor drains should be sealed to avoid potential unpermitted discharges of hazardous materials to either the environment or the local publicly owned treatment works (POTW). Furthermore, the facility should investigate the discharge point. If the drains discharge to an onsite septic system/or stormwater system, additional investigations may be necessary.
- An investigation into the area of the former AST and surface staining reported by Vectre in their 1990 Phase I ESA should be conducted to characterize the nature and extent of any potential site contamination.
- Information from the fire department and water department has not yet been received, and ENSR can form no opinion about the environmental conditions at the Subject Property at this

time with regard to the emergency responses made to the Subject Property or drinking water quality.

- Although not an REC per ASTM, ENSR recommends abatement of the asbestos containing pipe insulation due to its position in a return air plenum, used by the HVAC unit serving the main office area. A licensed asbestos abatement contractor should perform the abatement activities with abatement supervision by a third party project monitor. An Operations and Management (O&M) Plan should be developed to address the in-place management of the asbestos-containing mastic.

1.2 Limitations

This report has been prepared to aid AEGON USA Realty Advisors, Inc., in identifying and addressing environmental site conditions at the Subject Property. This report is prepared for the benefit of AEGON USA Realty Advisors, Inc., and may not be relied upon by any other person or entity without the written authorization of ENSR Corporation.

During this Phase I ESA, ENSR relied on database information, interviews with the property owners and managers, regulatory officials, and other private individuals. ENSR has assumed, where reasonable to do so, that the information provided is true and accurate. If information to the contrary is discovered, our conclusions and recommendations may not be valid.

ENSR obtained environmental agency database information from Environmental Data Resources, Inc. (EDR), located in Southport, Connecticut. The databases usually present the location of the entities by street address. In many cases this is the only reasonable means by which we may locate a database entry; the actual proximity of an entry to the Subject Property may not be accurately indicated by the street address given. The locations of selected database entries were verified in the field.

Certain environmental hazards are impossible to visually identify and their presence can only be verified by testing and analysis. Limited asbestos sampling was conducted during this project. In addition, ENSR can make no direct inferences as to the subsurface conditions at the site based on the Phase I scope of work, which does not include a detailed investigation of the subsurface. No detailed wetlands assessments, endangered species, or fault investigations were performed during this site assessment.

Conditions other than those observed may exist in inaccessible or unobserved areas of the Subject Property. During the site visit, materials identified on the Subject Property were not disturbed and underlying conditions were not observed. Should there be a substantial change in the functional utilization of the property, or if additional improvements are planned, the conclusions presented here may not be valid. If there are changes in the use of the Subject Property or changes in the adjacent property activities or conditions, ENSR should be notified so that we may observe these conditions.

Per ASTM standard historical sources dating back to 1940 should be researched. ENSR was able to obtain historical sources dating back to 1957. This is a limitation per the ASTM standard.

The conclusions and recommendations describe only the conditions present at the time of our assessment, in areas that were observed. The scope of this report is limited to matters expressly covered.

1.3 Report Organization

This report is organized into sections which discuss and present a site description, physical setting, site history, record review, site visit and interviews. Conclusions and recommendations based on our findings are also provided, with tables and figures following the text. References and supporting documentation are included in the appendices.

1.4 Review of Previously Conducted Environmental Studies

An environmental site assessment was provided to ENSR for review by AEGON. A review of this assessment is as follows:

Vectre Corporation prepared a report entitled Phase I Environmental Site Assessment for Mr. George Thurner, III, of Adams Wholesalers on March 13, 1990. The following is a summary of findings identified in this report:

- Areas of stained soil were observed around the maintenance garage. Additional staining was observed in the garage and in the loading dock area.
- Staining was observed around a diesel AST from overfilling.
- Wall staining was observed behind the garage from waste oil drum overfills and aboveground heating oil tank.
- The report identifies five USTs formerly on the Subject Property. All have been removed at the time of the Vectre report.
- Minimal oil staining near railroad tracks.
- Oil staining in the warehouse compressor room. The concrete floor is in good condition and there are no floor drains in the area.

Vectre's recommendations from their 1990 report included the following:

- Excavate and dispose of stained soil areas adjacent to bay doors and aboveground diesel tanks near the maintenance garage area.
- Determine that floor drains from the maintenance garage discharge to sanitary sewer. Notify local sewer authority of floor drain discharges and possibly of small quantities of petroleum hydrocarbons in discharge.
- Construct spill containment devices beneath all above ground tanks.
- Cease discharges in loading dock area or construct impermeable cap in this area to reduce possible contamination of groundwater.

- Ensure that remedial investigation involving former underground diesel tanks is complete to the satisfaction of the DEP.

ENSR was unable to ascertain the implementation status of these previous recommendations from site personnel. ENSR did not observe the surface staining around the garage bay doors and the AST removed with no visual indications of where it was located. It should be noted that since the 1990 site assessment, the facility constructed the truck parking/turn-around which altered the surface features in this area of the property.

According to Mr. Frank Kelly, of Adams Wholesalers, a more recent environmental report was prepared on this property in March 1999 by Sciences International, located in Alexandria, Virginia. ENSR was not provided with a copy of this report for review. Furthermore, ENSR has no information regarding the scope of work performed by Sciences International at the Subject Property.

2.0 PHYSICAL SETTING

ENSR reviewed reasonably obtainable information to characterize the general topography, geology and hydrogeology in the site vicinity to evaluate the potential pathways of contaminant migration and the potential receptors of contamination either on, or near the site. ENSR reviewed the following information, referenced in Section 10.0 References, with regard to the geology and hydrogeology of the site and surrounding area:

- Bedrock Geologic Map of Central and Southern New Jersey
- USDA Natural Resource Conservation Service - Soil Survey of Gloucester County, New Jersey, 1962.
- U.S. Geological Survey 7.5 minute topographic quadrangle map, Woodbury, NJ-PA (1967, 1986, 1990).

The bedrock geology in the area of Woodbury Heights is the Upper Cretaceous age Mount Laurel Formation. This unit consists of massive to crudely bedded quartz sand, which typically coarsens upward and is interbedded with thin clay beds. The depth to bedrock is estimated at greater than five feet. The depth to groundwater at the Subject Property is unknown but estimated to be within ten feet of the land surface, based on the existence of the stream in the northern woodland section of the Subject Property.

The Mount Laurel Sand is mapped with the Wenonah Formation as a single geologic unit, both of which are hydrologically connected and function as a single aquifer. This aquifer is recharged

mostly by interformational leakage through the overlying Navesink Formation, with minor recharge contributed by precipitation on the outcrop area.

According to the Gloucester County Soil Survey, the soils present on the Subject Property are classified as the Fallsington loam, Woodstown and Dragston sandy loam (0 to 5% slopes), and Collington loamy sand (0 to 5% slopes).

The Fallsington loam is reported as having formed in circular depressions and on flats adjacent to streams and is poorly drained, most of the time it is wet almost to the surface. The texture ranges from loam to sandy loam in the surface layer, from sandy loam to sandy clayey loam in the subsoil, and from sandy loam to loamy sand in the substratum. Fallsington loam is a hydric soil.

The Woodstown and Dragston sandy loam (0 to 5% slopes) is a mappable unit undifferentiated between the Woodstown series and the Dragston series. The Dragston soils occur in more depressed areas, whereas the Woodstown soils occur on slightly raised borders of hollows and in other areas that are not as wet. Woodstown and Dragston sandy loam are hydric soils.

The Collington loamy sand (0 to 5% slopes) is reported as a well-drained soil having developed from a sandy marine deposit that contained enough glauconite to make the subsoil olive brown. The A-horizon extends to six inches is a very dark grayish-brown sandy loam. The B-horizon extends down to thirty-two inches and ranges from a clay loam to a sandy clay loam. The C-horizon extends down to seventy inches and ranges from a dark olive-gray sandy loam to a dark brown sandy loam.

According to the topographic map, the Subject Property lies at an elevation of approximately 60 feet above sea level and is topographically level. The closest water body is Lake Glen, located one-half of a mile to the northeast. Based on topographic features, the groundwater flow direction would be expected to flow to the north. Surface water runoff is directed toward storm drains located in the parking lot along the eastside of the building. The site storm sewer system discharges stormwater to a surface drainage ditch located in the undeveloped portion of the Subject Property, north of the subject building (photograph 1). Delineated wetlands are located in this northern undeveloped portion of the Subject Property. A portion of these wetlands was impacted by the 1996 construction of northern truck parking/turn-around lot. This construction was authorized by the New Jersey Department of Environmental protection (file #0823-940005.1).

ENSR attempted to call Mr. David Baresich, Superintendent of the Woodbury Heights Public Works Department, to obtain information regarding the source and quality of the municipal water supply. At the time of this report, ENSR has not yet received a response from Mr. Baresich.

3.0 HISTORICAL REVIEW

ENSR consulted the following historical sources to develop a history of the previous uses or occupancies of the Subject Property and surrounding areas, or to identify those uses or occupancies that are likely to have led to recognized environmental conditions in connection with the Subject Property. ENSR contacted the Woodbury Public Library, the Gloucester County Public Library, the Philadelphia Free Library (which maintains references on Gloucester County), and the Woodbury Historical Society, but was unable to locate Sanborn Fire Insurance Map or City Directory coverage of the Subject Property. In addition, EDR reported that there was no Sanborn Fire Insurance Map coverage for the area including the Subject Property. ENSR reviewed standard historical sources to identify uses for the Subject Property from 1957 to 1995.

- Aerial photographs dated 1975, 1980, 1985, 1990, 1995 were reviewed from the Gloucester County Planning Commission.
- A 1957 aerial photograph was reviewed from the Gloucester County Soil Survey.

3.1 Historic Site Uses

According to an interview with Mr. Frank Kelly, of Adams Wholesalers, the Robbins family purchased the Subject Property from J&R Quigely, who operated a wholesale lumber and millwork company, in the late 1950s. The Robbins' developed the Subject Property and operated the "Robbins Door and Sash Company." In approximately 1964, Walter Robbins leased the Subject Property to MidAtlantic Millwork Company (MAMCO). MAMCO was a lumber and millwork company and occupied the Subject Property until 1986, when Adams Wholesalers purchased MAMCO. Adams continued to lease the Subject Property from Walter Robbins until the mid-1990s, when Adams purchased the Subject Property. In the late 1990s Adams sold the Subject Property to the Mae Holding Company, from whom they continue to lease the Subject Property.

A review of the aerial photographs identified the following on the Subject Property:

- The 1957 aerial photograph depicts the Subject Property to be undeveloped land.
- The 1975 aerial photograph shows the Subject Building developed to its present condition, excluding the truck parking/turn-around lot north of the garage. The parking area to the north of the building ends just north of the garage. The railroad spur adjacent to the west side of the building is present but no rail cars are located along the building.

- The 1980 aerial photograph depicts the Subject Property in a similar condition as in 1975. There appears to be a small soil disturbance to the west of the garage.
- The 1985 aerial photograph depicts the Subject Property in a similar condition as in 1980. Four rail cars appear on the spur located to the west of the building.
- The 1990 aerial photograph depicts the Subject Property in a similar condition as in 1985. One rail car is located on the spur to the west of the building. An aboveground storage tank appears to the east of the Subject Building.
- The 1995 aerial photograph depicts the Subject Property in a similar condition as in 1990. An AST appears to the west of the garage. The AST to the east of the building is no longer visible.

3.2 Historic Surrounding Land Uses

A review of the aerial photographs identified the following on the surrounding properties:

- The 1957 and 1975 aerial photographs depict the properties to the south and east to be undeveloped. To the west lies the railroad, followed by a thin strip of undeveloped land, beyond which lies residential properties. The property to the north appears to be the Woodbury Heights Grammar School.
- The 1980 through 1995 aerial photographs depict residential properties to the south and east. The thin strip of land to the west, beyond the railroad tracks, has been developed into residential properties. The northern property is still occupied by the Woodbury Heights Grammar School.

4.0 REGULATORY LISTED FACILITIES AND LANDFILLS

4.1 Regulatory Listed Facilities

ENSR conducted a review of regulatory lists published by the state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential environmental impact or are under investigation for an environmental impact. The names and locations of properties identified on the federal and state regulatory lists are summarized in Table 1, the locations of selected sites are shown on Figure 1, and the EDR database is provided in Appendix A.

4.1.1 EPA National Priorities Lists (NPL). The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) established the National Priorities List

(NPL) of federal "Superfund" sites. These are contaminated sites that have been assigned a high ranking, in terms of potential public health effects, by the EPA. The findings of our review of the NPL database are as follows:

- The Subject Property does not appear on the NPL List.
- There are no facilities listed on the NPL List within a one mile radius from the Subject Property.

4.1.2 State Hazardous Waste Site (SHWS). The New Jersey Department of Environmental Protection (NJDEP), Site Remediation Program maintains this list of sites where contamination is present at levels greater than the applicable cleanup criteria for soil and/or groundwater standards. The findings of our review of the SHWS are as follows:

- The Subject Property does not appear on the SHWS.
- There are six SHWS within a one-mile radius from the Subject Property.

The two closest properties are located at 500 and 501 Elm Avenue and are the former Shell Service Station and Woodbury Heights Coal Gas Company, respectively. These properties are approximately one-half of a mile to the north and topographically downgradient of the Subject Property. The remaining sites range in distance from six-tenths of a mile to nine-tenths of a mile to the northwest and topographically downgradient of the Subject Property. The EDR report does not provide specific information regarding any of these SHWS. The sites are listed as active; however, the most recent Status Date is listed as July 30, 1997 while the oldest Status Date is July 3, 1986. To fully evaluate the impact, if any, of these sites on the Subject Property, ENSR would need to review more specific information regarding the nature and extent of contamination at each one of these sites. Based on distance and gradient relationships, these SHWS do not appear to be a concern.

4.1.3 EPA Comprehensive Environmental Response, Compensation and Liability Act Information System (CERCLIS) List. Each region of the EPA produces a CERCLIS list. The CERCLIS lists potential hazardous waste sites identified by the EPA. All sites identified are assessed by the EPA or an appropriate state agency to determine what action, if any, needs to be taken. The identification of a site from the CERCLIS list implies only that the site has been brought to the attention of the EPA and does not necessarily confirm that an actual health or environmental threat currently exists or has ever existed. The findings of our review are as follows:

- The Subject Property does not appear on the CERCLIS list.
- There are no facilities listed on the CERCLIS list within a one-half mile radius from the Subject Property.
- Two CERCLIS-NFRAP (No Further Remedial Action Planned) sites are located within one-half of a mile from the Subject Property. These properties are the Woodbury Gas Works, located on Elm Avenue, and the Colonial Pipeline Company, located on Mantua Grove Road. The Woodbury Gas Works is approximately 2,600 feet from the Subject Property and topographically downgradient. The Colonial Pipeline Company is 1,300 feet from the Subject Property and topographically cross gradient. Based upon their status, these sites are not expected to impact the Subject Property.

4.1.4 Emergency Response Notification System (ERNS). The ERNS list identifies locations of spills and leaks of hazardous substances regulated by CERCLA, and those petroleum products regulated by the Clean Water Act. The findings of our review of the ERNS database is as follows:

- The Subject Property does not appear on the ERNS list.

4.1.5 Resource Conservation & Recovery Act (RCRA) Information System (RCRIS) List. The EPA has jurisdiction over RCRA sites and maintains an Information System of privately owned and operated facilities for which notifications have been filed as required by RCRA regulations. The RCRIS serves to track the status of registrations, permits, reports, inspections, and enforcement activities of those facilities regulated under the RCRA. Among those facilities listed are generators, transporters, and treatment/storage/disposal (TSD) facilities for hazardous waste. RCRA sites have operations that are considered possible sources of contamination to adjacent properties. A review of the list of RCRA generator and transporter sites identified the following:

- The Subject Property does appear on the RCRIS List.

Two previous occupants of the Subject Property are listed as having been a large quantity generator (LQG) and a small quantity generator (SQG). A LQG is defined as a facility which generates more than 2,200 pounds of hazardous waste per month, where as a SQG is defined as a facility which generates between 220 pounds and 2,200 pounds of hazardous waste per month. These occupants are the Robbins Door and Sash Co. and Hertz Penske Truck Leasing Co., respectively. The Record Date

listed by the EDR report for these occupants is October 3, 1988 and October 22, 1986, respectively. According to Mr. Frank Kelly of Adams Wholesalers, Robbins and MAMCO operated on the subject property from the late 1950s until the mid to late 1980s. Exact dates that Hertz Penske operated at the subject property were not provided. Mr. Kelly reported that Robbins and Hertz Penske have not occupied the Subject Property since the mid- to late-1980s. Waste disposal documentation for these previous property occupants have not been maintained by Adams Wholesalers. According to Mr. Bob Gates of Adams Wholesalers, hazardous waste is not generated by Adams Wholesalers. The former RCRA tenants are RECs due to the unknown waste management and disposal practices.

ENSR submitted a Freedom of Information Act request to the New Jersey Department of Environmental Protection on April 21, 2000 to obtain information regarding the waste management and disposal practices of Hertz Penske and Robbins Door and Sash Co. As of the date of this report, a response from the NJDEP has not been received.

- There are no facilities located on an adjoining property listed on the RCRIS List.

A review of the list of RCRA TSD sites identified the following:

- The Subject Property does not appear on the RCRIS TSD list.
- There are no facilities listed on the RCRIS TSD list within one mile of the Subject Property.

4.1.6 Registered Underground Storage Tank (UST) List. The NJDEP has compiled a list of underground storage tanks (USTs) from a statewide registration program. This program requires UST owners to report several characteristics about the UST. Tank characteristics reported include the type of UST, tank contents, date of installation, and other information, if available. The presence of a UST on an adjacent property only presents a potential environmental concern. The list of registered USTs was reviewed, and the findings of our database review are as follows:

- The Subject Property was identified on the state UST list.

