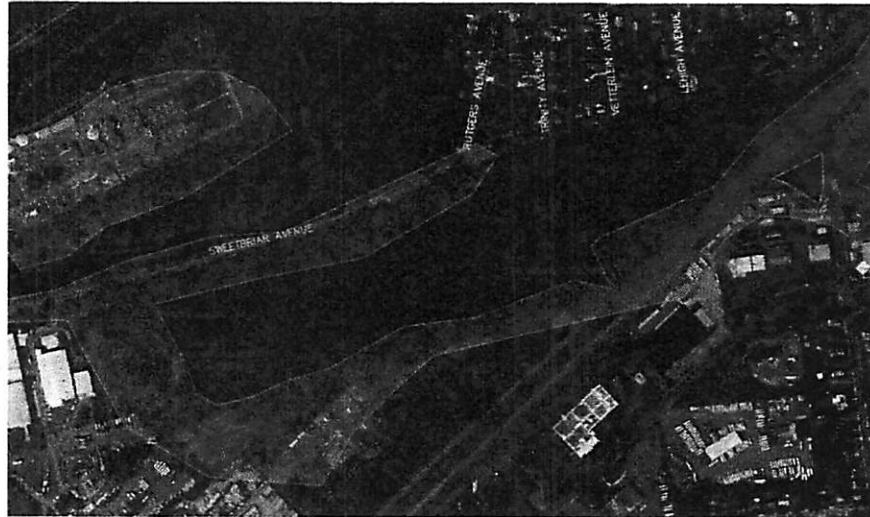


PHASE I ENVIRONMENTAL SITE ASSESSMENT/PRELIMINARY ASSESSMENT

Sweetbriar Avenue
Block 1581, Lot 27
Hamilton
Township, NJ



February 2016

TRC Project No: 249970-0000-0000

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TABLE OF CONTENTS

	Page No.
EXECUTIVE SUMMARY	1
1.0 INTRODUCTION.....	3
1.1 PURPOSE AND SCOPE OF SERVICES	3
1.2 ADDITIONAL SERVICES	4
1.3 DEVIATIONS TO ASTM E 1527-13 STANDARD	4
2.0 SITE DESCRIPTION.....	4
2.1 SITE LOCATION AND LEGAL DESCRIPTION.....	4
2.2 SITE IMPROVEMENTS	4
2.3 CURRENT AND HISTORICAL SITE USE	5
2.3.1 <i>Current Site Use(s)</i>	5
2.3.2 <i>Previous Owner and Operator Information</i>	5
2.4 PHYSICAL SETTING	5
3.0 USER PROVIDED INFORMATION.....	7
3.1 TITLE & JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS.....	7
3.2 SPECIALIZED KNOWLEDGE	7
3.3 PROPERTY VALUE REDUCTION ISSUES	7
3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION	7
3.5 REASON FOR CONDUCTING PHASE I.....	7
4.0 RECORDS REVIEW	8
4.1 HISTORICAL USE INFORMATION	8
4.1.1 <i>Site History</i>	8
4.1.2 <i>Adjoining Property History</i>	10
4.1.3 <i>Surrounding Property History</i>	10
4.2 DATABASE REPORT & ENVIRONMENTAL RECORD REVIEW	10
4.2.1 <i>Adjoining & Surrounding Property Record Review</i>	11
4.2.1.1 <i>Adjoining Properties</i>	11
4.2.1.2 <i>Surrounding Properties</i>	12
4.3 PREVIOUS REPORTS	17
4.4 OTHER ENVIRONMENTAL RECORD SOURCES	17
5.0 SITE RECONNAISSANCE.....	18
5.1 METHODOLOGY AND LIMITING CONDITIONS	18
5.2 INTERIOR AND EXTERIOR SITE OBSERVATIONS	18
5.2.1 <i>Hazardous Substances</i>	19
5.2.2 <i>Underground Storage Tanks</i>	19
5.2.3 <i>Aboveground Storage Tanks</i>	19
5.3 ADJOINING AND SURROUNDING PROPERTIES RECONNAISSANCE	19
5.3.1 <i>Adjoining Properties</i>	19
5.3.2 <i>Surrounding Properties</i>	20
6.0 INTERVIEWS.....	20

7.0	FINDINGS, OPINIONS AND CONCLUSIONS	21
7.1	RECs, CRECs AND AOC DESIGNATIONS	21
7.2	HRECs	21
7.3	<i>DE MINIMIS</i> CONDITIONS	23
7.4	DATA GAPS.....	23
7.5	OTHER NOTEWORTHY ISSUES	23
7.6	LIMITING CONDITIONS AND DEVIATIONS.....	23
	7.6.1 Accuracy and Completeness	23
	7.6.2 Warranties and Representations.....	24
	7.6.3 Continued Validity/User Reliance	24
	7.6.4 Significant Assumptions.....	24
8.0	REFERENCES.....	25
9.0	ADDITIONAL SERVICES	25

Tables

Table 2.1 - Site Improvements.....	4
Table 2.2 - Previous Owner and Operator Information	5
Table 4.1 - Site History.....	8
Table 4.2 - Historical Hazardous Substance Use.....	9
Table 4.3 - Adjoining Property History	10
Table 4.4 - Surrounding Property History	10
Table 5.1 - Interior and Exterior Site Observations.....	18
Table 5.2 - Current Site Hazardous Substances.....	19
Table 5.5 - Adjoining Properties Reconnaissance	20
Table 8.1 - References Information	25

Figures

Figure 1:	Site Location Map
Figure 2:	Site Layout Plan

Appendices

Appendix A:	Database Radius Report
Appendix B:	User Questionnaire(s)
Appendix C:	Historical Research Documentation
Appendix D:	Photograph Log
Appendix E:	Other reference information
Appendix F:	TRC Staff and Environmental Professional Qualifications/Resumes
Appendix G:	Environmental Professional Statement

EXECUTIVE SUMMARY

Subject to the qualifications and limitations stated in Section 1 of this report, TRC Environmental Corporation (TRC) was retained by Synnergy LLC (Synnergy) to perform a Phase I Environmental Site Assessment (ESA) of the property located at Block 1581 Lot 27 on Sweetbriar Avenue in Hamilton Township, Mercer County, New Jersey ("Site"). The Phase I ESA described in this report was performed in accordance with the scope and limitations of the American Society of Testing and Materials Practice E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13). Limiting conditions and/or deviations from the ASTM E 1527-13 standard are described in Sections 1.3 and 7.7 of this report.

The approximately 38.3-acre Site is currently vacant.

As a result of the Phase I ESA, including but not limited to our visual observation of the Site; review of historical information, environmental databases, and information provided by the User; interviews with current Site representative(s); and TRC's professional judgment, the following *recognized environmental conditions* (RECs) and/or *controlled recognized environmental conditions* (CRECs) associated with the Site, as defined by the ASTM E 1527-13 standard were identified:

Recognized Environmental Conditions (RECs)

REC-1/Potential Area of Concern-1: A site visit showed the presence of a dried black material located along the southern portion of the site. The visible material was approximately 10 cubic feet in size. The potential exists for this material to contain compounds identified as a regulated material or hazardous substance. . Further investigation of this condition is recommended.

REC-2/Potential Area of Concern-2: Historic Aerial Photographs of the site from 1953 and prior show a pond located along the southern edge of the site at the northern end of an un-named stream. The present day stream receives surface water flow from the adjacent railyard. This pond does not appear on later historical aerials and was not visible during the site visit. Because the pond received surface water drainage from the railyard and the backfill used to fill the pond is an unknown material there is a potential that the former pond contains compounds identified as a regulated material or hazardous substance. Further investigation of this condition is recommended.

Potential Area of Concern -3:

Based on observation of fill material within uprooted tree root balls, NJDEP Historic Fill Maps, and aerial photographic evidence it is likely that most or all of the Site contains historically emplaced fill material. Photographs of the soil/porcelain material and examples of potential Historic Fill are included. Further investigation of this condition is not recommended pending compliance with NJDEP remediation requirements for Historic Fill.

This Executive Summary is part of this complete report; any findings, opinions or conclusions in this Executive Summary are made in context with the complete report. TRC recommends that the User read the entire report for all supporting information related to findings, opinions and conclusions.

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1.0 INTRODUCTION

TRC Environmental Corporation (TRC) has prepared this Phase I Environmental Site Assessment (ESA)/Preliminary Assessment (PA) for Synnergy, LLC.

This report was prepared for and may be relied upon by Client for the purposes set forth herein; it may not be relied on by any party other than the Client and reliance may not be assigned without the express approval of TRC. Authorization for third party reliance on this report will be considered by TRC if requested by the Client. TRC reserves the right to deny reliance on this report by third parties.

1.1 Purpose and Scope of Services

The following Phase I ESA was performed for the property located at Block 1581, Lot 27 on Sweetbriar Avenue, Hamilton Township, Mercer County, New Jersey (hereinafter the "Site"). A Site location map is included as **Figure 1**. This Phase I ESA/PA has been prepared by TRC in accordance with both the American Society for Testing and Materials E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13) and New Jersey Department of Environmental Protection (NJDEP) *Technical Requirements for Site Remediation* Subchapter 3: Preliminary Assessment and Site Investigation (N.J.A.C. 7-26E-3.1 et seq) and is intended for the sole use of Synnergy, LLC (proposal dated December 17, 2015).