The EDR report identified five USTs formerly at the Subject Property. These USTs were listed under the former occupant Middle Atlantic Millwork Company (MAMCO). Three USTs are listed as 4,000 gallon, single wall, bare steel tanks containing diesel

fuel installed in 1967. According to the EDR report, these tanks were removed in October 1988. The remaining two tanks are listed as single wall, bare steel tanks containing No. 2 heating oil with a capacity of 1,000 gallons, installed in 1985, and 2,000 gallons, installed 1967. According to the EDR report, these two tanks removed in August/September 1989. The locations of these five USTs are unclear; however, ENSR is aware of two locations from which at least two of these tanks were reportedly removed. The first was located along the eastern exterior wall of the subject building at the location of the apparent fill/vent line. The second was located at the southeast corner of the garage in the area of the apparent remote dispensing pad. Adams Wholesalers occupied the property at this time; however, ENSR was not provided with any documents related to these tank closures. According to both Mr. Kelly and Mr. Gates, petroleum contaminated soil was removed during these closures.

ENSR submitted a Freedom of Information Act request to the New Jersey Department of Environmental Protection on April 21, 2000 to obtain information regarding the closure activities of these five underground storage tanks. As of the date of this report, a response from the NJDEP has not been received.

- There are no adjoining facilities with registered USTs identified on the state UST list.

4.1.7 Leaking Underground Storage Tank (LUST) List. The LUST list identifies properties which have been reported to the state as having known leakage from underground tanks. The list of LUSTs was reviewed, and the findings of our database review are as follows:

- The Subject Property was not identified on the LUST list.
- Five LUST sites were identified to the northwest of the Subject Property, three of which are greater than four-tenths of a mile to the northwest and topographically down gradient of the Subject Property. Of the two remaining sites, one is 2,500 feet and upgradient from the Subject Property and the other is 2,135 feet and cross gradient from the Subject property. Based on the distance of these facilities from the Subject Property, ENSR does not consider these facilities to be a potential environmental concern to the Subject Property.

4.1.8 Solid Waste Facilities/Landfills List. A list of permitted solid waste landfills is maintained by NJDEP, Solid Waste Services Program. This landfill listing includes known unpermitted landfills or dumps. The findings of our review of the landfill listing are as follows:

- No permitted landfills are within a one-half mile radius of the Subject Property.

- No obvious signs of past or present landfill activities were observed on the Subject Property or adjacent surrounding properties.

4.1.9 New Jersey Spills and Releases. Two lists of initial notification information of hazardous material incidents reported to the NJDEP Environmental Action line. The findings of our review of the spill and release listings are as follows:

- No reported spills or releases are identified on the EDR report as having occurred at the Subject Property. According to interviews with site personnel, petroleum contaminated soil was removed during the closure of the USTs located on-site.
- There are no reported spills or releases of hazardous materials on any adjacent property. According to the EDR report, approximately 126 gallons of kerosene was released at the Colonial Pipeline property located approximately one-quarter of a mile to the east of the Subject Property. Due to the limited quantity of this release, ENSR does not consider this a potential environmental concern.

4.2 Local Agencies

ENSR attempted to contact Mr. William Wakeman, the Fire Official of the Borough of Woodbury Heights, for information concerning environmental complaints, accidents or spills on or in the vicinity of the Subject Property. At the time of this report, ENSR has not yet received a response from Mr. Wakeman.

5.0 SITE AND AREA RECONNAISSANCE

An environmental professional from ENSR experienced in environmental site assessments, conducted a site and area visit on March 28, 2000.

5.1 Site Reconnaissance

The site visit was performed to obtain information that would indicate if there were obvious visual observations of present or past activities which have or could have contaminated the Subject Property, and the likelihood of identifying "recognized environmental conditions" in connection with the Subject Property. The site visit was conducted on foot by Michael Nickerson, CHMM, who was accompanied by Mr. Bob Gates, Adams Wholesalers Transportation Manager.

ENSR personnel walked the Subject Property to identify surface evidence of potentially hazardous materials. These suspect surface conditions may include, but are not limited to; anomalies in surface elevations, standing water, evidence of subsurface equipment, discoloring of surfacing materials, distressed vegetation, and/or areas possibly affected by operations on adjacent properties. If present, such conditions may indicate the presence of suspect conditions in the subsurface.

5.1.1 Property Description. The Subject Property is approximately 17 acres on which sits two buildings. The main structure is a single story warehouse and distribution facility approximately 230,000 square feet in size. The second building is a single story garage approximately 2,500 square feet in size. According to interviews with site personnel, both buildings appear to have been built in the late 1950s to early 1960s. The warehouse construction includes masonry walls and metal decking supported by structural steel columns. The floor appears to be concrete slab on grade. The warehouse building is divided into five bays and office space. No floor drains were observed in the warehouse building. The garage construction includes masonry wall and wood decking supported by two structural steel joists. The floor appears to be concrete slab on grade. The garage is divided into three bays, each of which had one floor drain. The ground around the Subject Building is a mixture of paved and unpaved parking areas.

The northern section of the Subject Property is undeveloped woodlands, which receives stormwater (photograph 1) via the Subject Property's stormwater sewer system. Portions of the northern section are delineated as wetlands, part of which was effected by the 1996 construction of the truck parking/turn-around lot. Adams Wholesalers received authorization from the New Jersey Department of Environmental Protection (file #0823-940005.1) to impact that portion of the site wetlands. The location of the Subject Property is shown in Figure 1. Photographs of the Subject Property taken during the site visit are presented in Figure 3.

Activities on the Subject Property include warehousing and distribution of building materials, including windows, doors, stair parts, moldings, and ceiling tiles. Since 1987, their main product line has been Anderson Windows.

Electricity and gas service are provided by Public Service Electric and Gas (PSE&G). The Subject Property is supplied drinking water and sewer service by Woodbury Heights Borough.

A railroad spur is located along the western side of the Subject Building. The railroad spur is not currently being used by the occupants. The site contact was unable to provide information on the historical usage of the railroad spur. During the site reconnaissance, ENSR observed surface staining along a short section of the railroad spur, located to the west of the Subject Building. The rust colored staining appeared on the surface (soil/crushed stone). The staining

extended between the adjacent off-site railroad tracks and the on-site railroad spur. Since the source of the staining is unknown and it is not known what type of materials historically may have been transported on the rail spur, ENSR considers this surface staining to be a potential environmental concern on the Subject Property.

5.1.2 Underground Storage Tanks. Based upon our site visit and interviews with on-site personnel, no USTs are located on the Subject Property. Records and interviews indicate that up to five USTs have been located on-site, and were removed in the late 1980s. These tanks were reportedly used for both diesel fuel and fuel oil. No closure documentation was provided to ENSR for review. During the site reconnaissance, ENSR observed two features that may be related to two of these USTs. The first was located along the eastern side of the building and appeared to be either a fill or vent line (photograph 2). The second was located at the southeast corner of the garage and appeared to be a remote dispensing pad (photograph 3).

Based upon our site visit and interviews with on-site personnel, three ASTs have been located on the Subject Property. The only remaining AST (photograph 4) is located in the southwest corner of the Subject Property and stores propane used by the facility fork trucks. The two ASTs that have been removed were used as replacement storage vessels after the USTs were closed. These ASTs contained diesel fuel and fuel oil.

5.1.3 Potentially Hazardous Materials. ENSR identified five 55-gallons drums in the garage (photograph 5). The contents of two drums were 30-weight engine oil and non-phosphate detergent. The remaining three drums were not labeled with regard to their contents. None of these drums were within secondary containment. Leakage was evident from the detergent drum. Floor drains were located in the vicinity of this container storage area (photograph 5). Due to the quantity (known and unknown), lack of secondary containment, and proximity to a floor drain with an unknown discharge point, ENSR considers this issue to be a potential environmental concern to the Subject Property.

In addition to these materials, ENSR observed to areas storing small quantities of paints and wood stains. ENSR does not consider these materials to be a potential environmental concern to the Subject Property. No appreciable waste is generated.

5.1.4 Solid Waste. Solid waste noted at the Subject Property consisted of domestic trash and wood. Solid waste is consolidated on-site by two trash compactors, located outside along the northern and southern exterior walls. No leaks or stains were noted on or near the on-site solid waste compactors.

5.1.5 Drums and Storage Containers. See Section 5.1.3, Potentially Hazardous Materials.

5.1.6 Drains and Sumps. ENSR identified three floor drains in the garage in the drum storage area. According to Mr. Bob Gates, the destination of the discharge of these drains is unknown, and could lead to the storm drains, sanitary sewer, or a septic system.

5.1.7 Potential PCB Containing Equipment. Electrical transformers are a potential source of environmental concern due to the potential presence of polychlorinated biphenyl (PCB) containing cooling oils used in some units.

Three pole-mounted transformers are located along the property lines, two to the south along Chestnut Avenue and one to the north between the parking area and the woodland property. Two of these units were labeled as "Non-PCB". The unlabeled unit is located to the south along Chestnut Street. ENSR did not observe any leaks or stains associated with these transformers.

One pad-mounted transformer is located on the Subject Property, on the east side of the building. This unit is not labeled with regard to PCB contents, but appears to be of the "dry-type" variety. According to Mr. Bob Gates, of Adams Wholesalers, the pole- and pad-mounted transformers are owned by PSE&G.

Additional potential sources of PCBs are fluorescent light ballasts and hydraulic fluids. Fluorescent light fixtures were noted throughout the warehouse and office space and hydraulic systems are associated with both trash compactors. ENSR did not inspect individual light ballasts or the interior mechanics of the trash compactors.

5.1.8 Water Supply. ENSR attempted to call Mr. David Baresich, Superintendent of the Woodbury Heights Public Works Department, to obtain information regarding the source and quality of the municipal water supply. At the time of this report, ENSR has not received a response from Mr. Baresich.

5.1.9 Waste Water/Storm Water Discharge. Wastewater generated at the Subject Property is limited to sanitary sources that are discharged to the Woodbury Heights Municipal Authority. At the time of the site reconnaissance, water from a roof leak was draining into the center bay floor drain. No evidence of industrial wastewater discharges was noted at the Subject Property. ENSR contacted Mr. Dave Baresich of the Woodbury Heights Public Works Department regarding the date of the Subject Property's connection to the municipal sewer system. Mr. Baresich indicated that he needed to check the system plans and had not responded at the time of this report. Stormwater runoff from the Subject Property is directed toward the storm water drains located in the parking lot along the eastern side of the Subject

Building. This stormwater sewer system diverts stormwater of the northern, woodland covered, portion of the Subject Property. No water wells were observed on the Subject Property.

5.2 Area Reconnaissance

The area reconnaissance was performed to assist in evaluating if adjacent land uses have or could have contaminated the site. The area reconnaissance was conducted within a 1/4-mile radius of the Subject Property by touring the area by automobile and viewing particular businesses from public right-of-ways, and by actual observations at selected businesses or properties. Selected, upgradient properties identified in the regulatory lists were visited during the area reconnaissance.

The Subject Property is situated in an area consisting of residential properties and the Woodbury Heights Grammar School. The findings of our area reconnaissance will be discussed according to the geographic relation to the Subject Property: north, east, south and west.

5.2.1 North. Located to the north of the Subject Property is the Woodbury Heights Grammar School. Farther in this direction are commercial properties and municipal buildings.

5.2.2 East. Residential properties are located to the east of the Subject Property.

5.2.3 South. Residential properties are located to the south of the Subject Property

5.2.4 West. The Subject Property is bounded to the west by railroad tracks, from which the Subject Property is served by a railroad spur. Residential properties are located further west, beyond the railroad tracks.

6.0 LIMITED ASBESTOS SAMPLING

ENSR conducted limited asbestos sampling designed to identify asbestos-containing materials present at the Subject Property. The laboratory analytical report is provided in Appendix C. During the site reconnaissance, the following suspected asbestos-containing materials (ACMs) were identified in the warehouse and sampled:

- Ceiling Tile
- Pipe Insulation
- Vinyl Floor Tile & Mastic

ENSR inspected the structural steel building members and decking throughout the warehouse and did not observe any sprayed-on fireproofing. No suspect ACMs were identified in the garage. Neither roof was included in the inspection.

6.1 Bulk Sample Collection and Analysis Procedures

Samples were collected in a manner that reduced the potential for fiber release and airborne exposure. The sampling was conducted by ENSR's Mr. Michael Nickerson in selected accessible areas of the Subject Property. After collection, the samples were deposited in secure containers for transport to EMSL Analytical in Westmont, New Jersey. Appropriate chain-of-custody procedures were initiated at the site for all samples.

Bulk samples were analyzed by a trained analyst using polarized light microscopy techniques according to the USEPA Interim Method for the Determination of Asbestos in Bulk Samples. This technique characterizes the material's refractive indices, fiber morphology, birefringence, extinction angle, sign of elongation, and dispersion staining colors to confirm the presence of asbestos fibers in bulk samples. Percentage compositions are based on approximate area composition visible under a stereomicroscope.

EMSL's Analytical is recognized under the National Voluntary Laboratory Accreditation Program (#101048-0) for satisfactory compliance with criteria for Asbestos Fiber Analysis. Internal quality assurance/quality control (QA/QC) includes the independent re-analysis of at least 10% of bulk samples analyzed.

6.2 Analytical Results

A total of eleven bulk samples were collected from the Subject Property and submitted for asbestos analysis. These materials included ceiling tiles, pipe insulation, and vinyl floor tile (with associated mastic where available). During the building inspection, ENSR inspected the structural steel columns, trusses, and decking throughout the Subject Building and did not identify any sprayed-on fireproofing.

EMSL reports that two of the seven material types sampled contain asbestos. These materials are the pipe insulation and the mastic associated with approximately 2,000 square feet of 12"x12" yellow floor tile with tan/beige cobble pattern located behind presentation room. The pipe insulation is located above the drop ceiling in the main office area and contained 20% chrysotile. This material runs the entire length of the office, from the north end to the south end, approximately ten feet from the eastern exterior wall. The total length is approximately 100 feet and the material is in good condition. Additional material may be located above the hard ceilings of the mens' and womens' restrooms. This area was not accessible for inspection at the time of

the survey. ENSR believes that there is a potential for fiber release from this material. Although this material was observed in good condition, the ends of each three-foot section were exposed. Furthermore, the area above this drop ceiling is utilized as a return plenum for the heating, ventilation, and air conditioning system. For this reason, ENSR recommends abatement of this pipe insulation by a licensed asbestos abatement contractor with abatement supervision by a third party project monitor.

The second material is the mastic associated with the 12" by 12" floor tile located in the office areas north of the presentation room. This floor tile is yellow with tan/beige cobble pattern and contained 5% chrysotile. ENSR estimated 2,000 square feet of this material and found the material in good condition. ENSR believes there is a low potential for this non-friable asbestos-containing material identified at the Subject Property to become friable and release asbestos fibers into the air unless it is damaged; however, the material should be kept in its present undisturbed condition. The preparation and implementation of an Operations and Management Plan (O&M) is recommended to address the in-place management of the asbestos-containing materials identified on the Subject Property.

This survey is not considered to be comprehensive, and a complete comprehensive survey should be performed prior to any demolition and/or renovation activities.

This survey is not considered to be comprehensive, and a complete comprehensive survey should be performed prior to any demolition and/or renovation activities. Bulk sample results are summarized in Table 2 and an estimated cost to remove these materials is provided in Table 3.

7.0 CONCLUSIONS

ENSR Corporation has performed a Phase I Environmental Site Assessment (ESA) at the Adams Wholesalers, Inc. warehouse in Woodbury Heights, Gloucester County, New Jersey. This assessment was authorized on March 16, 2000, and performed in general accordance with the scope of services outlined in our Master Environmental and Engineering Services Agreement dated December 29, 1995, as amended.

The Subject Property is approximately 17 acres on which sits two buildings. The main structure is a single story warehouse and distribution facility approximately 230,000 square feet in size. The second building is a single story garage approximately 2,500 square feet in size. According to interviews with site personnel, both buildings appear to have been built in the late 1950s to early 1960s. A railroad spur is located on the Subject Property west of the warehouse. The warehouse construction includes masonry walls and metal decking and trusses supported by

structural steel columns. The floor appears to be concrete slab on grade. The warehouse building is divided into five bays and office space. No floor drains were observed in the warehouse building. The garage construction includes masonry wall and wood decking supported by two structural steel joists. The floor appears to be concrete slab on grade. The garage is divided into three bays, each of which had one floor drain. The ground around the Subject Buildings is a mixture of paved and unpaved parking areas.

The northern section of the Subject Property is undeveloped woodlands, which receives stormwater via the property's stormwater sewer system. Portions of the northern section are delineated as wetlands, part of which was effected by the 1996 construction of the truck parking/turn-around lot. Adams Wholesalers received authorization from the New Jersey Department of Environmental Protection (file #0823-940005.1) to impact the site wetlands.

Activities on the Subject Property (current and historical) include warehousing and distribution of building materials, including windows, doors, stair parts, moldings, and ceiling tiles. Since 1987, their main product line has been Anderson Windows.

A railroad spur is located along the western side of the Subject Building. The railroad spur is not currently being used by the occupants. The site contact was unable to provide information on the historical usage of the railroad spur. During the site reconnaissance, ENSR observed surface staining along a short section of the railroad spur, located to the west of the Subject Building. The rust colored staining appeared on the surface (soil/crushed stone). The staining extended between the adjacent off-site railroad tracks and the on-site railroad spur. Since the source of the staining is unknown and it is not known what type of materials historically may have been transported on the rail spur, ENSR considers this surface staining to be a potential environmental concern on the Subject Property.

The bedrock geology in the area of Woodbury Heights is the Upper Cretaceous age Mount Laurel Formation. This unit consists of massive to crudely bedded quartz sand, which typically coarsens upward and is interbedded with thin clay beds. The depth to bedrock is estimated at greater than five feet. The depth to groundwater at the Subject Property is unknown but estimated to be within ten feet of the land surface, based on the existence of the stream in the northern woodland section of the Subject Property.

According to the Gloucester County Soil Survey, the soils present on the Subject Property are classified as the Fallsington loam, Woodstown and Dragston sandy loam (0 to 5% slopes), and Collington loamy sand (0 to 5% slopes). These soils range in permeability from poorly drained to well drained. Fallsington loam and Woodstown and Dragston sandy loam are hydric soils.