The purpose of this assessment is to identify *Recognized Environmental Conditions* (RECs) at the Site, as defined by the ASTM E 1527-13 standard and Areas of Concern (AOCs) as defined by N.J.A.C. 7-26E. The completion of this Phase I ESA/PA may be used to satisfy one of the requirements for the User to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), thereby constituting *all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial or customary practice* as defined by 42 U.S.C. §9601(35)(B) of CERCLA.

TRC understands that this assessment is not funded with a federal grant awarded under the United States Environmental Protection Agency (U.S. EPA) Brownfields Assessment and Characterization program.

The Scope of Services (Scope) for this Phase I ESA/PA included the following tasks:

- Site and vicinity reconnaissance;
- Site and vicinity description and physical setting;
- Historical source review and description of historical Site conditions;
- Interviews with owners, operators, and/or occupants of the Site, and/or local officials;
- Review of environmental databases and regulatory agency records;
- Review of previous environmental reports/documentation, as applicable;
- Review of environmental liens, if provided or authorized to obtain by the User; and

- Preparation of a report summarizing findings, opinions and conclusions.

1.2 Additional Services

Items outside the Scope of this report include, but are not limited to, the following:

- Asbestos-containing building materials
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality unrelated to *releases of hazardous substances or petroleum products* into the environment
- Biological agents
- Mold

No additional services were performed outside of the Scope.

1.3 Deviations to ASTM E 1527-13 Standard

Notwithstanding additions to either the ASTM E 1527-13 standard or, as listed in Sections 1.2 and 9, if applicable, no significant deviations or deletions to the ASTM standard were made during this Phase I ESA.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The approximately 38.3-acre Site is located at Sweetbriar Avenue, Hamilton Township, Mercer County, New Jersey, in a mixed rural, commercial, and industrial area. The Site is described by the Hamilton Township tax assessor as Block 1581, Lot 27, is zoned as vacant land, and is currently owned by Philip J. Vecere, Sr. A Site Location Map is included as **Figure 1**.

2.2 Site Improvements

Current on-site improvements are listed in the following table. A Site layout plan is included as **Figure 2**.

Table 2.1 - Site Improvements

Site Feature	Description
Buildings (stories)	No permanent structures are currently at the Site.
Construction date(s)	N/A
Exterior areas	Vegetated
On-site roads/rail lines	No on-site roads/rail lines

Table 2.1 - Site Improvements

Site Feature	Description
Other large equipment	N/A
Potable water supply	None
Sewage disposal system(s)	None
Heating/Cooling system fuel source(s)	None
Back-up fuel source(s)	None
Electricity supplier(s)	None
Storm water system	Drainage swale present in the center of the Site.

2.3 Current and Historical Site Use

2.3.1 Current Site Use(s)

The approximately 38.3-acre Site is currently vacant.

2.3.2 Previous Owner and Operator Information

Based on information provided by the User (Section 3), the historical record review (Section 4), and/or interviews conducted during this Phase I (Section 6), historical Site ownership and operator information is provided in the tables below.

Table 2.2 - Previous Owner and Operator Information

Site Owner	From	To
The Penn Central Corporation	?	1979
Philip J. Vecere	1979	1989
Philip J Vecere (subdivision)	1989	2007
Philip J. Vecere, Sr. (Deceased)	2007	2016

2.4 Physical Setting

According to the United States Geological Survey (USGS) topographic map, Trenton East, New Jersey quadrangle dated 2014 (**Figure 1**), the Site is located approximately 100 feet southeast of Whitehead Pond and is transected by Miry Run. An un-named tributary to Assunpink Creek that flows south to north also transects the western side of the Site. The Site topographic elevation is approximately 50 feet above mean sea level (MSL), and local topography is generally flat. The topographic downward slope observed at the Site during the Site reconnaissance is generally towards the aforementioned streams. Based on local topography the assumed direction of shallow ground water flow is toward these streams. However, a subsurface investigation would be required to determine actual ground water flow direction.

The database radius report supplied by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut was reviewed to obtain information regarding the dominant soil compositions in the Site vicinity. This information is summarized below:

Hydric Status:	Soil does not meet the requirements for a hydric soil.
Soil Surface Texture:	Loamy sand
Soil Component Name:	Galestown
Deeper Soil Types:	Loamy sand, fine sand

Other soil compositions on-Site include Udorthents (sand), Marsh (mucky loam), and Glassboro (sandy loam). Please refer to the Geospatial Physical Setting Source Summary of the EDR report presented in **Appendix A** for further information regarding the soil composition in the Site vicinity. According to EDR, a portion of the Site is located in a Federal Emergency Management Agency (FEMA) flood zone.

3.0 USER PROVIDED INFORMATION

According to the ASTM E 1527-13 standard, certain tasks that may help identify the presence of RECs associated with the Site are generally conducted by the Phase I ESA User. These tasks include: providing, or authorizing the *environmental professional* to obtain, recorded land title records for environmental liens or activity and land use limitations (AULs); providing specialized knowledge related to RECs at the Site (e.g., information about previous ownership or environmental litigation); providing commonly known or *reasonably ascertainable* information within the local community about the *property* that is material to RECs in connection with the *property*; and informing the *environmental professional* if, as believed by the User, the purchase price of the *property* is lower than the fair market value due to contamination. A list of requested information was included in TRC's signed proposal (see Section 1.1). Information provided by the User pursuant to that request is listed in Section 8.0

3.1 Title & Judicial Records for Environmental Liens or Activity and Use Limitations

In addition to reviewing the EDR report (discussed in Section 4.2), TRC obtained supplemental information regarding the Site from Philip J. Vecere, Jr. A complaint was filed by the Township of Hamilton against Philip J. Vecere in 2004, which stated that the a building on the property was unfit for human habitation based on "unsafe condition and abandoned building". Records from Priority Search Services, LLC (dated 7/23/2013) indicate that there are no environmental liens against the Site.

3.2 Specialized Knowledge

The User was not aware of specialized knowledge related to RECs at the Site.

3.3 Property Value Reduction Issues

The User was not aware of property valuation reduction issues regarding the Site.

3.4 Commonly Known or Reasonably Ascertainable Information

TRC was supplied with commonly known and/or reasonably ascertainable information regarding the Site by Philip Vecere, Jr and by use of the New Jersey Geo-Web and Transparency Center online services. This information was used during this Phase I ESA and has been incorporated in this report as applicable.

3.5 Reason for Conducting Phase I

It is TRC's understanding that the User requires a Phase I for due diligence related to the potential purchase of the property and subsequent construction of a solar power generation facility.

4.0 RECORDS REVIEW

4.1 Historical Use Information

Information regarding Site and vicinity historical uses was obtained from various publicly available and practically reviewable sources including:

- Aerial photographs (scale: 1" = 500') dated 1931, 1940, 1947, 1953, 1963, 1970, 1978, 1983, 1989, 1995, 2006, 2008, and 2010;
- Topographic maps dated 1888, 1893, 1906, 1907, 1918, 1947, 1952, 1954, 1957, 1970, 1981, 1995, and 2014;
- City directories dated 1973, 1978, 1983, 1988, 1992, 1995, 1999, 2003, 2008, and 2013;
- Local municipal records;
- Interview with Philip J Vecere, Jr, executor of the will of Philip J Vecere, Sr.;
- An environmental database report; and

Historical research documentation is included in **Appendix C**.

Historical Sanborn® Fire Insurance Maps (Sanborn Maps) were originally produced for assessing fire insurance liability in urban areas in the United States. The maps provide detailed information (i.e., building construction, facility occupants, storage tank locations, and hazardous material storage areas), which can be used as a resource to document land use and structural change over time. Research concerning the availability of Sanborn Maps in the vicinity of the Site was conducted by EDR; however, EDR stated that Sanborn Map coverage does not exist for the Site or nearby surrounding area. The absence of maps for a specific area may signify the area was not significantly developed at the time at which the maps were published.

4.1.1 Site History

Operational History

Table 4.1 - Site History

Year	Site History
1888 – 1906	The Site property appears to be undeveloped; no structures are present.
1906 – c. 1931	A small structure adjacent to Sweetbriar Avenue is visible on historical topographic maps from 1906 through 1918.
c. 1931 – c. 1940	Development on the north-central portion of the Site adjacent to the structure on Sweetbriar Avenue, represented by contrasting light rectangles can be seen on the 1931 aerial photograph. The development does not appear to cast a shadow and is therefore likely a grade feature such as a farm field. A large section of the southwest portion of the site is clear of vegetation and striations typical of large scale earth-moving operations are visible.

Table 4.1 - Site History

Year	Site History
c. 1940 – c. 1953	<p>A cleared field and a dirt road leading from Sweetbriar Avenue adjacent to the structure is visible on the 1940 aerial photograph. A small pit or pond is visible in the southwestern portion of the Site, adjacent to the southern border. Aerial photographs and topographic maps indicate that the pit/pond is connected to Whitehead Pond by a small un-named stream trending to the northern edge of the Site. The area of disturbed vegetation is still visible at the western side of the Site.</p> <p>Elevated water levels in Miry Run, Whitehead Pond, and the on-Site wetland areas are seen on the 1947 aerial photograph.</p>
1953 – 1979	<p>By 1953, a clearing south of the structure is visible on the aerial photograph. With the exception of the non-vegetated area and areas surrounding the house, the majority of the Site is vegetated. The aforementioned pit/pond is not visible on aerial photographs after 1963, although evidence of the small unnamed creek remains. The Site is sold by Penn Central Corporation to Philip J. Vecere in 1979</p>
1979 - 2007	<p>The Site remains vegetated with very few visible changes on aerial photographs. The Site, Block 1581, Lot 27 is transferred to Philip J Vecere, Sr. in 2007.</p>
2011-present	<p>Philip J. Vecere, Jr. is named the Executor of the Estate of Philip J Vecere, Sr. in 2011. Aerial photographs from 2014 indicate that the structure is no longer present at the property. Survey drawings indicate that only the building foundation remains.</p>

Hazardous Substances

Hazardous substances including raw materials; finished products and formulations; hazardous wastes; hazardous constituents and pollutants including intermediates and byproducts were not historically generated at the Site. One potentially hazardous material was observed during the Site reconnaissance visit.

Table 4.2 - Historical Hazardous Substance Use

Material Name	Approximate Former Quantity (gallons/lbs.)	Former Storage Containers
Unknown Black Material	50 lbs	No former storage containers observed.

4.1.2 Adjoining Property History

Table 4.3 - Adjoining Property History

Year	Adjoining Property History
North	Sweetbriar Avenue borders the Site to the north and has been present since at least the late 1880s. Beyond the road to the northwest is Whitehead Lake. Northeast of Sweetbriar Avenue was undeveloped until sometime between 1906 and 1947.
East	Railroad tracks have bordered the Site to the east since at least the 1880s.
South	The Site is bordered on the South by railroad tracks and undeveloped property.
West	The land to the southwest of the Site has been developed for railroad transport since at least 1906. The land directly adjacent to the west was largely undeveloped until the 1950s, when it was developed for industrial purposes.

4.1.3 Surrounding Property History

Table 4.4 - Surrounding Property History

Year	Surrounding Property History
North	Prior to 1931, this area was largely undeveloped; between 1940 to the present, this area has developed as residential neighborhoods.
East	From at least 1906 to the present, this area has consisted of light industrial and commercial development.
West	This area has been occupied by industrial development since at least the 1940s.
South	This area has been occupied by railroad and light industrial development from at least 1906 to the present.

4.2 Database Report & Environmental Record Review

A database search report that identifies properties listed on state and federal databases within the ASTM-required radii of the Site was obtained from EDR and is included in **Appendix A**.

The environmental database report identified 195 properties/listings including adjoining properties. These properties included those that could be mapped and those that could not (i.e., orphan properties). The Site was not listed in the database search report.

4.2.1 Adjoining & Surrounding Property Record Review

TRC evaluated the following factors to determine whether additional environmental records should be reviewed with respect to the potential for contaminant migration from the adjoining and surrounding properties:

- (1) Whether the property is up-gradient or down-gradient of the Site vis-à-vis **ground water migration** based on the local topography, and the assumed ground water depth and northern shallow ground water flow direction;
- (2) Whether the property is up-gradient or down-gradient of the Site vis-à-vis **vapor migration** based on readily available information pursuant to the ASTM E 1527-13 standard including soil and geological characteristics; contaminant characteristics; contaminated plume migration data; and significant conduits that might provide preferential pathways for vapor migration such as major utility corridors, sanitary sewers, storm sewers, and significant natural conduits such as Karst terrain (vapor migration may also be influenced by the age and design of infrastructure features associated with these conduits);
- (3) Property case status
- (4) Type of database and whether the presence of contamination is known; and
- (5) The distance between the listed property and the Site.

Based on this evaluation, TRC limited the review of additional environmental records to the properties listed below, since the potential for contamination to be migrating to the Site from the other properties identified by the database search is considered low.

4.2.1.1 Adjoining Properties

Adjoining property information included in the database search report is summarized in the following table(s):

Facility Name(s) and/or Listed Address(es)	PMP Composites Corp. 572 Whitehead Road
EDR Map No(s).	A3
Database(s)	NJ SHWS, NJ ENG CONTROLS, NJ Release
Description/ID No(s)	SHWS ID: 6482 PI: 025401
Database Review Summary	Several capped areas to mitigate soil impacted by metals, base neutrals and acids, and petroleum hydrocarbons. A release of heptane from an underground storage tank was reported in 1990. Incident status not reported.

Facility Name(s) and/or Listed Address(es)	Goodall Rubber Co. (Formerly PMP Composites Corp.) 572 Whitehead Road
EDR Map No(s).	A4, A6, A8
Database(s)	NJ UST, NJ ISRA, NJ BROWNFIELDS, CORRACTS, RCRA-TSDF, NJ Release, RCRA NonGen/NLR, GTTS, HIST FTTS, NY MANIFEST
Description/ID No(s)	PI: 25401 EPA ID: NJD002329449
Database Review Summary	In 1990, seven USTs and one UST was abandoned in place. This industrial facility handled hazardous materials. The Hamilton Transit Corporate Center is listed as a brownfield property with a pending application for development. Goodall Rubber formerly manufactured rubber and plastic shoe products and generated hazardous waste. Several incidents of illegal dumping were reported in 1990-1991, including a release of petroleum products and unknown liquids to Assumpink Creek. Impacted soil was discovered while removing a fuel oil UST in 1991. Site had undergone corrective action from 1986 until remediation was marked complete with a No Further Action Letter for the entire site issued in 2002.

Facility Name(s) and/or Listed Address(es)	J.P. Bud Company Warehouse 2600 E. State Street Ext., 2616 E. State Street Ext.
EDR Map No(s).	B9, D12
Database(s)	NJ SHWS, NJ BROWNFIELDS, NJ HIST HWS, NJ UST
Description/ID No(s)	SHWS ID: 20869 PI: 024561
Database Review Summary	Active SHWS site for potentially impacted groundwater contamination. UHOT removed in 1993.

Facility Name(s) and/or Listed Address(es)	General Sullivan Group Inc. (formerly Raritan Plated Metals) 2607 E. State Street ext.
EDR Map No(s).	D15, D16
Database(s)	NJ SHWS, NJ HIST HWS, NJ ENG CONTROLS, NJ BROWNFIELDS, NJ Release, NJ Financial Assurance, RCRA NonGen/NLR, NY MANIFEST
Description/ID No(s)	PI: G000001915
Database Review Summary	Listed as Active on SHWS database. Engineering controls to mitigate chromium (VI) impacted soils. Release of transformer oil containing PCBs in 1989. Generator/handler of hazardous wastes.

4.2.1.2 Surrounding Properties

Surrounding property information included in the database search report is summarized in the following table(s):

Facility Name(s) and/or Address(es)	Accurate Document Destruction Inc. 35 Industrial Drive Hamilton Township, NJ 08619
Approximate Location Relative to Site	0.115 miles SW
EDR Map No(s).	18
Database(s)	NJ SHWS, NJ INST CONTROL, NJ BROWNFIELDS, NJ ISRA
Description/ID No(s).	Site ID: 164447 PI: 004309
Presumed Hydrogeologic Setting	Up-gradient
Database Review Summary	Listed as active on SHWS database. Institutional controls to mitigate historic fill. Former W.R. Grace & Company site.

Facility Name(s) and/or Address(es)	Stryker Machine Products Co. 2560 East State Street Hamilton Township, NJ 08619
Approximate Location Relative to Site	0.118 miles ESE
EDR Map No(s).	D19, D20, D21
Database(s)	NJ ISRA, NJ SHWS, NJ HIST HWS, NJ UST, NJ INST CONTROL, NJ BROWNFIELDS, NJ Financial Assurance, RCRA NonGen/NLR
Description/ID No(s).	PI: 025763 Site ID: 6451
Presumed Hydrogeologic Setting	Up-gradient
Database Review Summary	Listed as active on SHWS database. Institutional control to mitigate PCE in groundwater. Two waste oil and one heating oil UST removed in 1987. Handler of hazardous materials.

Facility Name(s) and/or Address(es)	W.R. Grace & Co. / Conn. Grace Construction Products Div. / Roadway Express Inc. 15 Industrial Drive Hamilton Township, NJ 08609 (Roadway Express listed with zip code 08650)
Approximate Location Relative to Site	0.129 miles SSW
EDR Map No(s).	G29, G30, T79, T80
Database(s)	CERCLIS, ICIS, NJ HIST LUST, NJ UST, PRP, NJ BROWNFIELDS, RCRA NonGen/NLR, LEAD SMELTERS
Description/ID No(s).	CERCLIS Site ID: 0205935

Presumed Hydrogeologic Setting	Up-gradient
Database Review Summary	NFA letter issued for Historical LUST. W.R. Grace declared bankruptcy and is no longer onsite – EPA fund financed. Listed in Brownfields database. Site was formerly known as Zonolite facility and was utilized to make vermiculite-based products. Listed as a lead smelting site.

Facility Name(s) and/or Address(es)	Star Tours 2531 East State Street Ext. Hamilton, NJ
Approximate Location Relative to Site	0.149 miles SE
EDR Map No(s).	F32
Database(s)	NJ HIST LUST
Description/ID No(s).	Case ID: 91-08-13-1043
Presumed Hydrogeologic Setting	Up-gradient
Database Review Summary	Site has confirmed soil and groundwater contamination. Facility status: Assigned to a Program.