According to the topographic map, the Subject Property lies at an elevation of approximately 60 feet above sea level and is topographically level. The closest water body is Lake Glen, located one-half of a mile to the northeast. Based on topographic features, the groundwater flow direction would be expected to flow to the north. Surface water runoff is directed toward storm drains located in the parking lot along the eastside of the building. The site storm sewer system discharges stormwater to a surface drainage ditch located in the developed portion of the site, north of the subject building.

ENSR attempted to call Mr. David Baresich, Superintendent of the Woodbury Heights Public Works Department, to obtain information regarding the source and quality of the municipal water supply. At the time of this report, ENSR has not yet had the opportunity to interview Mr. Baresich.

A review of the 1957 aerial photograph revealed the Subject Property to be undeveloped land. With the exception of the new truck parking/turn-around lot, the 1975 through 1995 aerial photographs depict the Subject Property developed to its current condition. The 1980 aerial photograph shows a small apparent soil disturbance to the west of the garage. The railroad spur located on the west side of the Subject Building appeared to be in use in the 1985 and 1990 aerial photographs based on what appeared to be railroad cars next to the building. Apparent aboveground storage tanks (ASTs) are visible to the east of the Subject Building in 1990 and to the west of the garage in 1995.

The 1957 and 1975 aerial photographs depict the properties to the south and east to be undeveloped. To the west lies the railroad, followed by a thin strip of undeveloped land, beyond which lies residential properties. The property to the north appears to be The Woodbury Heights Grammar School. The 1980 through 1995 aerial photographs depict residential properties to the south and east. The thin strip of land to the west, beyond the railroad tracks, has been developed into residential properties. The northern property is still occupied by the Woodbury Heights Grammar School.

ENSR contacted the Woodbury Public Library, the Gloucester County Public Library, the Philadelphia Free Library, and the Woodbury Historical Society, but was unable to locate Sanborn Fire Insurance Maps or City Directory coverage of the Subject Property.

Vectre Corporation (Vectre) prepared a report entitled Phase I Environmental Site Assessment for Mr. George Thurner, III, of Adams Wholesalers on March 13, 1990. Vectre observed areas of stained soil around the maintenance garage, in the garage, in the loading dock area and near the railroad tracks. Staining was observed around a diesel AST from overfilling. Wall staining was observed behind the garage from waste oil drum overfills and aboveground heating oil tank. The

report identifies five USTs formerly on the Subject Property. All have been removed at the time of the Vectre report.

The regulatory review identified six State Hazardous Waste Sites (SHWS) facilities within the prescribed search radii of the Subject Property. The two closest properties are located at 500 and 501 Elm Avenue and are the former Shell Service Station and Woodbury Heights Coal Gas Company, respectively. These properties are approximately one-half of a mile to the north and topographically down gradient of the Subject Property. The remaining sites range in distance from six-tenths of a mile to nine-tenths of a mile to the northwest of the Subject Property. All six of these sites are reportedly lower in elevation than the Subject Property. The EDR report does not provide specific information regarding any of these SHWS. All sites are listed as active; however, the most recent Status Date is listed as July 30, 1997 while the oldest Status Date is July 3, 1986. To fully evaluate the impact, if any, of these sites on the Subject Property, ENSR will need to review more specific information regarding the nature and extent of contamination at each one of these sites. Based on distance and gradient relationships, these SHWS do not appear to be a concern.

The regulatory review identified two sites on the EPA Comprehensive Environmental Response, Compensation and Liability Information System List with "No Further Remedial Action Planned" status. These properties are the Woodbury Gas Works, located on Elm Avenue, and the Colonial Pipeline Company, located on Mantua Grove Road. The Woodbury Gas Works is approximately 2,600 feet from the Subject Property and topographically downgradient. The Colonial Pipeline Company is 1,300 feet from the Subject Property and topographically cross gradient. Based upon their status, these sites are not expected to impact the Subject Property.

The regulatory review identified two former Subject Property occupants as having generated hazardous waste. These occupants are the Robbins Door, a and Sash Co., a large quantity generator (LQG), and Hertz Penske Truck Leasing Co., a small quantity generator (SQG). The Record Date listed by the EDR report for these occupants is October 3, 1988 and October 22, 1986, respectively. According to Mr. Frank Kelly of Adams Wholesalers, Robbins and Hertz Penske have not occupied the Subject Property since the mid- to late-1980s. Waste disposal documentation for these previous property occupants has not been maintained by Adams Wholesalers. ENSR submitted a Freedom of Information Act request to the NJDEP on April 21, 2000 to obtain information regarding the waste management and disposal practices of Hertz Penske and Robbins Door and Sash Co. As of the date of this report, no response from the NJDEP has been received. According to Mr. Bob Gates of Adams Wholesalers, hazardous waste is not generated by Adams Wholesalers.

The regulatory review identified five underground storage tanks as having been at the Subject Property. These USTs were listed under the former occupant Middle Atlantic Millwork Company (MAMCO). Three USTs are listed as 4,000 gallon, single wall, bare steel tanks containing diesel fuel. According to the EDR report, these tanks were removed in October 1988. The two remaining tanks are listed as single wall, bare steel tanks containing No. 2 heating oil with a capacity of 1,000 gallons and 2,000 gallons. According to the EDR report, these two tanks were removed in August/September 1989. Adams Wholesalers occupied the property at the time of the tank closures; however, ENSR was not provided with any documents related to these tank closures. According to both Mr. Kelly and Mr. Gates, petroleum contaminated soil was removed during these closures. Furthermore, there is circumstantial evidence that the tank closure were incomplete due to the suspect UST fill/vent pipe and dispensing pad. Based on this information, and the lack of closure documentation, ENSR considers these tank closures a potential environmental concern. A Freedom of Information Act request was submitted to the NJDEP on April 21, 2000 to obtain information regarding the closure activities of these five USTs. As of the date of this report, a response from the NJDEP has not been received. The only tank (above or underground) currently at the Subject Property is an AST storing propane for the facility fork trucks. There are no adjoining facilities with registered UST's identified on the state UST list.

The facility has utilized at least two aboveground storage tanks since the mid-1980s. The previous environmentally site assessment report (Vectre, 1990) identified soil staining beneath an AST in service at that time. ENSR did not observe the surface staining referenced in the 1990 report.

The regulatory review identified five leaking underground storage tanks within the prescribed search radii of the Subject Property. Five LUST sites were identified to the northwest of the Subject Property, which are greater than four-tenths of a mile (2,100 feet) to the northwest of the Subject Property. Based on the proximity of these facilities to the Subject Property, ENSR does not consider these facilities to be a potential environmental concern to the Subject Property. The Subject Property was not identified on the LUST list.

No reported spills or releases are identified on the EDR report as having occurred at the Subject Property. The regulatory review identified one petroleum release within the prescribed search radii of the Subject Property. According to the EDR report, approximately 126 gallons of kerosene were released at the Colonial Pipeline property located approximately one-quarter of a mile to the east of the Subject Property. Due to the limited quantity of this release, ENSR does not consider this a potential environmental concern.

ENSR attempted to contact Mr. William Wakeman, the Fire Official of the Borough of Woodbury Heights, for information concerning environmental complaints, accidents or spills on or in the

vicinity of the Subject Property. At the time of this report, ENSR has not yet had the opportunity to interview Mr. Wakeman.

ENSR identified five 55-gallons drums in the garage. The contents of two drums were 30-weight engine oil and non-phosphate detergent. The remaining three drums were not labeled with regard to their contents. None of these drums were within secondary containment. Leakage was evident from the detergent drum and floor drains were located in the vicinity of this container storage area. Due to the quantity (known and unknown), lack of secondary containment, and proximity to a floor drain of unknown destination, ENSR considers this issue to be a potential environmental concern to the Subject Property.

During the site reconnaissance, ENSR identified one pad-mounted and three pole-mounted transformers located throughout the Subject Property. The pad-mounted transformer is located on the east side of the main building. This unit is not labeled with regard to PCB content, but appears to be of the "dry-type" variety. The three pole-mounted transformers are located along the property line, two to the south along Chestnut Avenue and one to the north along the border between the parking area and the woodland property. Two of these units were labeled as "Non-PCB". The unlabeled unit is located to the south along Chestnut Street. ENSR did not observe any leaks or stains associated with these transformers. According to Mr. Bob Gates, of Adams Wholesalers, all transformers are owned by PSE&G.

A limited asbestos sampling survey was performed at the Subject Property. A total of eleven bulk samples of potential asbestos-containing materials were collected from the Warehouse Building during the site visit. ENSR inspected the structural steel columns, trusses, and decking throughout the Subject Building and did not identify any sprayed-on fireproofing. Asbestos was detected above one-percent by weight in a sample of pipe insulation and floor tile mastic. ENSR believes that there is a potential for fiber release from the pipe insulation. Although this material was observed in good condition, the ends of each three-foot section were exposed. Furthermore, the area above this drop ceiling is utilized as a return plenum for the heating, ventilation, and air conditioning system. For this reason, ENSR recommends abatement of this pipe insulation by a licensed asbestos abatement contractor with abatement supervision by a third party project monitor. No suspect ACMs were identified in the garage building. This survey is not considered to be comprehensive, and a complete comprehensive survey should be performed prior to any demolition and/or renovation activities.

8.0 RECOMMENDATIONS

ENSR has identified the following conditions as potential environmental concerns associated with the Subject Property:

- Based on the information obtained regarding the removal of petroleum-contaminated soil during the UST closure, the lack of closure documentation, and evidence of incomplete closures, ENSR considers these former USTs to be RECs and recommends soil and groundwater sampling.
- Based on the lack of information regarding the handling and disposal practices of the hazardous waste generated by the previous site occupants, ENSR recommends soil and groundwater sampling to identify potential releases in the storage areas of hazardous waste and regulatory substances.
- During the site reconnaissance, ENSR observed surface staining along a short section of the railroad spur, located west of the Subject Building. The rust colored staining extended between the adjacent off-site railroad tracks and the on-site railroad spur. The source of the staining is unknown and it is not known what type of materials historically may have been transported on the rail spur. ENSR recommends removing and properly disposing of the stained soil, and conducting post excavation sampling to verify no residual contaminants are present above applicable state cleanup criteria.
- Due to the quantity (known and unknown), lack of secondary containment, and proximity to a floor drain of unknown destination, ENSR considers the drum storage area in the garage to be a REC to the Subject Property. The drums should be stored in secondary containment and clearly labeled with product name and associated hazards. The floor drains should be sealed to avoid potential unpermitted discharges of hazardous materials to either the environment or the local publicly owned treatment works (POTW). Furthermore, the facility should investigate the discharge point. If the drains discharge to an onsite septic system/or stormwater system, additional investigations may be necessary.
- An investigation into the area of the former AST and surface staining reported by Vectre in their 1990 Phase I ESA should be conducted to characterize the nature and extent of any potential site contamination.
- Information from the fire department and water department has not yet been received, and ENSR can form no opinion about the environmental conditions at the Subject Property at this

time with regard to the emergency responses made to the Subject Property or drinking water quality.

- Although not an REC per ASTM, ENSR recommends abatement of the asbestos containing pipe insulation due to its position in a return air plenum, used by the HVAC unit serving the main office area. A licensed asbestos abatement contractor should perform the abatement activities with abatement supervision by a third party project monitor. An Operations and Management (O&M) Plan should be developed to address the in-place management of the asbestos-containing mastic.

9.0 REFERENCES

- ADAMS WHOLESALER, INC., Mr. Frank Kelly and Mr. Bob Gates, (856) 848-8000
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARD
PRACTICE -DESIGNATION E 1527-97
- ENVIRONMENTAL DATA RESOURCES, INC, (800) 352-0050
- GLOUCESTER COUNTY HISTORICAL SOCIETY LIBRARY, (856) 845-4771
- GLOUCESTER COUNTY PLANNING COMMISSION, 1957, 1975, 1980, 1985, 1990,
1995, (856) 863-6661
- GLOUCESTER COUNTY PUBLIC LIBRARY, (856) 223-6000
- PHILADELPHIA FREE LIBRARY, (215) 567-2282
- UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY OF
GLOUCESTER COUNTY, 1962
- UNITED STATES GEOLOGIC SURVEY TOPOGRAPHIC MAP, Woodbury, New Jersey,
7.5-Minute Topographic Quadrangle Map.
- UNITED STATES GEOLOGIC SURVEY, Bedrock Geologic Map of Central and Southern
New Jersey, Miscellaneous Investigation Series Map I-2540-B, 1998.
- WOODBURY HEIGHTS BOROUGH PUBLIC UTILITIES, (856) 845-4519
- WOODBURY HEIGHTS FIRE MARSHAL, (856) 848-8374
- WOODBURY PUBLIC LIBRARY, (856) 845-2611

TABLES

TABLE 1 - REGULATORY SITE LOCATIONS

TABLE 2 - BULK ASBESTOS SAMPLES SUMMARY

TABLE 3 - ASBESTOS ANALYSIS RESULTS & OPINION OF REMOVAL COST

TABLE 1

REGULATORY SITE LOCATIONS

Adams Wholesalers, Inc.
Chestnut and Academy Avenues
Woodbury Heights, New Jersey

No.	Facility Name/Address	Distance from Subject Property	Topographic Gradient	Regulatory List	Comments
A1	Middle Atlantic Millwork Co.	At Subject Property	N/A	UST	Based on the circumstantial evidence that the tank closures were incomplete and the lack of closure documentation, ENSR considers these tank closures a potential environmental concern and recommends a file review to obtain specific closure information.
A2	Hertz Penske Truck Leasing	At Subject Property	N/A	RCRIS-SQG FINDS	Based on the lack of information regarding the handling and disposal practices of the hazardous waste generated by the previous site occupants, ENSR recommends a file review to obtain information regarding these generators.
A3	Robbins Door and Sash Co.	At Subject Property	N/A	RCRIS-LQG FINDS	Based on the lack of information regarding the handling and disposal practices of the hazardous waste generated by the previous site occupants, ENSR recommends a file review to obtain information regarding these generators.

TABLE 1

REGULATORY SITE LOCATIONS

Adams Wholesalers, Inc.

Chestnut and Academy Avenues

Woodbury Heights, New Jersey

No.	Facility Name/Address	Distance from Subject Property	Topographic Gradient	Regulatory List	Comments
4	Colonial Pipeline Co. – Woodbury Junction Mantua Grove Rd.	1,300 Feet - ENE	Cross Gradient	FINDS, RCRIS- LQG, CERC- NFRAP, NJ Spill/Release	Based on the quantity of the release and the "No Further Remedial Action Planned" status, ENSR does not consider this facility to be a potential environmental condition.
5	St. Margaret's Church 3rd & Beech Ave.	2,135 Feet – WNW	Cross Gradient	LUST	Based on the distance of this facility from the Subject Property, ENSR does not consider this facility to be a potential environmental concern.
6	St. Margaret's School 3rd Ave.	2,400 Feet – WNW	Downgradient	LUST	Based on the distance of this facility from the Subject Property, ENSR does not consider this facility to be a potential environmental concern.
7	Wenohah Cumberland Farms Wenohah & West Ave.	2,500 Feet – SSE	Upgradient	LUST	Based on the distance of this facility from the Subject Property, ENSR does not consider this facility to be a potential environmental concern.
B8	Shell Service Station 501 Elm Ave.	2,600 Feet – North	Downgradient	UST SHWS	Based on the lack of information provided in the EDR report, ENSR considers this site to be a source of potential environmental concern and recommends a file review to obtain information regarding the nature and extent of environmental contamination.

TABLE 1

REGULATORY SITE LOCATIONS

Adams Wholesalers, Inc.
Chestnut and Academy Avenues
Woodbury Heights, New Jersey

No.	Facility Name/Address	Distance from Subject Property	Topographic Gradient	Regulatory List	Comments
B9	Woodbury Heights Shell #26402 (former) 501 Elm Ave.	2,600 Feet – North	Downgradient	LUST	Based on the distance of this facility from the Subject Property and its the topographic relationship, ENSR does not consider this facility to be a potential environmental concern.
B10	Woodbury Heights Coal Gas 500 Elm Ave.	2,600 Feet – North	Downgradient	LUST SHWS	Based on the lack of information provided in the EDR report, ENSR considers this site to be a source of potential environmental concern and recommends a file review to obtain Information regarding the nature and extent of environmental contamination.
11	359 Poplar Ave.	3,200 Feet – NNW	Downgradient	SHWS	Based on the lack of Information provided in the EDR report, ENSR considers this site to be a source of potential environmental concern and recommends a file review to obtain Information regarding the nature and extent of environmental contamination.

TABLE 1

REGULATORY SITE LOCATIONS

Adams Wholesalers, Inc.

Chestnut and Academy Avenues

Woodbury Heights, New Jersey

No.	Facility Name/Address	Distance from Subject Property	Topographic Gradient	Regulatory List	Comments
12	Sizzlers Route 45 & Elm St.	4,230 Feet - NW	Downgradient	SHWS	Based on the lack of information provided in the EDR report, ENSR considers this site to be a source of potential environmental concern and recommends a file review to obtain information regarding the nature and extent of environmental contamination.
13	Getty Service Station Woodbury Heights Route 45 & Maple Ave.	4,450 Feet - NW	Downgradient	SHWS	Based on the lack of information provided in the EDR report, ENSR considers this site to be a source of potential environmental concern and recommends a file review to obtain information regarding the nature and extent of environmental contamination.
14	Woodbury Nissan 439 Mantua Ave.	4,760 Feet - NW	Downgradient	SHWS NJ Spills/Release	Based on the lack of information provided in the EDR report, ENSR considers this site to be a source of potential environmental concern and recommends a file review to obtain information regarding the nature and extent of environmental contamination.