Facility Name(s) and/or Address(es)	Ewing-Lawrence Sewage Authority 600 Whitehead Road Lawrenceville, NJ
Approximate Location Relative to Site	0.188 miles W
EDR Map No(s).	L55, L56, M57, M58
Database(s)	NJ HIST LUST, RCRA-CESQG, NJ SHWS, NJ HIST HWS, NJ UST, NJ BROWNFIELDS, NJ NJEMS, NJ SPILLS, NJ Release, US AIRS, NY MANIFEST, NJ MANIFEST, PA MANIFEST, NJ NPDES
Description/ID No(s).	PI: 000292
Presumed Hydrogeologic Setting	Up-gradient
Database Review Summary	Sewage treatment facility has history of releases in violation of NPDES permit. Listed as Active remediation site in HIST SHWS database but listed as Closed in SHWS database. Generator of hazardous waste.

Facility Name(s) and/or Address(es)	Loefflers Gourmet Inc. 482 Whitehead Road Hamilton, NJ 08619
Approximate Location Relative to Site	0.198 miles WSW

EDR Map No(s).	N60
Database(s)	NJ INST CONTROL, NJ NJEMS
Description/ID No(s).	PI: 610224
Presumed Hydrogeologic Setting	Cross-gradient
Database Review Summary	Institutional controls to mitigate historic fill.

Facility Name(s) and/or Address(es)	Loefflers Gourmet Inc. / Spolem Provisions LLC 482 Whitehead Road Hamilton, NJ 08619
Approximate Location Relative to Site	0.198 miles WSW
EDR Map No(s).	N60
Database(s)	NJ INST CONTROL, NJ NJEMS, NJ SHWS, NJ LUST, NJ UST
Description/ID No(s).	PI: 610224
Presumed Hydrogeologic Setting	Cross-gradient
Database Review Summary	Institutional controls to mitigate historic fill. Site listed as Active in SHWS database. One UST removed in 2013.

Facility Name(s) and/or Address(es)	Doc's Trucking Inc. / Starr Transit 2531 East State Street Hamilton Township, NJ
Approximate Location Relative to Site	0.212 miles SE
EDR Map No(s).	P66
Database(s)	NJ SHWS, NJ Release, HIST HWS, NJ LUST, NJ UST, RCRA NonGen/NLR, NJ Financial Assurance, NJ NPDES
Description/ID No(s).	PI: 005525
Presumed Hydrogeologic Setting	Up-gradient
Database Review Summary	Site listed as Active in SHWS and HIST SHWS databases. Release of oil waste reported in 1995. Multiple USTs removed between 1991 and 1995. Starr Transit is a handler of hazardous waste.

Facility Name(s) and/or Address(es)	Riggins Trucking MVA Rt. 1 & Whitehead Road Lawrence Township, NJ 08648
Approximate Location Relative to Site	0.248 miles W
EDR Map No(s).	73
Database(s)	NJ SHQS, NJ NJEMS, FINDS
Description/ID No(s).	PI: 238219
Presumed Hydrogeologic Setting	
Database Review Summary	Listed as Active in SHWS database.

Facility Name(s) and/or Address(es)	Trap Rock Industries Inc. 2485 East State Street Ext. Hamilton Township, NJ 08618
Approximate Location Relative to Site	0.249 miles SSE
EDR Map No(s).	S76
Database(s)	NJ SHWS, NJ INST CONTROL, NJ SPILLS
Description/ID No(s).	PI: 257625
Presumed Hydrogeologic Setting	
Database Review Summary	Listed as Active in SHWS database. Institutional controls to mitigate aluminum, arsenic, iron, and manganese concentrations. One incident of a release of PCB-containing transformer oil in 1992.

Facility Name(s) and/or Address(es)	Trane CAC Inc. / The Trane Co. 2231 East State Street Hamilton, NJ 08619
Approximate Location Relative to Site	0.337 miles SSW
EDR Map No(s).	Y89, Y90
Database(s)	NJ SHWS, NJ HIST HWS, NJ BROWNFIELDS, NJ Financial Assurance, NJ NPDES, CERCLIS-NFRAP, CORRACTS, RCRA-TSDF, RCRA-LQG, RAATS, US AIRS, NY MANIFEST, NJ MANIFEST
Description/ID No(s).	PI: G000001904 EPA ID: NJD002357242

Presumed Hydrogeologic Setting	
Database Review Summary	Case listed as Active in SHWS and HIST HWS databases. NPDES permit to discharge stormwater to Assunpink Creek. Not on NPL. Generator and handler of hazardous waste. Facility has air permits

4.3 Previous Reports

TRC consulted environmental records available via the NJDEP online "Data Miner" service.

4.4 Other Environmental Record Sources

Per the ASTM standard, local or additional state records were reviewed to enhance and supplement the ASTM-required federal and state records reviewed and discussed earlier in this report. These additional records include state agency lists of: waste disposal facilities; brownfield properties; hazardous waste/contaminated facilities; registered storage tanks; records of emergency release reports; and records of contaminated public wells.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Mr. Thomas Wardrop conducted a Site reconnaissance of accessible areas on and around the Site on February 3, 2016 for the purpose of identifying potential RECs and AOCs. Photographs taken during the reconnaissance are provided in **Appendix D**. A Site layout plan is included as **Figure 2**.

During the Site reconnaissance, snowfall covered portions of the site. This condition did not impact the results of this Phase I ESA because Mr. Wardrop was able to navigate and evaluate the site in its entirety.

5.2 Interior and Exterior Site Observations

Unless otherwise noted, the items listed in the table below appeared in good condition with no visual evidence of staining, deterioration or a discharge of hazardous materials; and there are no records of a release in these areas. Items where further description is warranted are discussed in the section(s) following the table.

Table 5.1 - Interior and Exterior Site Observations

Item	Present (Current/ Historic/ No)	Description
Hazardous material storage or handling areas	No	(see Section 5.2.1)
Aboveground storage tanks (ASTs) and associated piping	No	
Underground storage tanks (USTs) and associated piping	No	
Drums & containers (≥ 5 gallons)	No	
Odors	No	
Pools of liquid, including surface water bodies and sumps (handling hazardous substances or substances likely to be hazardous only)	No	
Polychlorinated Biphenyls (PCBs) / Transformers	No	
Stains or corrosion	No	
Drains & sumps	No	
Pits, ponds & lagoons	No	
Stressed vegetation	No	
Historic fill or any other fill material	Yes	Historic fill is observable in uprooted trees.
Wastewater (including storm water or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the Site)	No	

Table 5.1 - Interior and Exterior Site Observations

Item	Present (Current/ Historic/ No)	Description
Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells)	No	
Septic systems or cesspools	No	

5.2.1 Hazardous Substances

Hazardous substances including: raw materials, finished products and formulations, hazardous wastes, hazardous constituents and pollutants including intermediates and byproducts that are currently present at the Site, and unidentified substance containers (when open or damaged, and containing unidentified substances suspected of being hazardous or petroleum products) are listed in the following table.

Table 5.2 - Current Site Hazardous Substances

Material Name	Approximate Quantity On-Site During Reconnaissance (gallons/lbs.)	Storage Containers & Conditions
Unidentified Black Substance	50 lbs	No container

5.2.2 Underground Storage Tanks

According to Site TRC observed visual evidence and an interview with Philip J Vecere Jr., there are no underground storage tanks (USTs) at the Site.

5.2.3 Aboveground Storage Tanks

According to Site TRC observed visual evidence and an interview with Philip J Vecere Jr., there are no aboveground storage tanks (ASTs) at the Site.

5.3 Adjoining and Surrounding Properties Reconnaissance

5.3.1 Adjoining Properties

During the Site reconnaissance, TRC viewed the adjoining properties from the Site and publicly accessible areas (e.g., public roadways, etc.).

Table 5.3 - Adjoining Properties Reconnaissance

Direction from Site	Current Land Use Description
North	The Site is Bordered to the north by Sweetbriar Ave. Beyond are residential houses.
East	Current land use is a railroad and right of way access strip. The property between the railroad and the Site is an abandoned American Standard facility.
South	Current land is undeveloped and bordered to the south by the railroad.
West	Current land use is industrial, containing several businesses and.

5.3.2 Surrounding Properties

Surrounding properties generally include mixed commercial and industrial applications. To the north are residential clusters. Other surrounding areas contain commercial businesses and industrial buildings.

6.0 INTERVIEWS

The Key Site Manager, Philip J Vecere, Jr. was interviewed to obtain historically and/or environmentally-pertinent information regarding RECs associated with the Site.

The information provided was as follows:

- The Site has no current use. The Site was originally intended to be used as a potential location for an alternate rail pathway, which was ultimately not constructed.
- An area where there is a large accumulation of soil mixed with broken porcelain toilets (See Section 7.1) was in place prior to the purchase of the property by Philip J Vecere. They were reportedly placed by American Standard Company.
- The chimney structure on-site is part of a residential building that burned down approximately 10 years ago.
- There are no utility lines present on the Site.
- There are not and never have been USTs, ASTs, or handling of regulated substances at the Site.

7.0 FINDINGS, OPINIONS AND CONCLUSIONS

TRC has performed a Phase I ESA/PA in conformance with the scope and limitations of ASTM E 1527-13 and N.J.A.C. 7-26E at the property located at Block 1581, Lot 27 on Sweetbriar Avenue in Hamilton Township, Mercer County, New Jersey (Site).

7.1 RECs, CRECs, and AOC Designations

This assessment has revealed the following RECs (including CRECs) and Potential Areas of Concern (PAOCs) in connection with the Site:

REC-1/AOC-1: Black Material

During the Site reconnaissance, TRC discovered the presence of an unidentified dried black material located along the southern portion of the site. Pictures of the material are attached as Photographs 16 and 17 in **Appendix D**. The visible portion of the material was approximately 10 cubic feet in size. Due to the unidentified nature of the material, it is the opinion of TRC that the potential exists for the material to contain compounds identified as a regulated material or hazardous substance.

REC-2/PAOC-2: Former Pond Location

Historic Aerial Photographs of the site from 1953 and prior show a large open pond located along the southern edge of the site at the end of the un-named stream. This pond does not appear on later historical aerials and was not visible during Site reconnaissance. The present day un-named stream originates from an underground culvert at the Site southern property line shared with the railroad. It is reasonable to assume the pond formerly accepted surface water flow from the railroad property. In addition, the pond was filled with material from an unknown source. The potential exists that the former pond contains compounds identified as a regulated material or hazardous substance.

PAOC-3: Site-Wide Historic Fill

Based on observation of fill material within uprooted tree root balls, the aforementioned soil/porcelain deposition area, NJDEP Historic Fill Maps, and aerial photographic evidence it is likely that most or all of the Site contains historically emplaced fill material. Photographs of the soil/porcelain material and examples of potential Historic Fill are shown in **Appendix D**.

It is the opinion of TRC that environmental conditions present at neighboring and adjacent properties (listed in Section 2.4.1), past or present, are not likely to environmentally impact the Site. After review of NJDEP records via the EDR report, NJDEP Data Miner, and personal knowledge of the TRC report signer (NJDEP Licensed Site Remediation Professional for one of the nearby NJDEP Site Remediation Program Sites - General Sullivan site on State Street) TRC has concluded that based on case status, location related to the site, and nature of the environmental issue, that none of the neighboring or adjacent properties would generate conditions at the Site sufficient to render them a REC.

Opinion Regarding Additional Investigation

It is TRC's opinion that remediation and/or subsurface investigations are necessary to address REC/PAOCs 1 and 2.

TRC recommends that the black material observed at REC/PAOC-1 be removed using an excavator or similar equipment. The excavation dimensions should include at least 6 inches of soil in each direction (including below) extending from the edge of the material in addition to the entirety of the material. The material should be disposed in accordance with applicable NJDEP regulations and post-excavation sampling should be performed in accordance to the NJDEP *Technical Requirements for Site Remediation*.

TRC recommends that a subsurface investigation be conducted at the former pond location (REC/PAOC-1). Soil borings should be performed in accordance to the NJDEP *Technical Requirements for Site Remediation*. This will require one soil boring with soil sample collection and analyses for every 900 square feet covered by the former pond. Soil borings should be field logged, screened with a PID, and advanced to the depth of native strata. Soil samples should be collected at any observation of environmental impact or from the six-inch interval immediately above the water table. The results of this investigation should be compared to applicable NJDEP Soil Remediation Standards.

It is the opinion of TRC that the site-wide historic fill (PAOC-3) will not require subsurface investigation, soil sampling, or analyses. Since 2012, NJDEP regulations have offered a streamlined process to achieve closure of SRP sites with Historic Fill. Rather than a delineation of the Historic Fill, an option that does still exist, the Responsible Party can declare that an entire Tax Lot is impacted by Historic Fill and close the Historic Fill concern with a Deed Notice and Soil Remedial Action Permit. This will result in a long term annual Remediation Permit Fee cost (currently \$165/year) and Biennial Certification costs of approximately \$3000 every two years. It should also be noted that once the presence of historic fill material is confirmed the investigator must either:

- 1) Assume that the ground water associated with Historic Fill material is contaminated above the applicable ground water remediation standards pursuant to N.J.A.C. 7:26D-2 and conduct a remedial investigation pursuant to N.J.A.C. 7:26E-4.7 (note that this option does not require chemical analysis of ground water); or
- 2) Collect ground water samples to document that the ground water associated with *Historic Fill* material is not contaminated above the ground water remediation standards pursuant to N.J.A.C. 7:26D-2.

If the ground water is deemed impacted by Historic Fill compounds, whether by assumption or actual analyses, a Classification Exception Area/Well Restriction Area (CEA/WRA) must be established by the Responsible Party. Once the CEA/WRA is established all associated responsibilities and costs are born by the NJDEP.

7.2 De Minimis Conditions

The site reconnaissance visit revealed evidence of site-wide illegal dumping of non-hazardous trash (ex. paper bags, aluminum cans, plastic bottles, etc.). Examples of these conditions are attached as photographs in **Appendix D**.

7.3 Data Gaps

TRC has made an appropriate inquiry into the commonly known and reasonably ascertainable resources concerning the historical ownership and use of the Site. TRC has not identified any significant data gaps.

7.3.1 Accuracy and Completeness

The ASTM E 1527-13 standard recognizes inherent limitations for Phase I ESA/PAs that apply to this report, including that No Phase I ESA/PA can wholly eliminate uncertainty and that a Phase I ESA/PA is not an exhaustive investigation.

The Client is advised that the Phase I ESA conducted at the Site is a limited inquiry into a property's environmental status, cannot wholly eliminate uncertainty, and is not an exhaustive assessment to discover every potential source of environmental liability at the Site. Therefore, TRC does not make a statement i) of warranty or guarantee, express or implied for any specific use; ii) that the Site is free of RECs or environmental impairment; iii) that the Site is "clean"; or iv) that impairments, if any, are limited to those that were discovered while TRC was performing the Phase I ESA/PA. This limiting statement is not meant to compromise the findings of this report; rather, it is meant as a statement of limitations within the ASTM standard and intended scope of this assessment. Subsurface conditions may differ from the conditions implied by surface observations, and can be evaluated more thoroughly through intrusive techniques that are beyond the scope of this assessment. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes.

This report presents TRC's site reconnaissance observations, findings, and conclusions as they existed at the time of the Site reconnaissance. TRC makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. TRC makes no guarantees as to the accuracy or completeness of information obtained from others during the course of this Phase I ESA report. It is possible that information exists beyond the scope of this assessment, or that information was not provided to TRC. Additional information subsequently provided, discovered, or produced may alter findings or conclusions made in this Phase I ESA report. TRC is under no obligation to update this report to reflect such subsequent information. The findings presented in this report are based upon reasonably ascertainable information and observed Site conditions at the time of the assessment.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not assessed. Regardless of the

findings stated in this report, TRC is not responsible for consequences or conditions arising from facts that were not fully disclosed to TRC during the assessment.

An independent data research company provided the government agency database referenced in this report. Information regarding surrounding area properties was requested for approximate minimum search distances and was assumed to be correct and complete unless obviously contradicted by TRC's observations or other credible referenced sources reviewed during the assessment.

TRC is not a professional title insurance or land surveyor firm and makes no guarantee, explicit or implied, that any land title records acquired or reviewed, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

7.3.2 Warranties and Representations

This report does not warrant against: (1) operations or conditions which were not evident from visual observations or historical information provided; (2) conditions which could only be determined by physical sampling or other intrusive investigation techniques; (3) locations other than the client-provided addresses and/or legal parcel description; or (4) information regarding off-site location(s) (with possible impact to the Site) not published in publicly available records.

7.3.3 Continued Validity/User Reliance

This report is presumed to be valid, in accordance with, and subject to, the limitations specified in the ASTM E 1527-13 standard, for a period of 180 days from completion, or until the Client obtains specific information that may materially alter a finding, opinion, or conclusion in this report, or until the Client is notified by TRC that it has obtained specific information that may materially alter a finding, opinion, or conclusion in this report. Additionally, pursuant to the ASTM E 1527-13 standard, this report is presumed valid if completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction.

7.3.4 Significant Assumptions

During this Phase I ESA, TRC relied on database information; interviews with Site representatives, regulatory officials, and other individuals having knowledge of Site operations; and information provided by the User as requested in our authorized Scope of Work. TRC has assumed that the information provided is true and accurate. Reliance on electronic database search reports is subject to the limitations set forth in those reports. TRC did not independently verify the information provided. TRC found no reason to question the validity of the information received unless explicitly noted elsewhere in this report. If other information is discovered and/or if previous reports exist that were not provided to TRC, our conclusions may not be valid.