TABLE 2

BULK ASBESTOS SAMPLE SUMMARY
JOB NUMBER: 0038-675-E01, Adams Wholesalers
NUMBER OF SAMPLES: 11
April 2000

SAMPLE NO.	DESCRIPTION/LOCATION	ASBESTOS CONTENT
CLLI-1-1	2'x4' ceiling board in bay 3 and 5.	None Detected
FLVCT-2-1	12"x12" yellow floor tile with tan/beige cobble pattern in transportation office.	None Detected (tile and mastic)
FLVCT-2-2	12"x12" yellow floor tile with tan/beige cobble pattern in area behind presentation room.	5% Chrysotile (in mastic only)
FLVCT-2-3	12"x12" yellow floor tile with tan/beige cobble pattern in transportation office.	None Detected (tile only)
CLLI-3-1	2'x2' Laid-in ceiling tile with paneled texture in presentation room.	None Detected
CLLI-4-1	2'x2' Laid-in ceiling tile with raised texture in main office area.	None Detected
PI-5-1	Pipe Insulation, above drop ceiling in the main office area.	20% Chrysotile
CLLI-6-1	2'x2' Laid-in ceiling tile with "wormed" pattern in main office.	None Detected
FLVCT-7-1	12"x12" gray floor tile with blue and red streaks. Found in the lunchroom.	None Detected (tile and mastic)
FLVCT-7-2	12"x12" gray floor tile with blue and red streaks. Found in the lunchroom.	None Detected (tile and mastic)
FLVCT-7-3	12"x12" gray floor tile with blue and red streaks. Found in the lunchroom.	None Detected (tile and mastic)

TABLE 3
ASBESTOS ANALYSIS RESULTS & OPINION OF REMOVAL COST
ADAMS WHOLESALERS, WOODBURY HEIGHTS, NEW JERSEY

SAMPLE NO.	MATERIAL SAMPLED	PERCENT & TYPE ASBESTOS	MATERIAL CONDITION/ FRIABILITY	APPROX. QUANTITY	UNIT COST FOR REMOVAL ¹	REMOVAL COST
FLVCT-2-2	Floor tile mastic	5% Chrysotile	Good Condition/Non-Friable	2,000 square feet	\$5 per Square Foot	\$10,000
PI-5-1	Pipe Insulation	20% Chrysotile	Good Condition/Friable	100 linear feet	\$28 per Linear Foot	\$2,800
TOTAL						\$12,800

*EMSL's laboratory reports present the results of these materials as separate layers.

¹Unit cost includes removal, third party project monitoring and oversight, and replacement costs. These costs are provided as estimates only. In the event that these materials are to be abated, ENSR recommends contacting appropriately licensed abatement and project monitoring companies to obtain actual removal costs.

FIGURES

FIGURE 1 – REGULATORY SITE MAP

FIGURE 2 – SITE PLAN

FIGURE 3 - PHOTOGRAPHS



Photo No. 1: View of stormwater discharge points in the undeveloped northern portion of the property. This area has been delineated as wetlands. View is to the south.

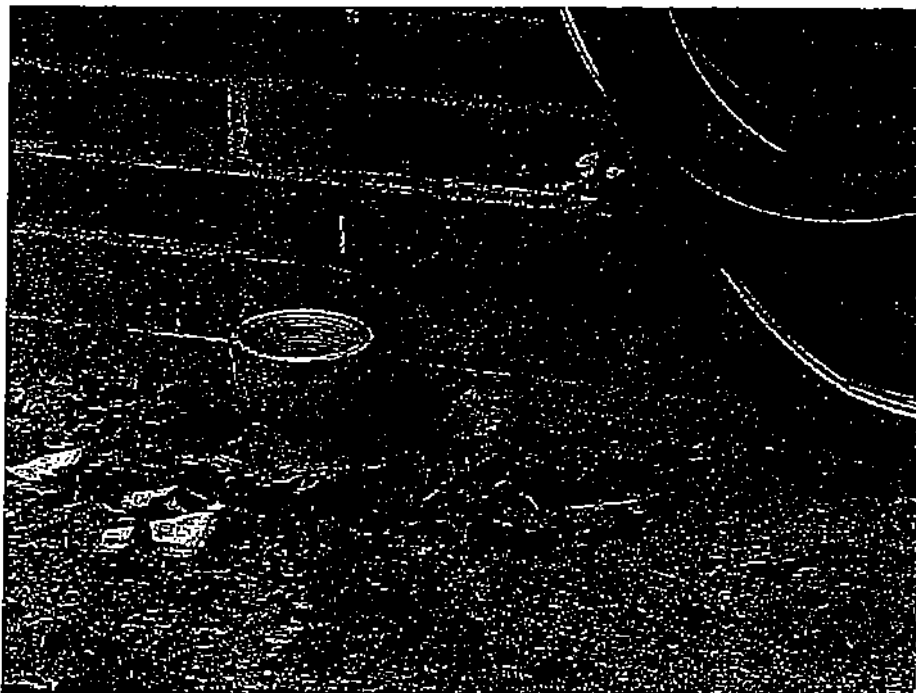


Photo No. 2: Suspect fill/vent line serving a former underground storage tank. This feature is located in the east side of the main building, near the entrance to the former boiler room.

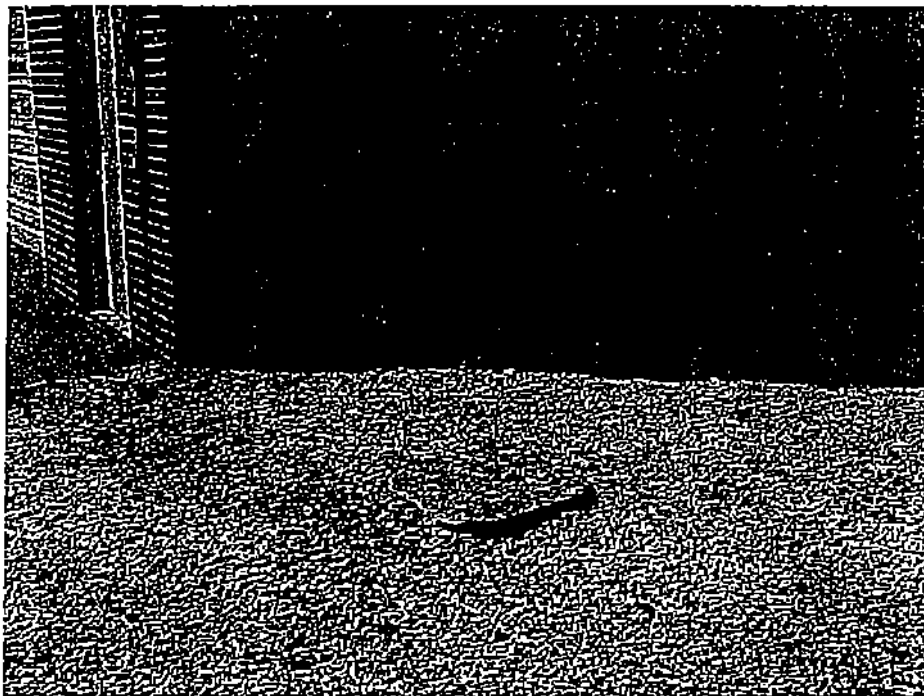


Photo No. 3: Suspect remote dispensing pad for a former underground storage tank. This feature is located just east of the garage.

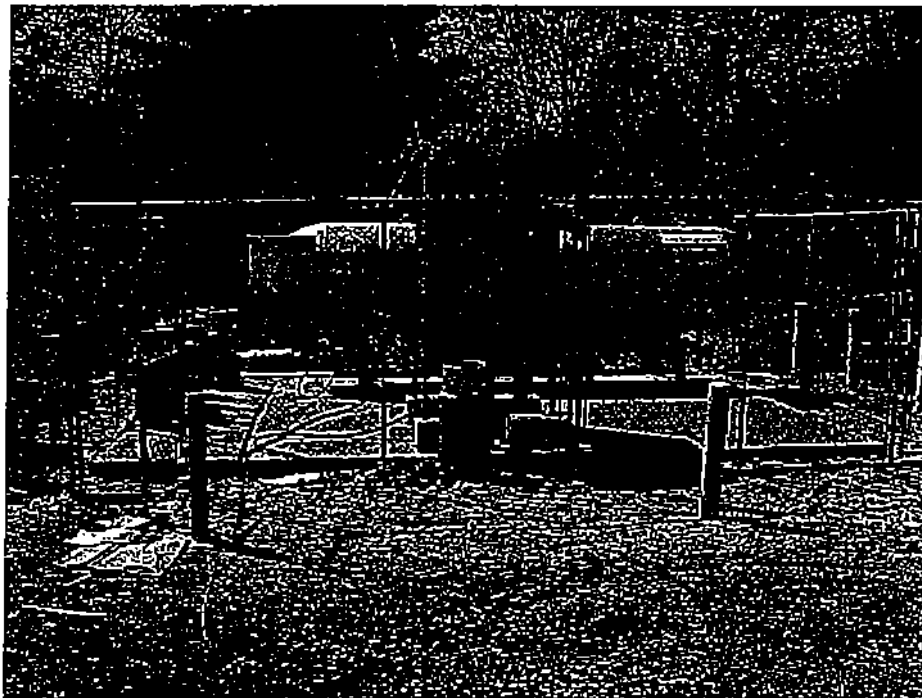


Photo No. 4: Propane AST located to the southwestern corner of the Subject Property.

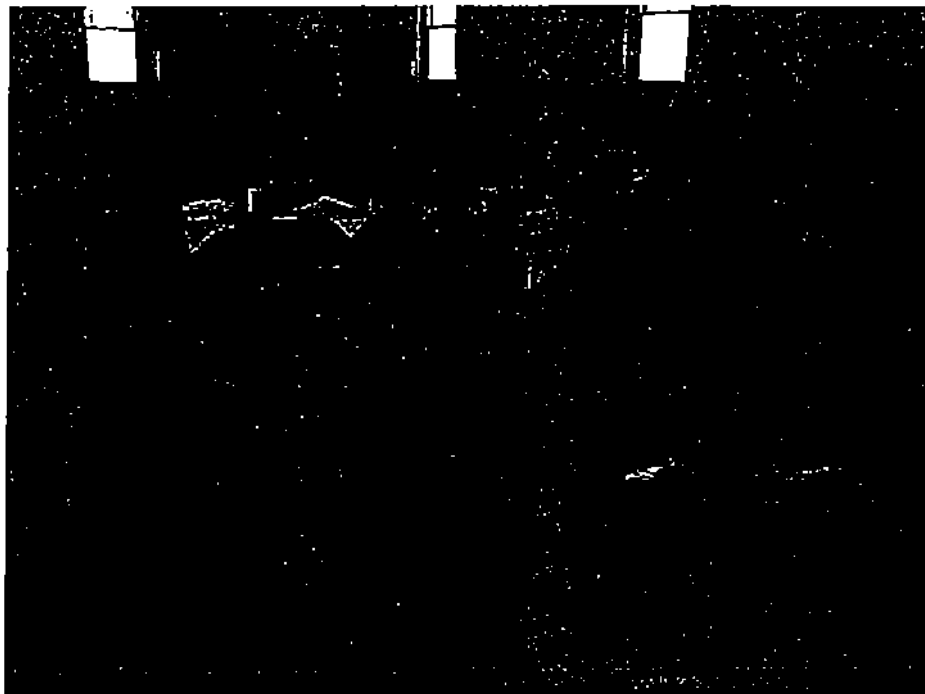


Photo No. 5: Drum storage area in the garage showing proximity to one floor drain.



Photo No. 6: Trash compactor located along the southern exterior wall.



Photo No. 7: Trash compactor located along the northern exterior wall.

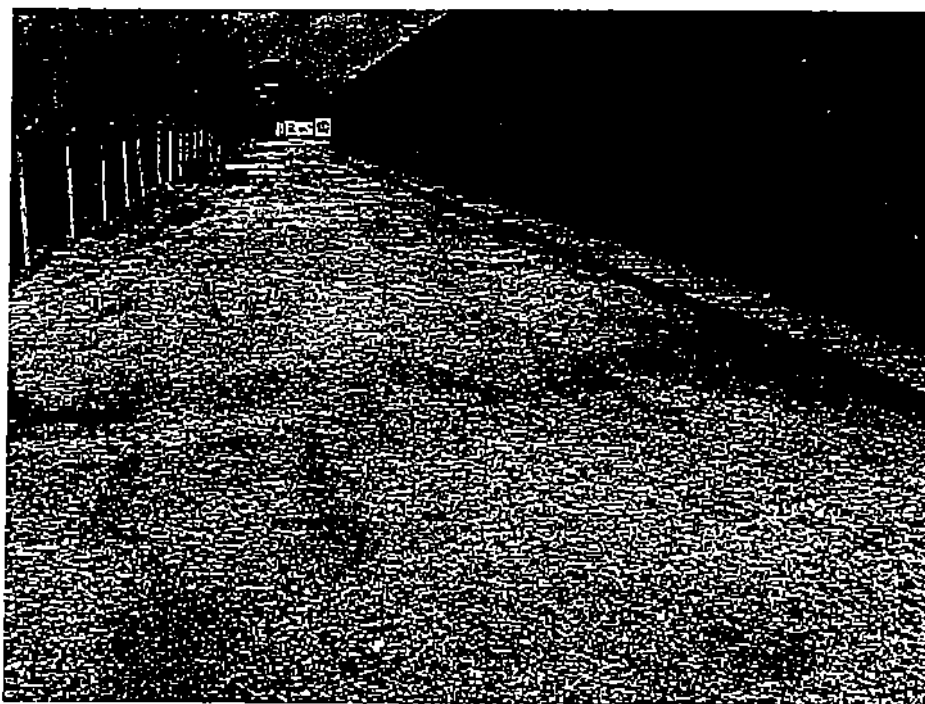


Photo No. 8: Surface staining along the railroad spur west of the main building.

**APPENDIX A
EDR REGULATORY DATABASE REPORT**



The EDR-Radius Map with GeoCheck®

**Adams Wholesalers, Inc.
Chestnut St/Academy St
Woodbury Heights, NJ 08097**

Inquiry Number: 1479973.1p

March 31, 2000

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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EPA Waste Codes	A7
Government Records Searched / Data Currency Tracking Addendum	A8

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY ADDRESS

CHESTNUT ST/ACADEMY ST
WOODBURY HEIGHTS, NJ 08097

TARGET PROPERTY COORDINATES

Latitude (North):	39.810600 - 39° 48' 38.2"
Longitude (West):	75.150900 - 75° 9' 3.2"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	487083.4
UTM Y (Meters):	4406537.0
State Plane X (Feet):	1863961.2
State Plane Y (Feet):	356315.4

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2439075-G2 WOODBURY, NJ PA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-97 search radius around the target property for the following Databases:

FEDERAL ASTM STANDARD

NPL:	National Priority List
Delisted NPL:	NPL Deletions
CERCLIS:	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:	Corrective Action Report
RCRIS-TSD:	Resource Conservation and Recovery Information System
ERNS:	Emergency Response Notification System

STATE ASTM STANDARD

SWF/LF: Solid Waste Facility Directory

FEDERAL ASTM SUPPLEMENTAL

CONSENT:	Superfund (CERCLA) Consent Decrees
ROD:	ROD
FINDS:	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS:	Hazardous Materials Information Reporting System

EXECUTIVE SUMMARY

MLTS:..... Material Licensing Tracking System
MINES:..... Mines Master Index File
NPL Lien:..... NPL Liens
PADS:..... PCB Activity Database System
RAATS:..... RCRA Administrative Action Tracking System
TRIS:..... Toxic Chemical Release Inventory System
TSCA:..... Toxic Substances Control Act

STATE OR LOCAL ASTM SUPPLEMENTAL

MaJ Facilities:..... NJ Major Facilities
NJ Spills:..... NJ Spill
NJ Release:..... Hazardous Material Incident Database
NJ PF:..... Publicly Funded Cleanups Site Status Report
CHROME:..... Known Chromate Chemical Production Waste Sites

EDR PROPRIETARY DATABASES

Coal Gas:..... Former Manufactured gas (Coal Gas) Sites.

SURROUNDING SITES: DATABASES WITH MAPPED SITES

Unmapped (orphan) sites are not considered in the foregoing analysis.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

FEDERAL ASTM STANDARD

CERCLIS-NFRAP: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERC-NFRAP list, as provided by EDR, and dated 02/14/2000 has revealed that there is 1 CERC-NFRAP site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>COLONIAL PIPELINE CO - WOODBUR</i>	<i>MANTUA GROVE RD</i>	<i>1/8 - 1/4ENE</i>	<i>4</i>	<i>11</i>

EXECUTIVE SUMMARY

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 12/22/1999 has revealed that there are 2 RCRIS-LQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>ROBBINS DOOR & SASH CO</i>	<i>CHESTNUT & ACADEMY AVE</i>	<i>1/8 - 1/4SSE</i>	<i>A3</i>	<i>11</i>
<i>COLONIAL PIPELINE CO - WOODBUR</i>	<i>MANTUA GROVE RD</i>	<i>1/8 - 1/4ENE</i>	<i>4</i>	<i>11</i>

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 12/22/1999 has revealed that there is 1 RCRIS-SQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>HERTZ PENSKE TRUCK LEASING INC</i>	<i>ACADEMY & CHESTNUTS ST</i>	<i>1/8 - 1/4SSE</i>	<i>A2</i>	<i>10</i>

STATE ASTM STANDARD

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Protection & Energy's Site Status Report.

A review of the SHWS list, as provided by EDR, has revealed that there are 6 SHWS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>SHELL SERVICE STATION</i>	<i>501 ELM AVE</i>	<i>1/4 - 1/2N</i>	<i>B8</i>	<i>15</i>
<i>WOODBURY HEIGHTS COAL GAS</i>	<i>500 ELM AVE</i>	<i>1/4 - 1/2N</i>	<i>B10</i>	<i>18</i>
<i>359 POPLAR AVENUE</i>	<i>359 POPLAR AVE</i>	<i>1/2 - 1 NNW</i>	<i>11</i>	<i>18</i>
<i>SIZZLERS</i>	<i>RTE 45 / ELM ST</i>	<i>1/2 - 1 NW</i>	<i>12</i>	<i>18</i>
<i>GETTY SERVICE STATION WOODBURY</i>	<i>RTE 45 / MAPLE AVE</i>	<i>1/2 - 1 NW</i>	<i>13</i>	<i>19</i>
<i>WOODBURY NISSAN</i>	<i>439 MANTUA AVE</i>	<i>1/2 - 1 NW</i>	<i>14</i>	<i>19</i>

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection & Energy's Incident Report.