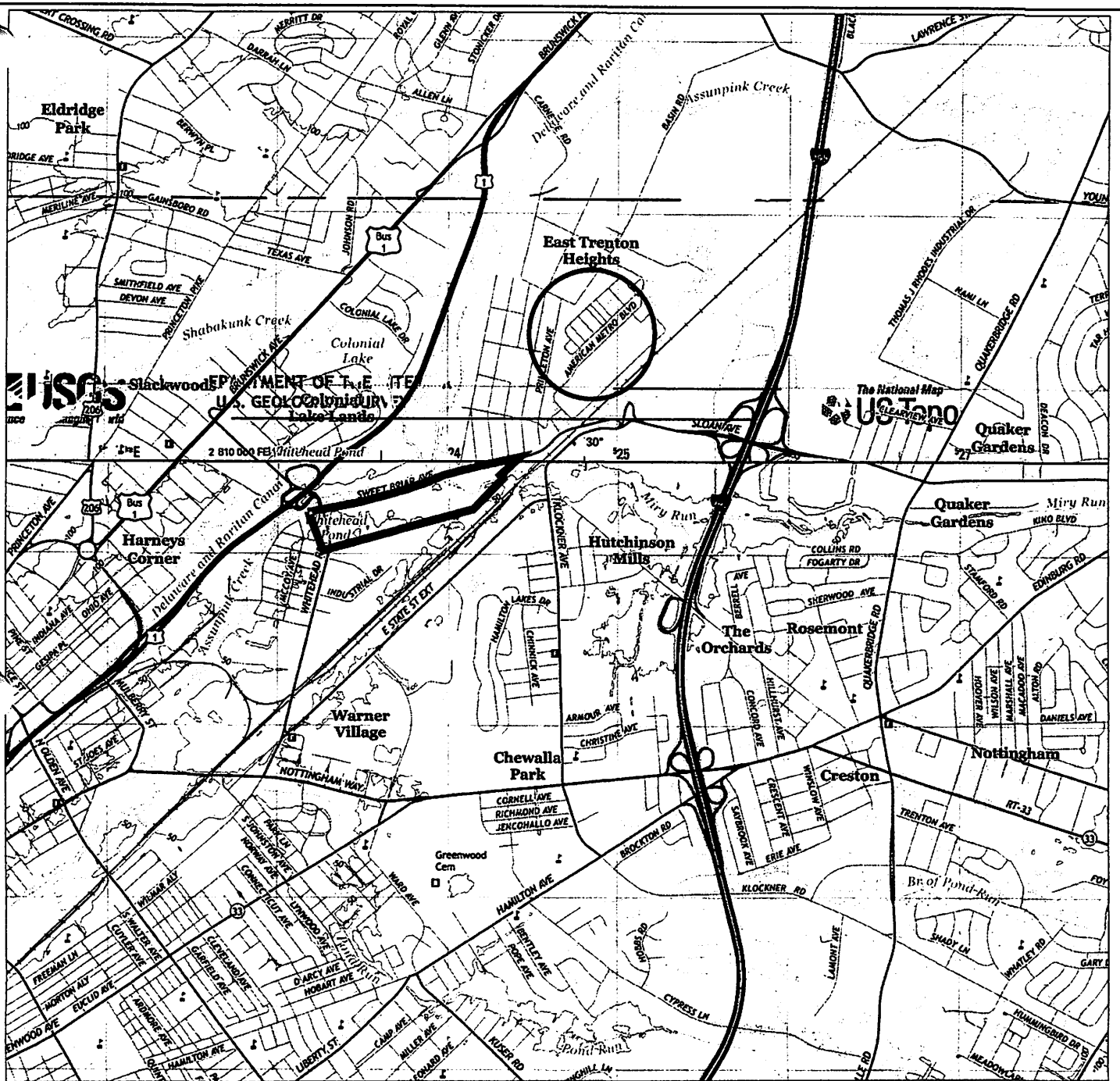
8.0 REFERENCES

Table 8.1 - References Information

Description/Title of Document(s) Received or Agency Contacted	Date Information Request Filled/Date of Agency Contact	Information Updated	Reference Source
State of New Jersey Transparency Center	2/17/2016	N/A	Property Tax Online Query
Environmental Data Resources	1/5/2016	1/5/2016	Standard Package (Radius Map Report, Sanborn Maps, Historical Aerials, Historical City Directories, and Historical Topographic Maps.
United States Geological Survey	1/12/2016	4/2014	7.5 Minute Series – Princeton, New Jersey and East Trenton, New Jersey Quadrangles
New Jersey Department of Environmental Protection	2/17/2016	N/A	Data Miner Online Service
Trenton Engineering Co, Inc.	N/A	8/31/2015	Plan Topographic Survey of Lot 27 Block 1528
Priority Search Services, LLC	N/A	7/24/2013	Foundation Title Insurance Company Title Summary
Foundation Title Insurance Company	N/A	7/18/2013	Policy Issue

9.0 ADDITIONAL SERVICES

No additional services were performed during this Phase I ESA/PA.



 SITE BOUNDARY

0 10,000 20,000
APPROXIMATE SCALE (FEET)



TRC ENVIRONMENTAL CORP.
1601 Market Street, Suite 2555
Philadelphia, PA 19103

SITE LOCATION MAP

SYNERGY
SWEETBRIAR AVENUE
HAMILTON, NEW JERSEY

JOB NUMBER: 249970




TW

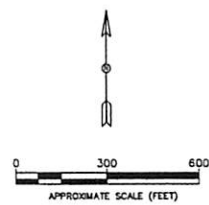
DATE: FEBRUARY 2016

FIGURE: 1



LEGEND

	SITE BOUNDARY
	HISTORIC FILL (BASED ON NJDEP "HISTORIC FILL OF THE TRENTON EAST QUADRANGLE", 2004)
	RECOGNIZED ENVIRONMENTAL CONCERN (REC)



TRC TRC ENVIRONMENTAL CORP.
1601 Market Street, Suite 2555
Philadelphia, PA 19103

SITE LAYOUT PLAN

SYNNERGY
SWEETBRIAR AVENUE
HAMILTON, NEW JERSEY

JOB NUMBER: 249970

TW	DATE: FEBRUARY 2016	FIGURE: 2
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APPENDIX A:
DATABASE RADIUS REPORT

APPENDIX B:
USER QUESTIONNAIRE(S)

PHASE I ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

Pursuant to the American Society for Testing and Materials E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13), in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The User should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

The "User" is defined in the ASTM E 1527-13 standard as *the party seeking to use Practice E 1527 to complete an environmental site assessment of the Site. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.*

Thank you for taking the time to complete this questionnaire. If you have any questions, please call Dave Carlson at 609-238-5886 e-mail dcarlson@trcsolutions.com.

Date: 2/10/16

User Name: Steven Durst

Company: Synnergy, LLC

Address: 2502 North Blue Bell Rd.

Franklinville, NJ 08322

Telephone No.: 215-669-7620

E-mail Address: stevendurst@mail.com

Signature: _____

Site Name & Address: Sweetbriar Avenue, Block 1581, Lot 27

Hamilton Township, NJ

Purpose of ASTM Phase I (potential purchase, potential sale, re-finance, update the environmental condition of the Site, Lease termination or initiation, etc.)

Assess Environmental Condition

- (1.) **Environmental cleanup liens that are filed or recorded against the Site (40 CFR 312.25)**
Did a search of recorded land title records (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the Site under federal, tribal, state or local law?

Yes
☐

No
☒

NOTE 1 — In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

- (2.) **Activity and land use limitations (AULs) that are in place on the Site or that have been filed or recorded against the Site (40 CFR 312.26(a)(1)(v) and (vi))**

Did a search of recorded land title records (or judicial records where appropriate, see Note 1 above) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded against the Site under federal, tribal, state or local law?

Yes

☐

No

☒

- (3.) **Specialized knowledge or experience of the person seeking to qualify for the *Landowner Liability Protection (LLP)* (40 CFR 312.28)**

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes

☐

No

☒

- (4.) **Relationship of the purchase price to the fair market value of the Site property (40 CFR 312.29)**

Does the purchase price being paid for the Site property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes

☒

No

☐

- (5.) ***Commonly known or reasonably ascertainable* information regarding the Site property (40 CFR 312.30)**

Are you aware of commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

(a.) Can you provide any information regarding the past uses of the Site?

Yes

☐

No

☒

(b.) Can you provide any information regarding specific chemicals that are present or once were present at the Site?

(c.) Can you provide any information regarding spills or other chemical releases that have occurred at the Site?

(d.) Can you provide any information regarding any environmental cleanups that have occurred at the Site?

- (6.) **The degree of obviousness of the presence or likely presence of contamination at the Site, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)**
Based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of releases at the Site?

Yes
☐

No
☒

(7.) **Proceedings Involving the Site**

Are you aware of: (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products at the Site?

Yes
☐

No
☒

(8.) **Questions Regarding Helpful Documents**

Are you aware of the presence of any of the documents listed below and, if so, whether copies can and will be provided to TRC within reasonable time and cost constraints?

- Environment site assessment reports

Yes
☐

No
☒

- Environment compliance audit reports

☐

☒

- Environmental permits (e.g., solid waste disposal permits; hazardous waste disposal permits; wastewater permits; National Pollutant Discharge Elimination System [NPDES] permits; or underground injection permits)

☐

☒

- Registrations for underground and aboveground storage tanks

☐

☒

- Registrations for underground injection systems

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☒

- Material Safety Data Sheets (MSDSs)

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- Community Right-To-Know plan(s)

☐

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- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.,

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- Reports regarding hydrogeologic conditions at the Site and surrounding area

☐

☒

- Notices or other correspondence from any government agency regarding current or previous violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site property

☐

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- Hazardous waste generator notices or reports

☐

☒

- Geotechnical studies

☐

☒

- Risk assessments

☐

☒

- Recorded AULs.

☐

☒

APPENDIX C:
HISTORICAL RESEARCH DOCUMENTATION

Synnergy LLC - Hamilton, NJ

Sweetbriar Avenue

Trenton, NJ 08619

Inquiry Number: 4505233.3

January 05, 2016

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

1/05/16

Site Name:

Synnergy LLC - Hamilton, NJ
Sweetbriar Avenue
Trenton, NJ 08619

Client Name:

TRC Environmental Corp.
41 Spring Street
New Providence, NJ 07974



EDR Inquiry # 4505233.3

Contact: Jillian Walsh

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by TRC Environmental Corp. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrmet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Synnergy LLC - Hamilton, NJ
Address: Sweetbriar Avenue
City, State, Zip: Trenton, NJ 08619
Cross Street:
P.O. # C249970.0000.0000
Project: Synnergy LLC - Hamilton, NJ
Certification # C38E-4F1C-98FA



Sanborn® Library search results
Certification # C38E-4F1C-98FA

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1886™

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Synnergy LLC - Hamilton, NJ
Sweetbriar Avenue
Trenton, NJ 08619

Inquiry Number: 4505233.4

January 05, 2016

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

01/05/16

Site Name:

Synnergy LLC - Hamilton, NJ

Sweetbriar Avenue

Trenton, NJ 08619

EDR Inquiry # 4505233.4

Client Name:

TRC Environmental Corp.

41 Spring Street

New Providence, NJ 07974

Contact: Jillian Walsh



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by TRC Environmental Corp. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

Site Name: Synnergy LLC - Hamilton, NJ

Address: Sweetbriar Avenue

City,State,Zip: Trenton, NJ 08619

P.O.# C249970.0000.0000

Project: Synnergy LLC - Hamilton, NJ

Latitude: 40.2482 40° 14' 54" North

Longitude: -74.7179 -74° 43' 4" West

UTM Zone: Zone 18 North

UTM X Meters: 523992.58

UTM Y Meters: 4455343.74

Elevation: 50.18' above sea level

Maps Provided:

2014	1906
1995	1893
1981	1888
1970	
1954, 1957	
1947, 1952	
1918	
1907	

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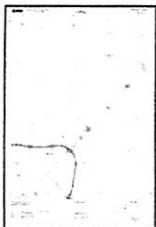
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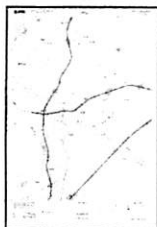
Topo Sheet Thumbnails

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2014 Source Sheets



Princeton
2014
7.5-minute, 24000



Trenton East
2014
7.5-minute, 24000

1995 Source Sheets



Princeton
1995
7.5-minute, 24000
Aerial Photo Revised 1995



Trenton East
1995
7.5-minute, 24000
Aerial Photo Revised 1995

1981 Source Sheets



Princeton
1981
7.5-minute, 24000
Photo Revised 1981
Aerial Photo Revised 1976



Trenton East
1981
7.5-minute, 24000
Photo Revised 1981
Aerial Photo Revised 1975

1970 Source Sheets



Princeton
1970
7.5-minute, 24000
Photo Revised 1970
Aerial Photo Revised 1970



Trenton East
1970
7.5-minute, 24000
Photo Revised 1970
Aerial Photo Revised 1970

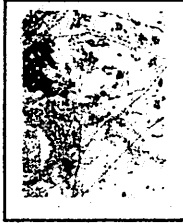
Topo Sheet Thumbnails

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1954, 1957 Source Sheets



Princeton
1954
7.5-minute, 24000
Aerial Photo Revised 1942

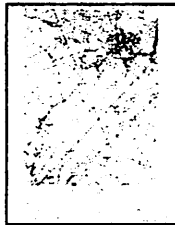


Trenton East
1957
7.5-minute, 24000
Aerial Photo Revised 1956

1947, 1952 Source Sheets



Trenton East
1947
7.5-minute, 24000
Aerial Photo Revised 1947



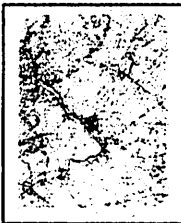
Princeton
1952
7.5-minute, 24000

1918 Source Sheets



Camp Dix
1918
15-minute, 62500
Edited 1904

1907 Source Sheets



Trenton
1907
30-minute, 125000
Edited 1905

Topo Sheet Thumbnails

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1906 Source Sheets



Bordentown
1906
15-minute, 62500
Edited 1904



Princeton
1906
15-minute, 62500
Edited 1904

1893 Source Sheets



Bordentown
1893
15-minute, 62500

1888 Source Sheets



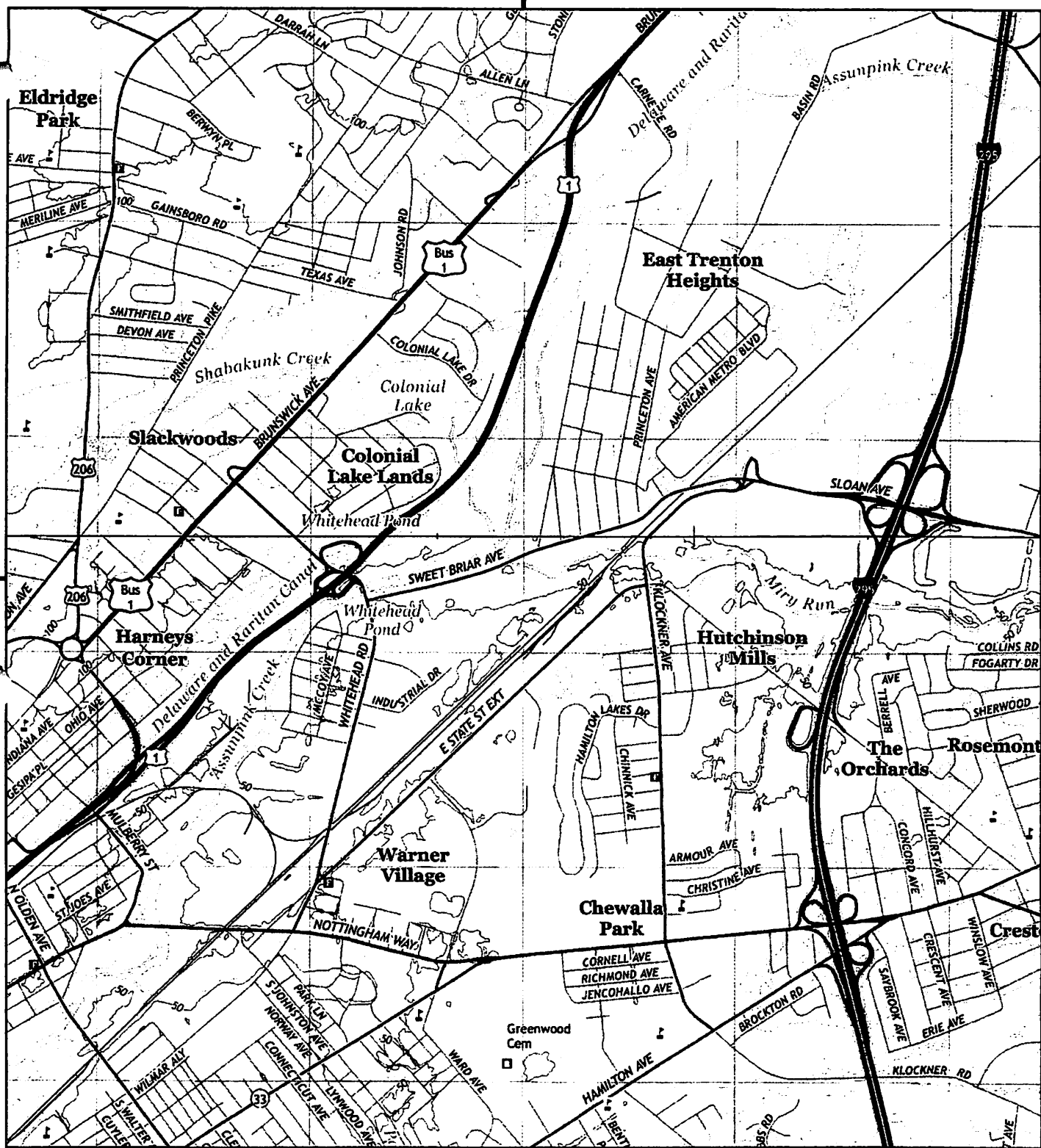
Bordentown
1888
15-minute, 62500



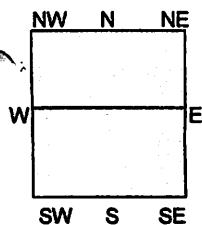
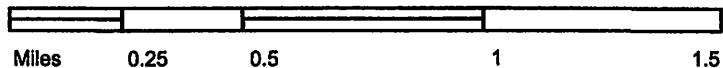
Princeton
1888
15-minute, 62500

Historical Topo Map

2014



This report includes information from the following map sheet(s).