A review of the LUST list, as provided by EDR, and dated 11/16/1999 has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>ST MARGARETS CHURCH</i>	<i>3RD / BEECH AVE</i>	<i>1/4 - 1/2WNW</i>	<i>5</i>	<i>14</i>
<i>WENONAH CUMBERLAND FARMS</i>	<i>WENONAH / W AVE</i>	<i>1/4 - 1/2SSE</i>	<i>7</i>	<i>15</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>SAINT MARGRET'S SCHOOL</i>	<i>3RD ST</i>	<i>1/4 - 1/2NW</i>	<i>6</i>	<i>14</i>

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WOODBURY HEIGHTS SHELL #26402	501 ELM AVE	1/4 - 1/2 N	B9	17
WOODBURY HEIGHTS COAL GAS	500 ELM AVE	1/4 - 1/2 N	B10	18

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Protection & Energy's UST Data.

A review of the UST list, as provided by EDR, and dated 09/15/1999 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MIDDLE ATLANTIC MILLWORK CO	CHESTNUT ST AND ACADEMY	1/8 - 1/4 SSE	A1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name

Database(s)

KINSLEYS LANDFILL INC

CERCLIS,RCRIS-SQG,FINDS

WOODBURY GAS WORKS

UST,SHWS

JONAS INC TRANSFER

CERC-NFRAP

TOGETHER CITGO INC

SWF/LF

LUST

GEOCHECK VERSION 2.1 SUMMARY

TARGET PROPERTY COORDINATES

Latitude (North): 39.810600 - 39° 48' 38.2"
Longitude (West): 75.150902 - 75° 9' 3.2"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 487083.4
UTM Y (Meters): 4406537.0
State Plane X (Feet): 1853961.2
State Plane Y (Feet): 356315.4

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2439075-G2 WOODBURY, NJ PA

GEOLOGIC AGE IDENTIFICATION†

Geologic Code: uK
Era: Mesozoic
System: Cretaceous
Series: Upper Cretaceous

ROCK STRATIGRAPHIC UNIT†

Category: Stratified Sequence

GROUNDWATER FLOW INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, including well data collected on nearby properties, regional groundwater flow information (from deep aquifers), or surface topography.‡

AQUIFLOW™ Search Radius: 2.000 Miles. The following table shows sites where groundwater flow and depth information was reported. Additional AQUIFLOW™ site information may be available in the GeoCheck® section at the end of this report.

<u>MAP ID</u>	<u>DISTANCE</u> <u>FROM TP</u>	<u>DIRECTION</u> <u>FROM TP</u>	<u>GENERAL DIRECTION</u> <u>GROUNDWATER FLOW</u>
Not Reported			

General Topographic Gradient at Target Property: General North

General Hydrogeologic Gradient at Target Property: The hydrogeologic gradient for this report has been determined using the depth to water table information provided below. Where available, the closest well in each quadrant has been identified (up to a radius of 5 miles around the target property) and used in the gradient calculation. While an attempt has been made to segregate shallow from deep aquifers, this cannot always be assured. Groundwater flow in the aquifer associated with the wells appears generally to be to the WNW. This would appear to be in conflict with the topographical gradient. The direction of the groundwater flow should be determined by a qualified environmental professional.

† Source: P.G. Schruben, R.E. Arndt and W.J. Barnes, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS-11 (1994).
‡ U.S. EPA Ground Water Handbook, Vol. I: Ground Water and Contamination, Office of Research and Development EPA/625/6-90/015a, Chapter 4, page 78, September 1990.
™ EDR AQUIFLOW™ Information System of hydrogeologically determined groundwater flow directions at specific locations. See the data pages at the end of this report for a complete description.

GEOCHECK VERSION 2.1 SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Status: Not found

FEDERAL DATABASE WELL INFORMATION

WELL QUADRANT	DISTANCE FROM TP	LITHOLOGY	DEPTH TO WATER TABLE
Northern	1/4 - 1/2 Mile	Not Reported	81 ft.
Eastern	1/2 - 1 Mile	Sand	23 ft.
Southern	1/2 - 1 Mile	Sand	70 ft.
Western	0 - 1/8 Mile	Sand	73 ft.

STATE DATABASE WELL INFORMATION

WELL QUADRANT	DISTANCE FROM TP
Northern	1/8 - 1/4 Mile
Eastern	1 - 2 Miles
Southern	1/2 - 1 Mile
Western	1 - 2 Miles

PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.

NOTE: PWS System location is not always the same as well location.

PWS Name: DEPTFORD TWP MUA
DEPTFORD TWP MUA
PO BOX 6
DEPTFORD TWP, NJ 08096

Location Relative to TP: 0 - 1/8 Mile North

PWS currently has or has had major violation(s) or enforcement: Yes

AREA RADON INFORMATION

State Radon Information for Zip Code: 08097

Tier	Comment	> 4 pCi/L	Sites Tested	Municipality, County
2 (Moderate Pot.)	(no change)	14 Sites	270	WOODBURY HEIGHTS, GLOUCESTER

EPA Radon Zone for GLOUCESTER County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Not Reported

OVERVIEW MAP - 1479973.1p - ENSR Consulting & Engineering



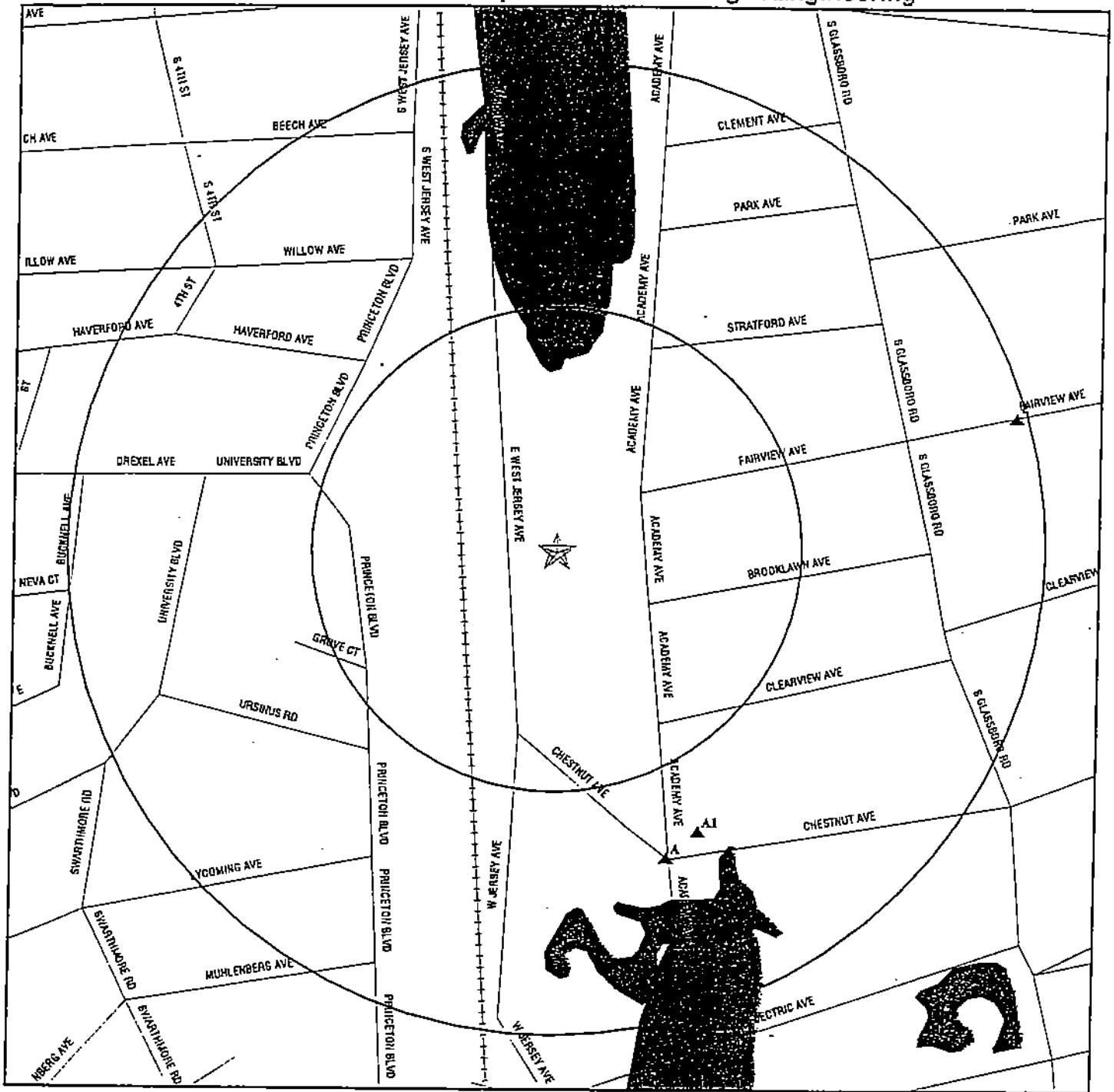
- * Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- National Priority List Sites
- Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Wetlands per National Wetlands Inventory (1994)

TARGET PROPERTY:
ADDRESS: Adams Wholesalers, Inc.
CITY/STATE/ZIP: Chestnut St/Academy St
LAT/LONG: Woodbury Heights NJ 08097
 39.8106 / 75.1509

CUSTOMER: ENSR Consulting & Engineering
CONTACT: Mike Nickerson
INQUIRY #: 1479973.1p
DATE: March 31, 2000 7:13 pm

DETAIL MAP - 1479973.1p - ENSR Consulting & Engineering



* Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Coal Gasification Sites (if requested)

○ Sensitive Receptors

□ National Priority List Sites

■ Landfill Sites

— Power transmission lines

— Oil & Gas pipelines

□ 100-year flood zone

□ 500-year flood zone

■ Wetlands per National Wetlands Inventory (1994)

TARGET PROPERTY: Adams Wholesalers, Inc.
ADDRESS: Chestnut St/Academy St
CITY/STATE/ZIP: Woodbury Heights NJ 08097
LAT/LONG: 39.8106 / 75.1509

CUSTOMER: ENSR Consulting & Engineering
CONTACT: Mike Nickerson
INQUIRY #: 1479973.1p
DATE: March 31, 2000 7:13 pm

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

A1
SSE
1/8-1/4
860
Higher

MIDDLE ATLANTIC MILLWORK CO
CHESTNUT ST AND ACADEMY AVE
WOODBURY HEIGHTS, NJ 08097

UST

U000358863
N/A

UST:

Facility ID: 0085151
Install Date: 1/1/67 0:00:00
Unique Tank ID: 5.00
Operator:
Operator Address:
Owner:
Owner Address:

Facility Status: Inactive
Facility Type: B. COMMERCIAL/INDUSTRIAL
Owner Tank ID: E5

Not reported
Not reported
ROBBINS DOOR AND SASH COMPANY
60 NEW HILL ST
WILKES BARRE, PA 18703 - 0272
Tank Capacity: 4000.00 Gallons
Tank Contents: E. MEDIUM DIESEL FUEL (NO. 2-D)
Tank Construction: B. CATHODICALLY PROTECTED STEEL
Tank Structure: A. SINGLE WALL
Pipe Contents: A. BARE STEEL
Pipe Structure: Not reported
Over Fill Products: No
Spill Containment Around Fill Pipe: No
Tank Status: G. REMOVED OCT 1988
Date Tank Removed: Not reported
Date Tank Abandoned in Place: Not reported
Date Tank Taken Out of Service: Not reported
Date of Tank Sale or Transfer: Not reported
Tank Closure Number: Not reported
Tank ISRA Number: Not reported
Tank in Wellhead Protection Area: Not reported
Is Facility in Compliance Rules: 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MIDDLE ATLANTIC MILLWORK CO (Continued)

U000358863

Facility ID: 0085151 Facility Status: Inactive
Install Date: 1/1/67 0:00:00 Facility Type: B. COMMERCIAL/INDUSTRIAL
Unique Tank ID: 4.00 Owner Tank ID: E4
Operator: Not reported
Operator Address: Not reported
Owner: ROBBINS DOOR AND SASH COMPANY
Owner Address: 60 NEW HILL ST
WILKES BARRE, PA 18703 - 0272
Tank Capacity: 4000.00 Gallons
Tank Contents: E. MEDIUM DIESEL FUEL (NO. 2-D)
Tank Construction: B. CATHODICALLY PROTECTED STEEL
Tank Structure: A. SINGLE WALL
Pipe Contents: A. BARE STEEL
Pipe Structure: Not reported
Over Fill Products: No
Spill Containment Around Fill Pipe: No
Tank Status: G. REMOVED OCT 1988
Date Tank Removed: Not reported
Date Tank Abandoned in Place: Not reported
Date Tank Taken Out of Service: Not reported
Date of Tank Sale or Transfer: Not reported
Tank Closure Number: Not reported
Tank ISRA Number: Not reported
Tank in Wellhead Protection Area: Not reported
Is Facility in Compliance Rules: 0

Facility ID: 0085151 Facility Status: Inactive
Install Date: 1/1/67 0:00:00 Facility Type: B. COMMERCIAL/INDUSTRIAL
Unique Tank ID: 3.00 Owner Tank ID: E3
Operator: Not reported
Operator Address: Not reported
Owner: ROBBINS DOOR AND SASH COMPANY
Owner Address: 60 NEW HILL ST
WILKES BARRE, PA 18703 - 0272
Tank Capacity: 4000.00 Gallons
Tank Contents: E. MEDIUM DIESEL FUEL (NO. 2-D)
Tank Construction: B. CATHODICALLY PROTECTED STEEL
Tank Structure: A. SINGLE WALL
Pipe Contents: A. BARE STEEL
Pipe Structure: Not reported
Over Fill Products: No
Spill Containment Around Fill Pipe: No
Tank Status: G. REMOVED OCT 1988
Date Tank Removed: Not reported
Date Tank Abandoned in Place: Not reported
Date Tank Taken Out of Service: Not reported
Date of Tank Sale or Transfer: Not reported
Tank Closure Number: Not reported
Tank ISRA Number: Not reported
Tank in Wellhead Protection Area: Not reported
Is Facility in Compliance Rules: 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MIDDLE ATLANTIC MILLWORK CO (Continued)

U000358863

Facility ID: 0085151 Facility Status: Inactive
Install Date: 1/1/67 0:00:00 Facility Type: B. COMMERCIAL/INDUSTRIAL
Unique Tank ID: 2.00 Owner Tank ID: E2
Operator: Not reported
Operator Address: Not reported
Owner: ROBBINS DOOR AND SASH COMPANY
Owner Address: 60 NEW HILL ST
WILKES BARRE, PA 18703 - 0272
Tank Capacity: 2000.00 Gallons
Tank Contents: H. HOME HEATING OIL (NO. 2)
Tank Construction: B. CATHODICALLY PROTECTED STEEL
Tank Structure: A. SINGLE WALL
Pipe Contents: A. BARE STEEL
Pipe Structure: Not reported
Over Fill Products: No
Spill Containment Around Fill Pipe: No
Tank Status: G. REMOVED AUG22-SEP18 1989
Date Tank Removed: Not reported
Date Tank Abandoned in Place: Not reported
Date Tank Taken Out of Service: Not reported
Date of Tank Sale or Transfer: Not reported
Tank Closure Number: Not reported
Tank ISRA Number: Not reported
Tank in Wellhead Protection Area: Not reported
Is Facility in Compliance Rules: 0

Facility ID: 0085151 Facility Status: Inactive
Install Date: 1/1/85 0:00:00 Facility Type: B. COMMERCIAL/INDUSTRIAL
Unique Tank ID: 1.00 Owner Tank ID: E1
Operator: Not reported
Operator Address: Not reported
Owner: ROBBINS DOOR AND SASH COMPANY
Owner Address: 60 NEW HILL ST
WILKES BARRE, PA 18703 - 0272
Tank Capacity: 1000.00 Gallons
Tank Contents: H. HOME HEATING OIL (NO. 2)
Tank Construction: B. CATHODICALLY PROTECTED STEEL
Tank Structure: A. SINGLE WALL
Pipe Contents: A. BARE STEEL
Pipe Structure: Not reported
Over Fill Products: No
Spill Containment Around Fill Pipe: No
Tank Status: G. REMOVED AUG22 -SEP18 1989
Date Tank Removed: Not reported
Date Tank Abandoned in Place: Not reported
Date Tank Taken Out of Service: Not reported
Date of Tank Sale or Transfer: Not reported
Tank Closure Number: Not reported
Tank ISRA Number: Not reported
Tank in Wellhead Protection Area: Not reported
Is Facility in Compliance Rules: 0

A2
SSE
1/8-1/4
692
Higher
HERTZ PENSKE TRUCK LEASING INC
ACADEMY & CHESTNUTS ST
WOODBURY HEIGHT, NJ 08097

RCRIS-SQG 1000423667
FINDS NJD981564586

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

HERTZ PENSKE TRUCK LEASING INC (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000423667

RCRIS:

Owner: MAMCO INC
(212) 555-1212
Contact: PAUL E JONES
(215) 831-1220
Record Date: 10/22/1986
Classification: Not reported
Used Oil Recyc: No
Violation Status: No violations found

A3
SSE
1/8-1/4
899
Higher

ROBBINS DOOR & SASH CO
CHESTNUT & ACADEMY AVE
WOODBURY HEIGHT, NJ 08097

FINDS 1000163503
RCRIS-LQG NJD9886568525

RCRIS:

Owner: ROBBINS DOOR & SASH CO
(212) 555-1212
Contact: BERNARD BALZ
(717) 288-7737
Record Date: 10/03/1988
Classification: Large Quantity Generator
Used Oil Recyc: No
Violation Status: No violations found

4
ENE
1/8-1/4
1290
Higher

COLONIAL PIPELINE CO - WOODBURY JCT
MANTUA GROVE RD
WOODBURY, NJ 08096

FINDS 1000338817
RCRIS-LQG NJD048613590
CERC-NFRAP
NJ Spills
NJ Release

CERCLIS-NFRAP Classification Data:

Site Incident Category: Not reported
Ownership Status: Other

Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL

CERCLIS-NFRAP Assessment History:

Assessment: DISCOVERY
Assessment: PRELIMINARY ASSESSMENT
Assessment: SITE INSPECTION

Completed: 19840410
Completed: 19850531
Completed: 19900330

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

COLONIAL PIPELINE CO - WOODBURY JCT (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000338817

RCRIS:

Owner: COLONIAL PIPELINE CO
(212) 555-1212

Contact: RONNIE MORRIS
(609) 845-7540

Record Date: 08/18/1980

Classification: Large Quantity Generator

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1997

Waste Quantity (Lbs)
D001 604316.40

Waste Quantity (Lbs)
D018 606616.40

Used Oil Recyc: No

Violation Status: Violation information exist

There are 4 violation record(s) reported at this site:

Evaluation

Compliance Schedule Evaluation (CSE)
Compliance Schedule Evaluation (CSE)

Compliance Evaluation Inspection (CEI)

Compliance Evaluation Inspection (CEI)

Area of Violation

Generator-All Requirements
Generator-All Requirements
Generator-All Requirements
Generator-All Requirements
Generator-All Requirements
Generator-All Requirements
Generator-All Requirements

Date of Compliance

11/23/1995
11/23/1995
11/09/1994
11/09/1994
11/23/1995
11/09/1994
11/09/1994

FINDS:

Other Pertinent Environmental Activity Identified at Site:

AIRS Facility System (AIRS/AFS)
Permit Compliance System (PCS)

NJ Release:

Facility ID: 1425
Date Received: 01/28/1994
Location: Other
Facility Phone: 609-845-8745
Date of Incident: 01/28/1994
Substance(s): KEROSENE
Substance Type: Liquid
A310 Letter: Yes
Hazrds Material: Yes
COMU: 0822
Amnt Released: 126 GAL
Release Type: Terminated
Injuries: No
Public Exposure: No
Police at Scene: No
Contamination of: Land
Caller:

Name: DON SMILEY
Address: MANTUA GROVE RD
WOODBURY, NJ
Telephone: 609-845-8745

Case Number: 94-1-28-1622-49
Operator: DAVE
Nature of Incident: Facility
Facility Type: Industrial
Time of Incident: 16:00

Substance Identity: Known
TCPA Chemical: No
CAS Number: 8008206
Ref. Code: 002
Release VE: Estimate
Contained: Yes
Facility Evacuation: No
Public Evacuation: No
Firemen at Scene: No
Receiving Water: Not reported

Title: COLONIAL PIPELINE

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

Database(s)

COLONIAL PIPELINE CO - WOODBURY JCT (Continued)

1000338817

Responsible Party:

Name: Known
Contact: DON SMILEY
Address: MANTUA GROVE RD
WOODBURY, NJ
County: GLOUCESTER

Company: COLONIAL PIPELINE
Title: AREA MGR

Telephone: 609-845-8745

NJ Spill:

Name: Not reported
Telephone: Not reported
Date: Not reported

Title: Not reported
Time: Not reported

Local Municipality:

Name: WOODBURY CITY
Telephone: 609-845-0064
Date: 01/28/1994

Municipality Title: JONES
Time: 16:30

Other:

Name: Not reported
Telephone: Not reported
Date: Not reported

Title: Not reported
Time: Not reported

Incident:

Name: C HAGERMAN
Region: ER2
Date: 01/28/1994
ITM: B

Referred To: DRPSR
Telephone: Paged
Incident Time: 16:26

Incident Description: Spill
Wind Direction/Speed: Not reported
Assistance Requested: No
Date A310 Letter Printed: 01/28/1994
Date Local Authority Was Notified: Not reported
Date Update: Not reported
Date Report Faxed to Local Authority: 01/28/1994
Local Authority Notification Date 1: Not reported
Local Authority Notification Date 2: Not reported
Local Authority Notification Date 3: Not reported

Status at Spill: CHECK VALVE SPILT CAUSED SPILL, CLEANUP BEING DONE.

Comments: Not reported

NJ Spill:

Facility ID: 1425
Date Received: 01/28/1994
Location: Other
Facility Phone: 609-845-8745
Date of Incident: 01/28/1994
Substance(s): KEROSENE
Substance Type: Liquid
A310 Letter: Yes
Hazrds Material: Yes
COMU: 0822
Amnt Released: 126 GAL
Release Type: Terminated
Injuries: No
Public Exposure: No
Police at Scene: No
Contamination of: Land

Case Number: 94-1-28-1622-49
Operator: DAVE
Nature of Incident: Facility
Facility Type: Industrial
Time of Incident: 16:00

Substance Identity: Known
TCOA Chemical: No
CAS Number: 8008206
Ref. Code: 002
Release VE: Estimate
Contained: Yes
Facility Evacuation: No
Public Evacuation: No
Firemen at Scene: No
Receiving Water: Not reported

Caller:

Name: DON SMILEY
Address: MANTUA GROVE RD
WOODBURY, NJ
Phone: 609-845-8745

Title: COLONIAL PIPELINE

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

COLONIAL PIPELINE CO - WOODBURY JCT (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000338817

Responsible Party:

Name:	Known	Company:	COLONIAL PIPELINE
Contact:	DON SMILEY	Title:	AREA MGR
Address:	MANTUA GROVE RD WOODBURY, NJ		
County:	GLOUCESTER	Phone:	609-845-8745
NJ Spill:			
Name:	Not reported	Title:	Not reported
Phone:	Not reported		
Date:	Not reported	Time:	Not reported
Local Municipality:			
Name:	WOODBURY CITY	Title:	JONES
Phone:	609-845-0064		
Date:	01/28/1994	Time:	16:30
Other:			
Name:	Not reported	Title:	Not reported
Phone:	Not reported		
Date:	Not reported	Time:	Not reported
Incident:			
Name:	C HAGERMAN	Referred To:	DRPSR
Region:	ER2	Telephone:	Paged
Date:	01/28/1994	Incident Time:	16:26
ITM:	B		

Incident Description:	Spill
Wind Direction/Speed:	Not reported
Assistance Requested:	No
Date A310 Letter Printed:	01/28/1994
Date Local Authority Was Notified:	Not reported
Date Update:	Not reported
Date Report Faxed to Local Authority:	01/28/1994
Local Authority Notification Date 1:	Not reported
Local Authority Notification Date 2:	Not reported
Local Authority Notification Date 3:	Not reported
Status at Spill:	CHECK VALVE SPILT CAUSED SPILL, CLEANUP BEING DONE.
Comments:	Not reported

5
WNW
1/4-1/2
2135
Higher

ST MARGARETS CHURCH
3RD / BEECH AVE
WOODBURY HEIGHTS, NJ

LUST

S103516882
N/A

LUST:

Facility ID:	Not reported
Facility Status:	Site Issued Letter of No Further Action
UST ID:	0166944
Lead Program Assigned to Case:	Bureau of Field Operations - Initial Notice Section
TMS Number:	N98-1246
Remedial Level:	B
Case Manager:	RPP
Web Data Case Manager:	10/13/99 0:00:00

6
NW
1/4-1/2
2397
Lower

SAINT MARGRET'S SCHOOL
3RD ST
WOODBURY HEIGHTS, NJ

LUST

S101994275
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

SAINT MARGRET'S SCHOOL (Continued)

EDR ID Number
EPA ID Number

Database(s)

S101994275

LUST:

Facility ID: 88-12-07-0925
Facility Status: Case Awaiting Assignment
UST ID: 0166944
Lead Program Assigned to Case: Bureau of Field Operations - Initial Notice Section
TMS Number: Not reported
Remedial Level: Not reported
Case Manager: Not reported
Web Data Case Manager: Not reported

7
SSE
1/4-1/2
2511
Higher

WENONAH CUMBERLAND FARMS
WENONAH / W AVE
WENONAH, NJ

LUST

S102280737
N/A

LUST:

Facility ID: 89-11-16-1914
Facility Status: Assigned to a Program
UST ID: 0058746
Lead Program Assigned to Case: Bureau of Underground Storage Tanks
TMS Number: Not reported
Remedial Level: C2
Case Manager: R3S
Web Data Case Manager: Not reported

B8
North
1/4-1/2
2616
Lower

SHELL SERVICE STATION
501 ELM AVE
WOODBURY HEIGHTS, NJ 08096

UST
SHWS

U000357306
N/A

SHWS:

Facility ID: NJL600175996
Case Status: ACTIVE
Contact: BUST
Facility Status: OPEN
CEA/DER: Not reported

Case ID: 0065982
Status Date: 07/03/1986

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

U000357306

Facility ID: 0065982 Facility Status: Inactive
Install Date: 1/1/87 0:00:00 Facility Type: B. COMMERCIAL/INDUSTRIAL
Unique Tank ID: 2.00 Owner Tank ID: E2
Operator: Not reported
Operator Address: Not reported
Owner: DOMENIC LONGO
Owner Address: 821 PIERCE ST
PHILA, PA 19148
Tank Capacity: 0.00 Gallons
Tank Contents: A. LEADED GASOLINE
Tank Construction: D. FIBERGLASS-REINFORCED PLASTIC H. OTHER: UNKNOWN
Tank Structure: A. SINGLE WALL
Pipe Contents: H. OTHER
Pipe Structure: A. SINGLE WALL
Over Fill Products: No
Spill Containment Around Fill Pipe: No
Tank Status: G. REMOVED
Date Tank Removed: Not reported
Date Tank Abandoned in Place: Not reported
Date Tank Taken Out of Service: Not reported
Date of Tank Sale or Transfer: Not reported
Tank Closure Number: Not reported
Tank ISRA Number: Not reported
Tank in Wellhead Protection Area: Not reported
Is Facility in Compliance Rules: 0

Facility ID: 0065982 Facility Status: Inactive
Install Date: 1/1/87 0:00:00 Facility Type: B. COMMERCIAL/INDUSTRIAL
Unique Tank ID: 4.00 Owner Tank ID: E4
Operator: Not reported
Operator Address: Not reported
Owner: DOMENIC LONGO
Owner Address: 821 PIERCE ST
PHILA, PA 19148
Tank Capacity: 0.00 Gallons
Tank Contents: F. WASTE OIL
Tank Construction: H. OTHER
Tank Structure: A. SINGLE WALL
Pipe Contents: H. OTHER
Pipe Structure: A. SINGLE WALL
Over Fill Products: No
Spill Containment Around Fill Pipe: No
Tank Status: G. REMOVED
Date Tank Removed: Not reported
Date Tank Abandoned in Place: Not reported
Date Tank Taken Out of Service: Not reported
Date of Tank Sale or Transfer: Not reported
Tank Closure Number: Not reported
Tank ISRA Number: Not reported
Tank in Wellhead Protection Area: Not reported
Is Facility in Compliance Rules: 0

B9 WOODBURY HEIGHTS SHELL #26402 (FORMER)
North 501 ELM AVE
1/4-1/2 WOODBURY HEIGHTS, NJ
2616
Lower

LUST S103515745
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

WOODBURY HEIGHTS SHELL #26402 (FORMER) (Continued)

EDR ID Number
EPA ID Number

Database(s)

LUST:

Facility ID: 86-07-03-0300
Facility Status: Site Issued Letter of No Further Action
UST ID: 0065982
Lead Program Assigned to Case: Bureau of Underground Storage Tanks
TMS Number: NONE; PRE-9/90 CLOSURES
Remedial Level: C2
Case Manager: RJJ
Web Data Case Manager: 10/22/98 0:00:00

S103515745

B10
North
1/4-1/2
2616
Lower

WOODBURY HEIGHTS COAL GAS
500 ELM AVE
WOODBURY HEIGHTS BOROUGH, NJ

SHWS
LUST

S101208033
N/A

SHWS:

Facility ID: NJD981084833
Case Status: ACTIVE
Contact: BFCM
Facility Status: OPEN
CEA/DER: Not reported

Case ID: NJD981084833
Status Date: 06/14/1994

LUST:

Facility ID: 91-01-21-2026
Facility Status: Case Awaiting Assignment
UST ID: 0220420
Lead Program Assigned to Case: Bureau of Field Operations - Initial Notice Section
TMS Number: C91-3024
Remedial Level: Not reported
Case Manager: Not reported
Web Data Case Manager: Not reported

11
NNW
1/2-1
3201
Lower

359 POPLAR AVENUE
359 POPLAR AVE
WOODBURY HEIGHTS BOROUGH, NJ

SHWS

S103030367
N/A

SHWS:

Facility ID: NJL800313041
Case Status: ACTIVE
Contact: BFO-S
Facility Status: OPEN
CEA/DER: Not reported

Case ID: 970617121734
Status Date: 07/30/1997

12
NW
1/2-1
4230
Lower

SIZZLERS
RTE 45 / ELM ST
WOODBURY HEIGHTS BOROUGH, NJ

SHWS

S101994272
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

SIZZLERS (Continued)

EDR ID Number
EPA ID Number

Database(s)

S101994272

SHWS:

Facility ID: NJL800228264
Case Status: ACTIVE
Contact: BFO-S
Facility Status: OPEN
CEA/DER: Not reported

Case ID: 960502162319
Status Date: 07/30/1997

13
NW
1/2-1
4448
Lower

GETTY SERVICE STATION WOODBURY HEIGHTS
RTE 45 / MAPLE AVE
WOODBURY HEIGHTS BOROUGH, NJ

SHWS

S103030369
N/A

SHWS:

Facility ID: NJL000068692
Case Status: ACTIVE
Contact: BUST
Facility Status: OPEN
CEA/DER: Not reported

Case ID: 0017011
Status Date: 10/20/1992

14
NW
1/2-1
4753
Lower

WOODBURY NISSAN
439 MANTUA AVE
WOODBURY, NJ

NJ Spills
NJ Release
SHWS

S101208031
N/A

SHWS:

Facility ID: NJD986611549
Case Status: NFA
Contact: BFO-S
Facility Status: CLOSED
CEA/DER: Not reported

Case ID: 930930132506
Status Date: 10/31/1996

NJ Release:

Facility ID: 16685
Date Received: 09/30/1993
Location: Facility
Facility Phone: 609-853-0005
Date of Incident: 09/30/1993
Substance(s): SOIL CONTAMINATED WITH OIL FUEL
Substance Type: Solid
A310 Letter: Yes
Hazrds Material: Yes
COMU: 0822
Amnt Released: UNK
Release Type: Terminated
Injuries: No
Public Exposure: No
Police at Scene: No
Contamination of: Land
Caller:

Case Number: 93-9-30-1325-06
Operator: JOES
Nature of Incident: Facility
Facility Type: Commercial
Time of Incident: 12:30

Substance Identity: Known
TCPA Chemical: No
CAS Number: Not reported
Ref. Code: 101
Release VE: Not reported
Contained: Yes
Facility Evacuation: No
Public Evacuation: No
Firemen at Scene: No
Receiving Water: Not reported

Name: LARRY BAYERN
Address: Not reported
Telephone: 609-894-2444

Title: HAAS ENVIRO CO

Responsible Party:

Name: Known
Contact: JAMES WRIGHT
Address: 439 MANTUA AVE

Company: WOODBURY NISSAN
Title: OWNER

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

WOODBURY NISSAN (Continued)

EDR ID Number
EPA ID Number

Database(s)

S101208031

County: WOODBURY, NJ
NJ Spill: GLOUCESTER
Name: Not reported
Telephone: Not reported
Date: Not reported
Local Municipality:
Name: WOODBURY CITY
Telephone: 609-845-0064
Date: 09/30/1993
Other:
Name: Not reported
Telephone: Not reported
Date: Not reported
Incident:
Name: Not reported
Region: BFO-SA
Date: 09/30/1993
ITM: B
Incident Description: L.U.S.T.
Wind Direction/Speed: Not reported
Assistance Requested: No
Date A310 Letter Printed: Not reported
Date Local Authority Was Notified: Not reported
Date Update: Not reported
Date Report Faxed to Local Authority: Not reported
Local Authority Notification Date 1: Not reported
Local Authority Notification Date 2: Not reported
Local Authority Notification Date 3: Not reported
Status at Spill: ONE 1,000 GAL UST REMOVED,SOIL CONTAMINATION FOUND,CLEANUP BEING DONE.
Comments: Not reported

Telephone: 609-853-0005
Title: Not reported
Time: Not reported
Municipality Title: DISP 54
Time: 13:30
Title: Not reported
Time: Not reported
Referred To: DRPSR
Telephone: Faxed,Mailed
Incident Time: Not reported

NJ Spill:
Facility ID: 16685
Date Received: 09/30/1993
Location: Facility
Facility Phone: 609-853-0005
Date of Incident: 09/30/1993
Substance(s): SOIL CONTAMINATED WITH OIL FUEL

Case Number: 93-9-30-1325-06
Operator: JOES
Nature of Incident: Facility
Facility Type: Commercial
Time of Incident: 12:30

Substance Type: Solid
A310 Letter: Yes
Hazrds Material: Yes
COMU: 0822
Amnt Released: UNK
Release Type: Terminated
Injuries: No
Public Exposure: No
Police at Scene: No
Contamination of: Land

Substance Identity: Known
TCPA Chemical: No
CAS Number: Not reported
Ref. Code: 101
Release VE: Not reported
Contained: Yes
Facility Evacuation: No
Public Evacuation: No
Firemen at Scene: No
Receiving Water: Not reported

Caller:
Name: LARRY BAYERN
Address: Not reported
Phone: 609-894-2444

Title: HAAS ENVIRO CO.