TP, Trenton East, 2014, 7.5-minute

N, Princeton, 2014, 7.5-minute

SITE NAME: Synnergy LLC - Hamilton, NJ

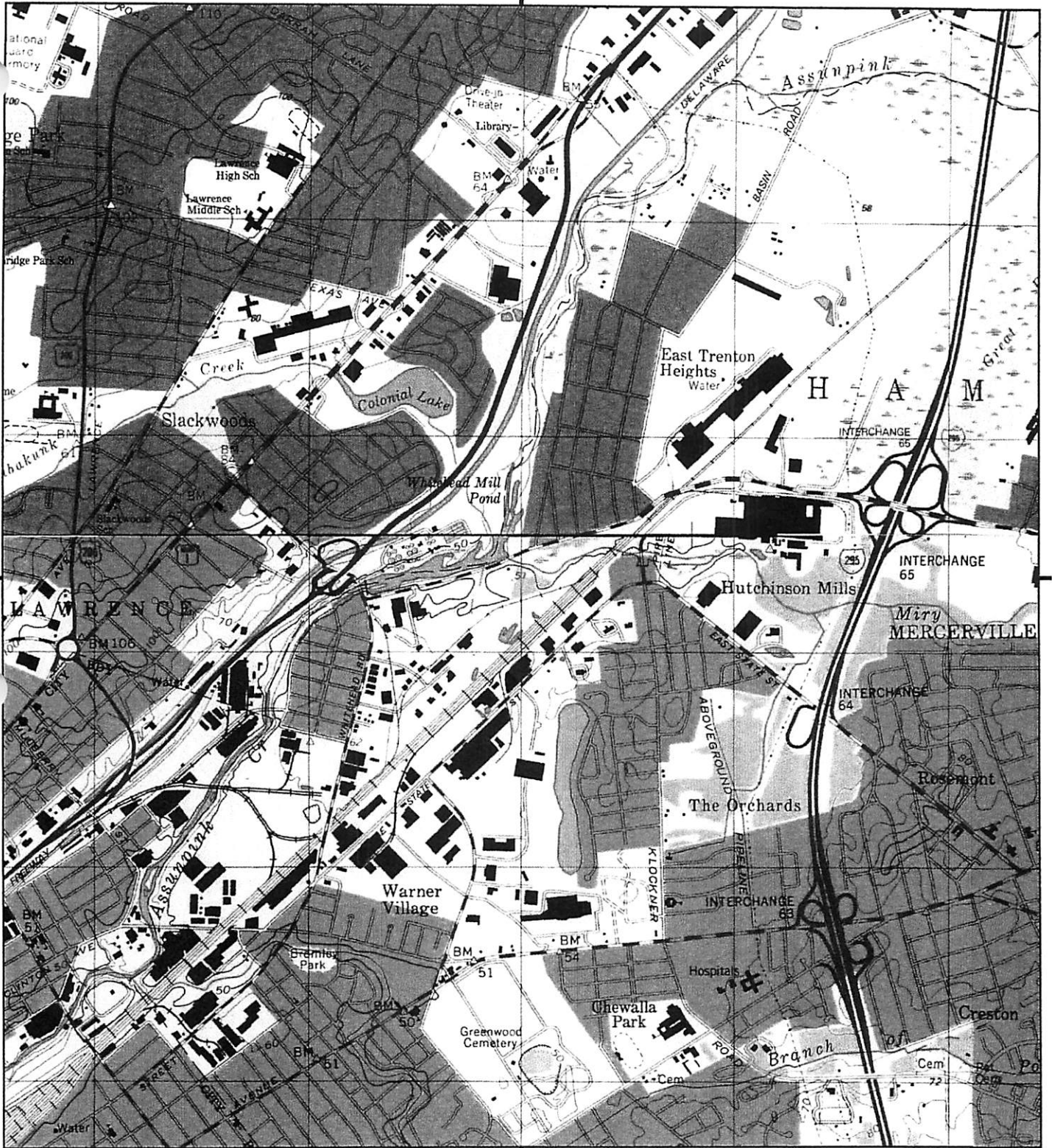
ADDRESS: Sweetbriar Avenue
Trenton, NJ 08619

CLIENT: TRC Environmental Corp.

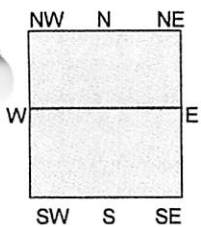
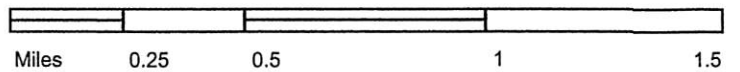


Historical Topo Map

1995



This report includes information from the following map sheet(s).



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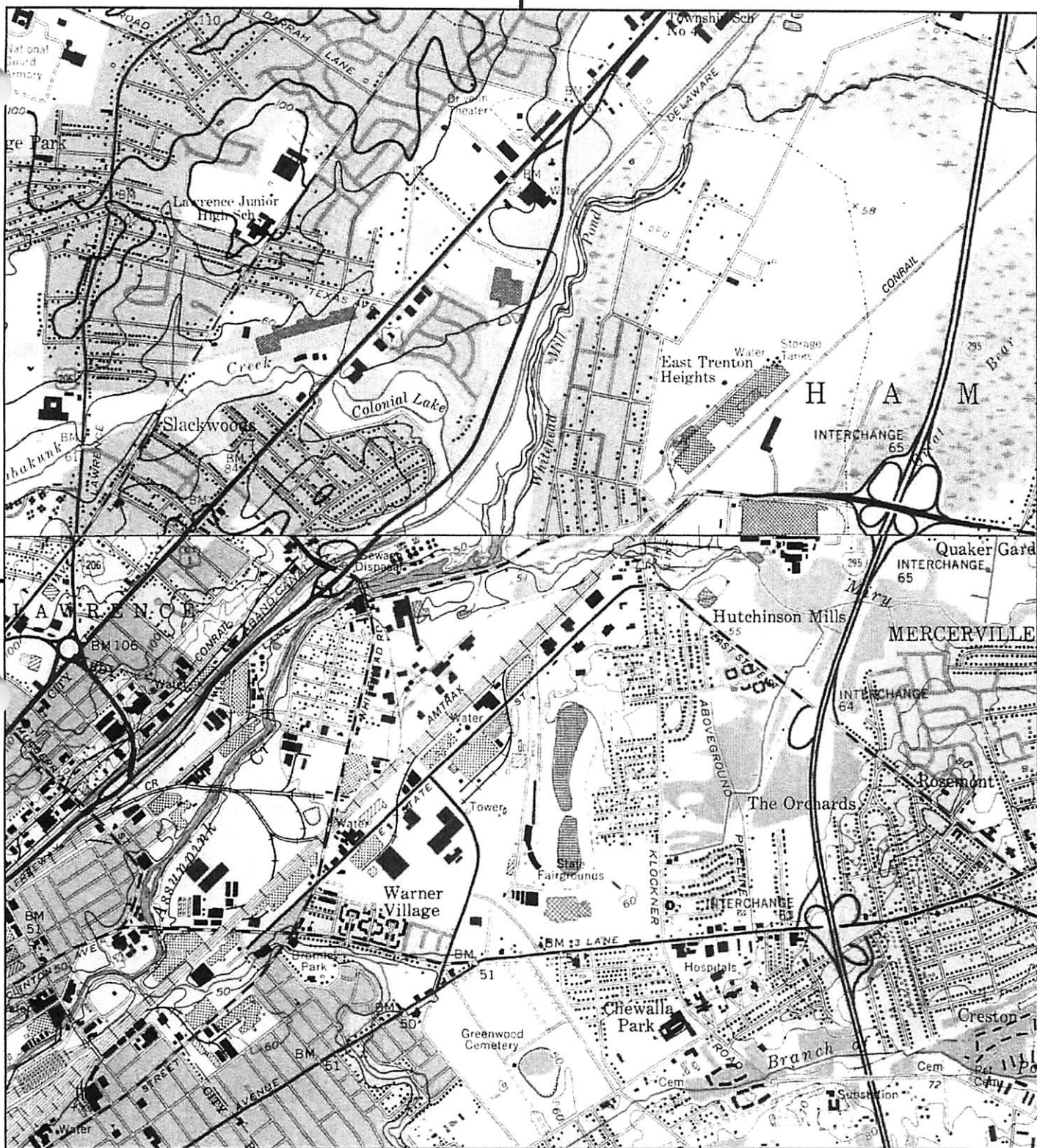
N, Princeton, 1995, 7.5-minute

SITE NAME: Synnergy LLC - Hamilton, NJ

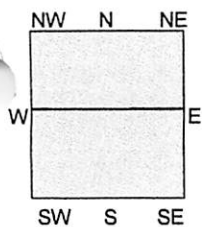
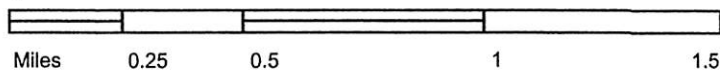
ADDRESS: Sweetbriar Avenue
Trenton, NJ 08619

CLIENT: TRC Environmental Corp.





This report includes information from the following map sheet(s).



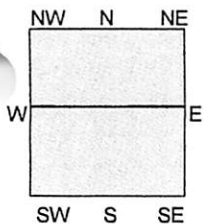
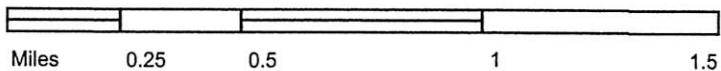
TP, Trenton East, 1981, 7.5-minute
N, Princeton, 1981, 7.5-minute

SITE NAME: Synnergy LLC - Hamilton, NJ
ADDRESS: Sweetbriar Avenue
Trenton, NJ 08619
CLIENT: TRC Environmental Corp.





This report includes information from the following map sheet(s).