Responsible Party:
Name: Known
Contact: JAMES WRIGHT
Address: 439 MANTUA AVE
WOODBURY, NJ

Company: WOODBURY NISSAN
Title: OWNER

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

WOODBURY NISSAN (Continued)

EDR ID Number
EPA ID Number

Database(s)

S101208031

County:	GLOUCESTER	Phone:	609-853-0005
NJ Spill:		Title:	Not reported
Name:	Not reported	Time:	Not reported
Phone:	Not reported		
Date:	Not reported		
Local Municipality:		Title:	DISP 54
Name:	WOODBURY CITY	Time:	13:30
Phone:	609-845-0064		
Date:	09/30/1993		
Other:		Title:	Not reported
Name:	Not reported	Time:	Not reported
Phone:	Not reported		
Date:	Not reported		
Incident:		Referred To:	DRPSR
Name:	Not reported	Telephone:	Faxed,Mailed
Region:	BFO-SA	Incident Time:	Not reported
Date:	09/30/1993		
ITM:	B		

Incident Description:	L.U.S.T.
Wind Direction/Speed:	Not reported
Assistance Requested:	No
Date A310 Letter Printed:	Not reported
Date Local Authority Was Notified:	Not reported
Date Update:	Not reported
Date Report Faxed to Local Authority:	Not reported
Local Authority Notification Date 1:	Not reported
Local Authority Notification Date 2:	Not reported
Local Authority Notification Date 3:	Not reported
Status at Spill:	ONE 1,000 GAL UST REMOVED,SOIL CONTAMINATION FOUND,CLEANUP BEING DONE.
Comments:	Not reported

ORPHAN SUMMARY

City	EDR ID	Site Name	Silo Address	Zip	Database(s)	Facility ID
DEPTFORD	1000383234	KINSLEYS LANDFILL INC	RTE 41 & HURFVILLE RD	08096	CERCLIS, RCRIIS-SQG, FINDS, UST, SHWS	0011198
WENONAH	S100112347	JONAS INC TRANSFER	PO BOX 96	08090	SWF/LF	0802000358
WOODBURY HEIGHTS	1000185113	WOODBURY GAS WORKS	ELM AVENUE	08097	CERC-NFRAP	
WOODBURY HEIGHTS	S103910410	TOGETHER CITGO INC	438 GLASSBORO RD	08097	LUST	99-07-13-1437-07

GEOCHECK VERSION 2.1 ADDENDUM FEDERAL DATABASE WELL INFORMATION

Well Closest to Target Property (Northern Quadrant)

BASIC WELL DATA

Site ID:	394858075084501	Distance from TP:	1/4 - 1/2 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1972	County:	Gloucester
Altitude:	40.00 ft.	State:	New Jersey
Well Depth:	235.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	81.00 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	10011973	Prim. Use of Water:	Public supply

LITHOLOGIC DATA

Geologic Age ID (Era/System/Series):	Mesozoic-Cretaceous-Upper
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

WATER LEVEL VARIABILITY

Not Reported

GEOCHECK VERSION 2.1 FEDERAL DATABASE WELL INFORMATION

Well Closest to Target Property (Eastern Quadrant)

BASIC WELL DATA

Site ID:	394827075075801	Distance from TP:	1/2 - 1 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1953	County:	Gloucester
Altitude:	102.00 ft.	State:	New Jersey
Well Depth:	107.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	23.00 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	04151953	Prim. Use of Water:	Domestic

LITHOLOGIC DATA

Geologic Age ID (Era/System/Series):	Mesozoic-Cretaceous-Upper
Principal Lithology of Unit:	Sand
Further Description:	MED GRAINED

WATER LEVEL VARIABILITY

Not Reported

GEOCHECK VERSION 2.1
FEDERAL DATABASE WELL INFORMATION

Well Closest to Target Property (Southern Quadrant)

BASIC WELL DATA

Site ID:	394805075091301	Distance from TP:	1/2 - 1 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1958	County:	Gloucester
Altitude:	58.00 ft.	State:	New Jersey
Well Depth:	281.00 ft.	Topographic Setting:	Flat surface
Depth to Water Table:	70.00 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	01141958	Prim. Use of Water:	Public supply

LITHOLOGIC DATA

Geologic Age ID (Era/System/Series):	Mesozoic-Cretaceous-Upper
Principal Lithology of Unit:	Sand
Further Description:	Not Reported

WATER LEVEL VARIABILITY

Not Reported

GEOCHECK VERSION 2.1 FEDERAL DATABASE WELL INFORMATION

Well Closest to Target Property (Western Quadrant)

BASIC WELL DATA

Site ID:	394839075091101	Distance from TP:	0 - 1/8 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1955	County:	Gloucester
Elevation:	70.00 ft.	State:	New Jersey
Well Depth:	273.00 ft.	Topographic Setting:	Flat surface
Depth to Water Table:	73.00 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	12271955	Prim. Use of Water:	Public supply

LITHOLOGIC DATA

Geologic Age ID (Era/System/Series):	Mesozoic-Cretaceous-Upper
Principal Lithology of Unit:	Sand
Further Description:	Not Reported

WATER LEVEL VARIABILITY

Not Reported

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Water Well Information:

Well Within 1/8 - 1/4 Mile of Target Property (Northern Quadrant)

Public Water Supply ID:	0802001	Permit Number:	31-02416
Well ID:	3102416	FIPS Code:	15010
X Coordinate:	309022.46875	Y Coordinate:	357261.34375
PWS Name:	Deptford Twp MUA		
USGS 7.5' Quadrangle:	Woodbury NJ		
Geologic Formation:	Not Reported		
Hydrologic Unit:	Upper Potomac-Raritan-Magothy aquifer		
Confinement Status:	Confined		

Well Within 1 - 2 Miles of Target Property (Eastern Quadrant)

Public Water Supply ID:	0802001	Permit Number:	31-13365
Well ID:	3113365	FIPS Code:	15010
X Coordinate:	316793.9375	Y Coordinate:	358152.40625
PWS Name:	Deptford Twp MUA		
USGS 7.5' Quadrangle:	Runnemede NJ		
Geologic Formation:	Not Reported		
Hydrologic Unit:	Middle Potomac-Raritan-Magothy aquifer		
Confinement Status:	Confined		

Well Within 1/2 - 1 Mile of Target Property (Southern Quadrant)

Public Water Supply ID:	0802001	Permit Number:	31-02118
Well ID:	3102118	FIPS Code:	15010
X Coordinate:	308683.9375	Y Coordinate:	353834.75
PWS Name:	Deptford Twp MUA		
USGS 7.5' Quadrangle:	Woodbury NJ		
Geologic Formation:	Not Reported		
Hydrologic Unit:	Upper Potomac-Raritan-Magothy aquifer		
Confinement Status:	Confined		

Well Within 1 - 2 Miles of Target Property (Western Quadrant)

Public Water Supply ID:	0820001	Permit Number:	31-04567
Well ID:	3104567	FIPS Code:	15100
X Coordinate:	302998.71875	Y Coordinate:	354875.40625
PWS Name:	West Deptford Twp Water Dept		
USGS 7.5' Quadrangle:	Woodbury NJ		
Geologic Formation:	Not Reported		
Hydrologic Unit:	Upper Potomac-Raritan-Magothy aquifer		
Confinement Status:	Confined		

GEOCHECK VERSION 2.1

PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.

PWS SUMMARY:

PWS ID:	NJ0902001	PWS Status:	Active	Distance from TP:	0 - 1/8 Mile
Date Initiated:	June / 2077	Date Deactivated:	Not Reported	Dir relative to TP:	North
PWS Name:	DEPTFORD TWP MUA DEPTFORD TWP MUA PO BOX 6 DEPTFORD TWP, NJ 08096				

Addressee / Facility: System Owner/Responsible Party
 DEPTFORD TWP MUA
 P.O. BOX 5506
 DEPTFORD, NJ 08096

Facility Latitude:	39 47 08	Facility Longitude:	075 08 09
Facility Latitude:	39 47 42	Facility Longitude:	075 05 08
Facility Latitude:	39 48 10	Facility Longitude:	075 09 12
Facility Latitude:	39 48 43	Facility Longitude:	075 09 08
Facility Latitude:	39 48 58	Facility Longitude:	075 07 27
Facility Latitude:	39 50 00	Facility Longitude:	075 06 15
Facility Latitude:	39 51 14	Facility Longitude:	075 07 06
City Served:	DEPTFORD TWP		
Treatment Class:	Mixed (treated and untreated)	Population Served:	10,001 - 50,000 Persons

PWS currently has or has had major violation(s) or enforcement: Yes

Violations information not reported.

ENFORCEMENT INFORMATION:

System Name:	DEPTFORD TWP MUA		
Violation Type:	Monitoring, Regular		
Contaminant:	TTHM		
Compliance Period:	1998-07-01 - 1998-09-30	Analytical Value:	0000000.00000
Violation ID:	98047847	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	DEPTFORD TWP MUA		
Violation Type:	Monitoring, Regular		
Contaminant:	TTHM		
Compliance Period:	1998-07-01 - 1998-09-30	Analytical Value:	0000000.00000
Violation ID:	98047847	Enforcement ID:	98099869
Enforcement Date:	1998-11-30	Enf. Action:	State Formal NOV Issued
System Name:	DEPTFORD TWP MUA		
Violation Type:	Monitoring, Regular		
Contaminant:	TTHM		
Compliance Period:	1999-01-01 - 1999-03-31	Analytical Value:	0000000.00000
Violation ID:	9956418	Enforcement ID:	9903284
Enforcement Date:	1999-05-26	Enf. Action:	State Formal NOV Issued
System Name:	DEPTFORD TWP MUA		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	1993-01-01 - 2015-12-31	Analytical Value:	0000000.00000
Violation ID:	9327331	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported

EPA Waste Codes Addendum

Code	Description
D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
D018	BENZENE

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 02/04/00

Date Made Active at EDR: 03/15/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/07/00

Elapsed ASTM days: 37

Date of Last EDR Contact: 11/08/99

DELISTED NPL: NPL Deletions

Source: EPA

Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 11/08/99

Date Made Active at EDR: 03/15/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/07/00

Elapsed ASTM days: 37

Date of Last EDR Contact: 11/08/99

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/14/00

Date Made Active at EDR: 03/15/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/02/00

Elapsed ASTM days: 13

Date of Last EDR Contact: 11/29/99

CERCLIS-NFRAP: No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 02/14/00

Date Made Active at EDR: 03/15/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/02/00

Elapsed ASTM days: 13

Date of Last EDR Contact: 11/29/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/07/99

Date Made Active at EDR: 10/28/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/13/99

Elapsed ASTM days: 45

Date of Last EDR Contact: 12/13/99

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 12/22/99

Date Made Active at EDR: 03/23/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/07/00

Elapsed ASTM days: 76

Date of Last EDR Contact: 01/03/00

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 01/06/00

Date Made Active at EDR: 02/08/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/31/00

Elapsed ASTM days: 8

Date of Last EDR Contact: 11/01/99

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/97

Database Release Frequency: Biennially

Date of Last EDR Contact: 12/20/99

Date of Next Scheduled EDR Contact: 03/20/00

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies

Database Release Frequency: Varies

Date of Last EDR Contact: Varies

Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/31/99

Database Release Frequency: Annually

Date of Last EDR Contact: 01/10/00

Date of Next Scheduled EDR Contact: 04/10/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA

Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/13/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/12/00

Date of Next Scheduled EDR Contact: 04/10/00

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4526

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/99

Database Release Frequency: Annually

Date of Last EDR Contact: 10/28/99

Date of Next Scheduled EDR Contact: 01/24/00

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 6,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/29/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/10/00

Date of Next Scheduled EDR Contact: 04/10/00

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Date of Government Version: 08/01/98

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/03/00

Date of Next Scheduled EDR Contact: 04/03/00

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/24/99

Date of Next Scheduled EDR Contact: 02/21/00

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3936

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/22/97

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/09/99

Date of Next Scheduled EDR Contact: 02/14/00

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/13/99

Date of Next Scheduled EDR Contact: 03/13/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Water Dams: National Inventory of Dams

Source: Federal Emergency Management Agency

Telephone: 202-646-2801

National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

New Jersey Public-Community Water-Supply Wells

Source: New Jersey Department of Environmental Protection

Telephone: 609-292-5550

New Jersey Radon Tier Assignment Report

Source: Department of Environmental Protection

The DEP's tier system classifies municipalities as having high, moderate or low potential for indoor radon problems based on the percentage of homes with radon concentrations greater than or equal to 4 picocuries/liter (pCi/l).

APPENDIX B
ASBESTOS LABORATORY REPORT

EMSL Analytical, Inc.

107 Haddon Ave., Westmont, NJ 08108

EMSL

Attn: MIKE NICKERSON
ENSR
2005 Cabot Blvd., West
Langhorne, PA 19047

Fax: 215-757-3904

Phone: 215-757-4900

Project:

Customer ID FURG50

Customer PO:

Received: 04/05/00 9:40 AM

EMSL Order: 040005118

EMSL Project ID:

Polarized Light Microscopy (PLM) Performed by EPA 600/R-93/116 Method

Sample	Location	Appearance	Treatment	Asbestos		Non-Asbestos	
				% Type	% Fibrous	% Non-Fibrous	
AW-CLLI-1-1 040005118-0001		Brown Fibrous Homogeneous	Teased	None Detected	95% Cellulose	5% Non-fibrous (other)	
AW-FLVCT-2-1 TILE 040005118-0002		Brown Non-Fibrous Homogeneous	Dissolved	None Detected		100% Non-fibrous (other)	
AW-FLVCT-2-1 MASTIC 040005118-0014		Brown Non-Fibrous Homogeneous	Teased	None Detected		100% Non-fibrous (other)	
AW-FLVCT-2-2 TILE 040005118-0020		Tan Non-Fibrous Homogeneous	Dissolved	None Detected		100% Non-fibrous (other)	
AW-FLVCT-2-2 MASTIC 040005118-0015		Brown/Black Fibrous Heterogeneous	Teased	5% Chrysotile		95% Non-fibrous (other)	
AW-FLVCT-2-3 TILE 040005118-0024		Tan/White Non-Fibrous Homogeneous	Dissolved	None Detected		100% Non-fibrous (other)	
AW-FLVCT-2-3 MASTIC 040005118-0016				Not Analyzed			
AW-CLLI-3-1 040005118-0025		Brown/White Fibrous Heterogeneous	Teased	None Detected	55% Cellulose 5% Min. Wool	40% Non-fibrous (other)	
AW-CLLI-4-1 040005118-0026		Brown/White Fibrous Heterogeneous	Teased	None Detected	50% Cellulose 10% Min. Wool	40% Non-fibrous (other)	

Dave Poiras

Analyst

Stephen Siegel, CIH
or other approved signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. True negative PLM results cannot be guaranteed. Samples reported as <1% or none detected should be tested with either SEM or TEM. The above (all) report results only to the items tested. This report may only be reproduced in cert with written approval by EMSL. The above test must not be used by the client to claim product endorsement by EMSL or any agency of the United States Government. All EMSL reports with EMSL logo must contain at least one signature to be valid. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

EMSL Analytical, Inc.

107 Haddon Ave., Westmont NJ 08108



Attn: MIKE NICKERSON
ENSR
2005 Cabot Blvd., West
Langhorne, PA 19047

Fax: 215-757-3904

Project:

Phone: 215-757-4900

Customer ID FURG50

Customer PO.

Received: 04/05/00 9:40 AM

EMSL Order: 040005118

EMSL Project ID:

Polarized Light Microscopy (PLM) Performed by EPA 600/R-93/116 Method

Sample	Location	Appearance	Treatment	Asbestos		Non-Asbestos	
				% Type	%	Fibrous	% Non-Fibrous
AW-PI-5-1 040005118-0007		Brown/White Fibrous Homogeneous	Teased	20% Chrysotile	50%	Cellulose	20% Non-fibrous (other)
AW-PI-5-2 040005118-0008				Not Analyzed			
AW-PI-5-3 040005118-0009				Not Analyzed			
AW-CLLI-6-1 040005118-0010		Brown/White Fibrous Heterogeneous	Teased	None Detected	50%	Cellulose 10% Min. Wood	40% Non-fibrous (other)
AW-FLVCT-7-1 TILE 040005118-0011		Gray Non-Fibrous Homogeneous	Dissolved	None Detected			100% Non-fibrous (other)
AW-FLVCT-7-1 MASTIC 040005118-0017		Clear Non-Fibrous Homogeneous	Teased	None Detected			100% Non-fibrous (other)
AW-FLVCT-7-2 TILE 040005118-0012		Gray Non-Fibrous Homogeneous	Dissolved	None Detected			100% Non-fibrous (other)
AW-FLVCT-7-2 MASTIC 040005118-0018		Brown Non-Fibrous Homogeneous	Teased	None Detected			100% Non-fibrous (other)
AW-FLVCT-7-3 TILE 040005118-0013		Gray Non-Fibrous Homogeneous	Dissolved	None Detected			100% Non-fibrous (other)

Dave Poltras

Analyst

Stephen Siegel, CIH
or other approved signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. Samples reported as <1% or non-detected should be tested with either SEM or TEM. This notice is for reporting only in the home states. This report may only be reproduced in part with written approval by EMSL. This notice must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. All NVLAP reports with NVLAP logo must contain at least one signature to be valid. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

EMSL Analytical, Inc.

107 Haddon Ave., Westmont, NJ 08108



Attn: MIKE NICKERSON
ENSR
2005 Cabot Blvd., West
Langhorne, PA 19047

Fax: 215-757-3904

Phone: 215-757-4900

Project:

Customer ID FURG50

Customer PO:

Received: 04/05/00 9:40 AM

EMSL Order: 040005118

EMSL Project ID:

Polarized Light Microscopy (PLM) Performed by EPA 600/R-93/116 Method

Sample	Location	Appearance	Treatment	Asbestos	Non-Asbestos	
				% Type	% Fibrous	% Non-Fibrous
AW-FLVCT-7-3		Brown	Teased	None Detected		100% Non-fibrous (other)
MASTIC		Non-Fibrous				
040005118-0019		Homogeneous				

Dave Poiras

Analyst

Stephen Siegel, CIH
or other approved signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. Samples reported as <1% or non-detect should be tested with either SEM or TEM. The above test report relates only to the tests tested. This report may only be reproduced in part with written approval by EMSL. The above text must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. All "NVLAP" reports with NVLAP logo must contain at least one signature to be valid. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.



Analytical, Inc.

CHAIN OF CUSTODY

Asbestos

Revised, January 13, 2000

SAMPLE NUMBER	SAMPLE DESCRIPTION/LOCATION	VOLUME (If Applicable)
AW-CLL1-1-1		
AW-FLUCT-2-1		
-2		
-3		
AW-CLL1-3-1		
AW-CLL1-4-1		
AW-P1-5-1		
-2		
-3		
AW-CLL1-6-1		
AW-FLUCT-7-1		
-2		
-3		

* Stop at 1st positive



AL, Florence
(256) 767-1210
AK, Anchorage
(907) 561-5700
AK, Fairbanks
(907) 452-5700
CA, Alameda
(510) 748-6700
CA, Camarillo
(805) 388-3775
CA, Glendale
(818) 546-2090
CA, Irvine
(949) 752-0403
CA, Sacramento
(916) 362-7100
CO, Denver
(303) 446-8420
CO, Ft. Collins
(970) 493-8878
Ft. Collins Tox Lab
(970) 416-0916
CT, Stamford
(203) 323-6620
FL, Jacksonville
(904) 737-6040
GA, Norcross
(770) 209-7167
GA, Savannah
(912) 898-0015
IL, Warrenville
(630) 836-1700
LA, Lafayette
(318) 896-2430
ME, Portland
(207) 773-9501
MD, Columbia
(410) 884-9280

MA, Acton
(978) 635-9500
MA, Buzzards Bay
(508) 888-3900
MA, Northborough
(508) 393-8558
MA, Woods Hole
(508) 457-7900
MN, Minneapolis
(612) 924-0117
MO, St. Ann
(314) 428-8880
NJ, Piscataway
(732) 457-0500
NY, Albany
(518) 453-6444
NY, Metro Area
(914) 347-4990
NY, Rochester
(716) 381-2210
NY, Syracuse
(315) 432-0506
NC, Raleigh
(919) 571-0669
OH, Cincinnati
(513) 677-8583
OR, Portland
(503) 224-7338
PA, Langhorne
(215) 757-4900
PA, Philadelphia
(610) 834-7288
PA, Pittsburgh
(412) 261-2910
PR, Rio Piedras
(787) 753-9509
RI, Newport
(401) 848-0337

SC, Columbia
(803) 216-0003
TX, Austin
(972) 336-2426
TX, Dallas
(972) 960-6855
TX, Houston
(713) 520-9900
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Photo No. 1: View of stormwater discharge points in the undeveloped northern portion of the property. This area has been delineated as wetlands. View is to the south.

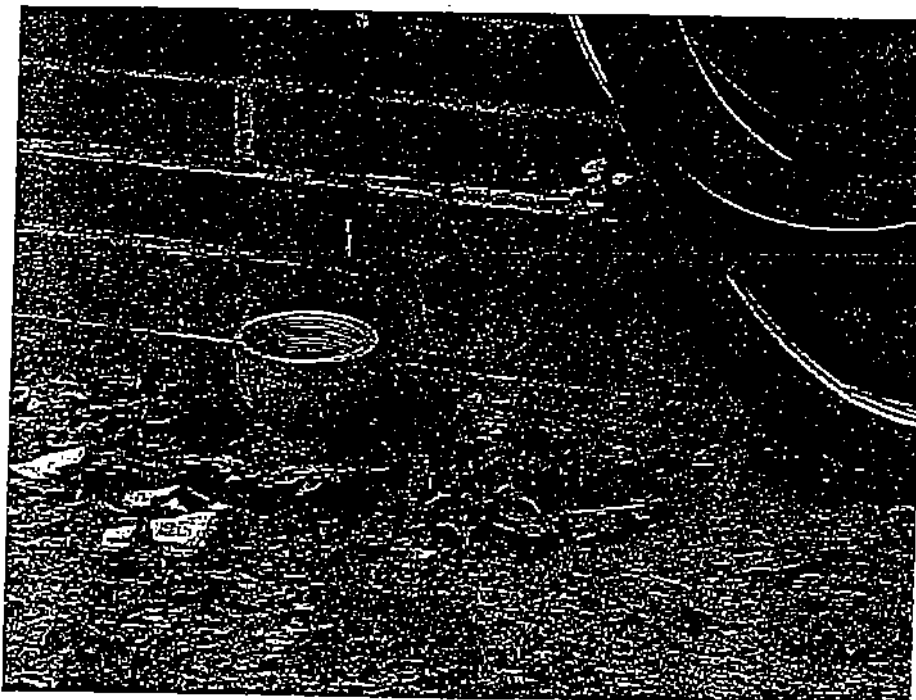


Photo No. 2: Suspect fill/vent line serving a former underground storage tank. This feature is located in the east side of the main building, near the entrance to the former boiler room.

APPENDIX E

***DEMAIO'S SOIL AND GROUNDWATER SAMPLING AND
ANALYSIS REPORT – DECEMBER 2002***

SOIL & GROUNDWATER SAMPLING & ANALYSIS

CHESTNUT AND ACADEMY AVENUES
WOODBURY HEIGHTS, NEW JERSEY

Prepared for

ALFRED A. GILBERT REALTORS
135 SOUTH 19TH STREET
PHILADELPHIA, PA
19103

Prepared by

DEMAIO'S, INC.
543 COLUMBIA ROAD
EGG HARBOR, NJ
08215

(609) 965-4094
7422 (FAX)
Ken Hamilton

December 27, 2002

**SOIL & GROUNDWATER SAMPLING AND ANALYSIS
CHESTNUT & ACADEMY AVENUES
WOODBURY HEIGHTS, NEW JERSEY**

SITE SUMMARY

I. SITE INFORMATION

Facility Location: Existing Warehouse & Distribution Facility
Chestnut and Academy Avenues
Woodbury Heights, Gloucester County
New Jersey

Prepared for: Alfred A. Gilbert Realtors
135 South 19th Street
Philadelphia, PA 19103

Contact Person: George V. DeMaio, President
DeMaio's Incorporated
543 Columbia Rd.
Egg Harbor City, NJ 08215

II. SITE INVESTIGATION

Five primary areas of concern, as identified by the client and shown on Drawing "D-1" of this report, were addressed during a limited site investigation performed by personnel from DeMaio's Incorporated (DeMaio's) on November 19, 2002. A total of eleven (11) borings were performed at the site. One groundwater sample was also extracted from each area of concern and forwarded for laboratory analysis.

Borings at all locations were advanced using a truck-mounted Geoprobe drilling rig. All borings were extended to groundwater, which was encountered consistently across the site at approximately 12' below grade. Soil at each location was continuously field screened using the NJDEP-approved method of soil agitation, whereby soil is introduced into water to determine if it emits a petroleum sheen. No soil screened in this manner, with the exception of "B-5" as noted below, emitted a sheen. Soil samples were retained at depths specified on the plan and forwarded for laboratory analysis for Total Petroleum Hydrocarbons (TPH) utilizing EPA Method 418.1.

All soil samples (except "B-5") revealed "Non Detect" TPH levels. Soil sample ("B-5") was collected from the base of a trench that was dug as part of a gas line installation on the day of our investigation.

Woodbury Heights (con't)

The backhoe digging the trench exposed what appeared to be abandoned fill/vent lines associated with the underground storage tank formerly in that area. Soil at the base of the trench (adjacent to the abandoned piping) exhibited a petroleum odor and emitted a sheen when introduced into clean water. The sample obtained from this area revealed a TPH level of 1870.00 parts per million (ppm), which is above acceptable NJDEP guidelines. The sample was further analyzed for Volatile Organic Compounds (VO+10). Analytical results revealed VO+10 levels that are "**Non Detect**" and, accordingly, within acceptable NJDEP guidelines.

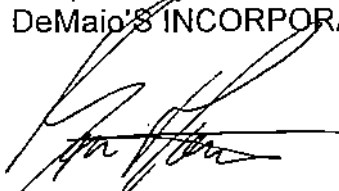
Five groundwater samples (one from each area of concern) were also collected. Visual and olfactory field screening of these samples revealed no obvious sheens or odors. Each sample was forwarded for VO+10 and Base Neutral (BN+15) laboratory analysis. Test results indicate that VOA+10 and BN+15 levels at all locations are within acceptable NJDEP guidelines.

All soil and groundwater collected and analyzed as part of this investigation revealed TPH, VOA+10 and BN+15 levels that are within acceptable NJDEP guidelines. However, please note that test results only provide information concerning conditions within each borehole at the locations selected for soil and groundwater sampling. Moreover, the laboratory test results will only provide information concerning conditions in the soil/groundwater at the time the borings are performed. Soil and groundwater conditions at other locations may vary and so, accordingly, DeMaio's Incorporated will assume no liability for any damages, losses, liabilities or costs that the Client may incur, for any reason, due to the fact that the levels of contaminants are different at any untested locations.

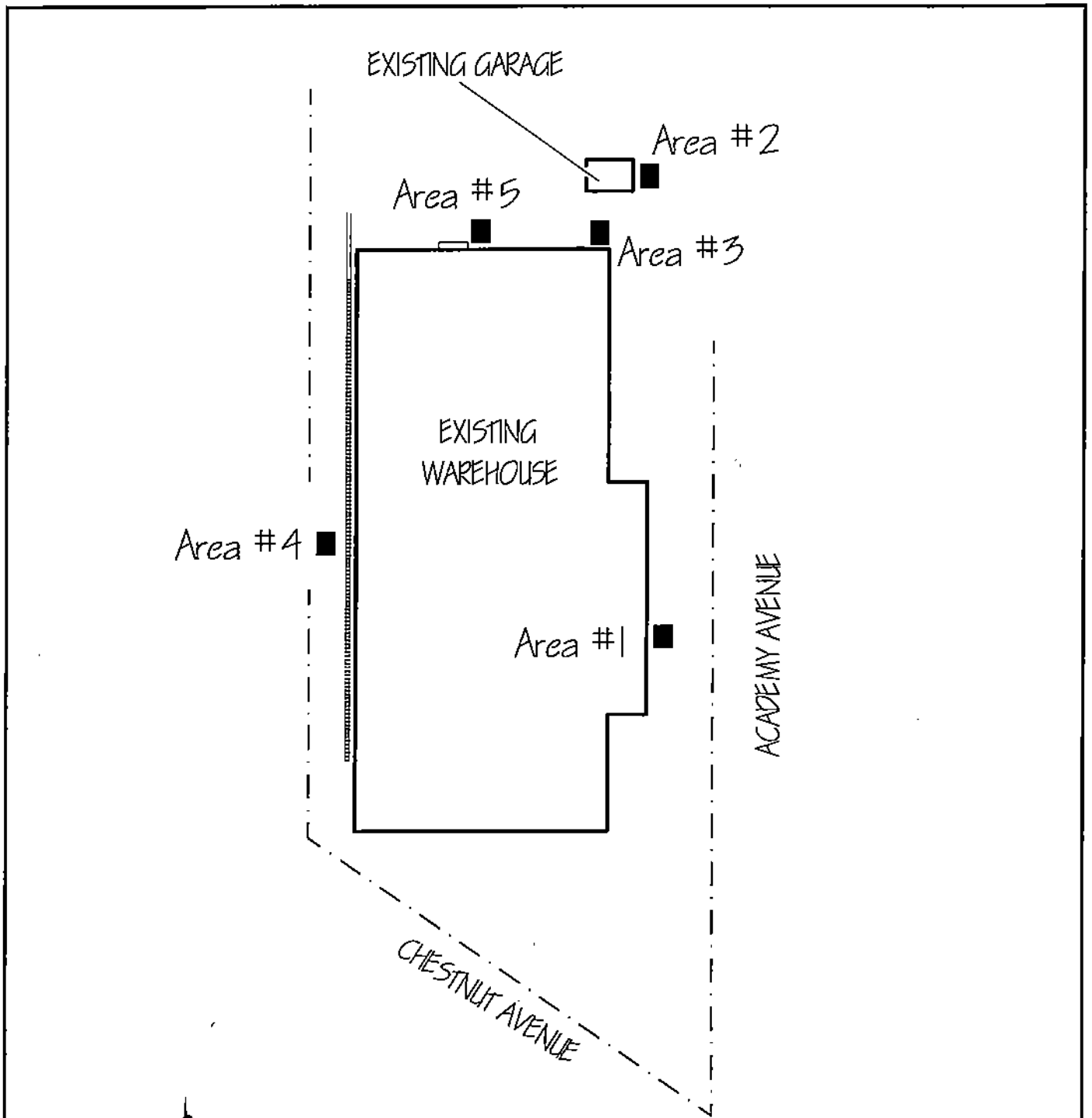
Please note that our investigation did not address other areas of concern noted in the "Recommendations" section of the Phase I Environmental Study prepared by the ENSR Corporation on April 19, 2000; specifically the drum storage area, floor drains or any other issues (including asbestos abatement) that are included in the ENSR report. Also, be advised that the sampling procedure is not consistent with NJDEP/BUST requirements. Data gathered during this investigation should therefore only be used for the client's information.


We trust this information is suitable for your use at this time. Please contact our office if you have any questions or comments regarding this matter.

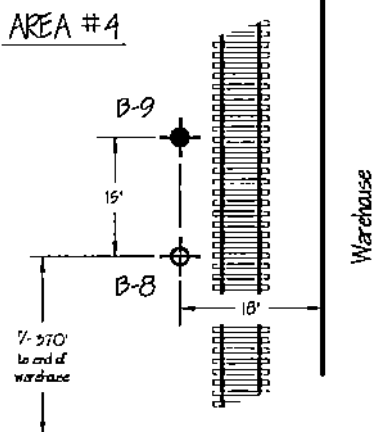
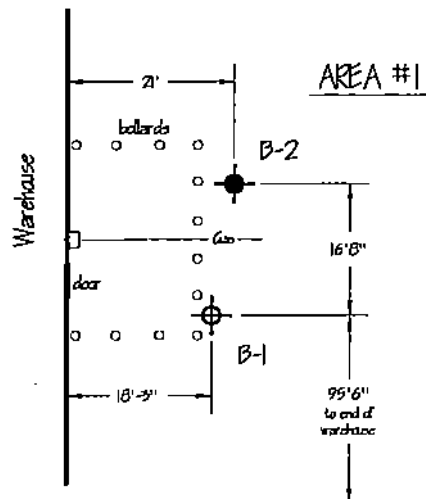
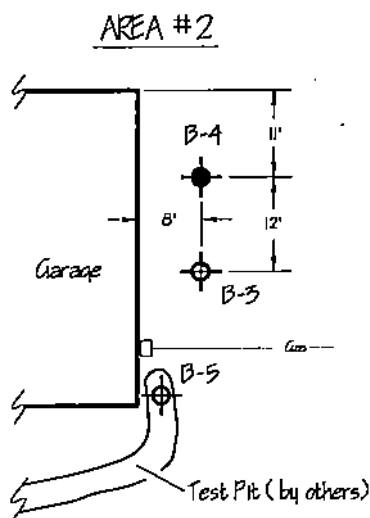
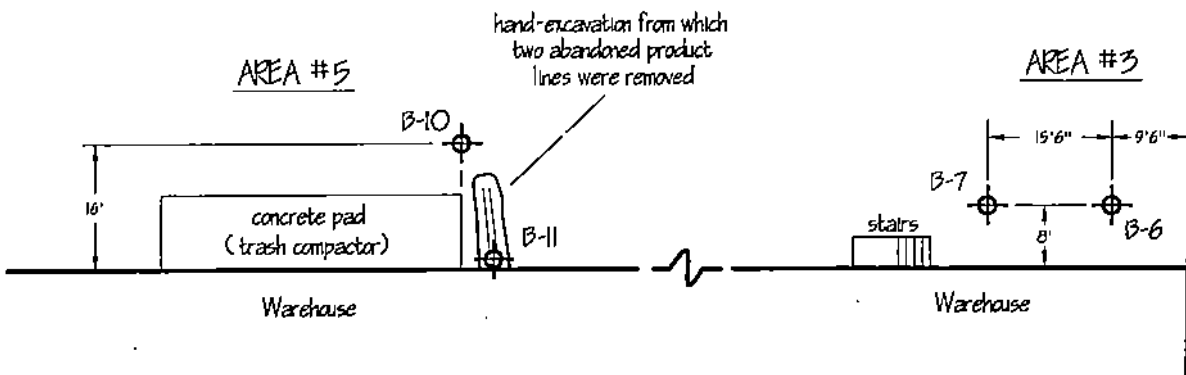
Respectfully submitted,
DeMaio's INCORPORATED



Ken Hamilton
Project Manager



 DeMaio's Inc.		543 COLUMBIA ROAD EGG HARBOR, NJ 08215 609 965-4094	
SCALE: Not to Scale	TITLE: Areas of Investigation		
DATE: 11/25/02			
DRAWN BY: KH	PROJECT: Chestnut & Academy Avenues		
CHECKED BY: GD	Woodbury Heights, New Jersey		
PROJECT NO: 02-254	D-1 SHEET NO.		



Soil Analytical Test Results (TPH)					
Sample	Depth	Results (ppm)	Sample	Depth	Results (ppm)
B-1	12'	Non Detect	B-7	12'	Non Detect
B-2	12'	Non Detect	B-8	12'	Non Detect
B-3	12'	Non Detect	B-9	24"	Non Detect
B-5	24"	1,870.00	B-10	12'	Non Detect
B-6	12'	Non Detect	B-11	12'	Non Detect

Note:

Groundwater samples extracted from locations B-2, B-4, B-6, B-8 and B-10.
Sample "B-5" also analyzed for VOA+ IO. Results are within NJDEP guidelines.



DeMaio's Inc. 543 COLUMBIA ROAD
EGG HARBOR, NJ 08215
609 965-4094

SCALE: Not to Scale

DATE: 11/25/02

DRAWN BY: KH

CHECKED BY: GD

PROJECT NO: 02-254

TITLE:

Sample Location Plans

PROJECT:

Chestnut & Academy Avenues
Woodbury Heights, New Jersey

D-2

SHEET NO: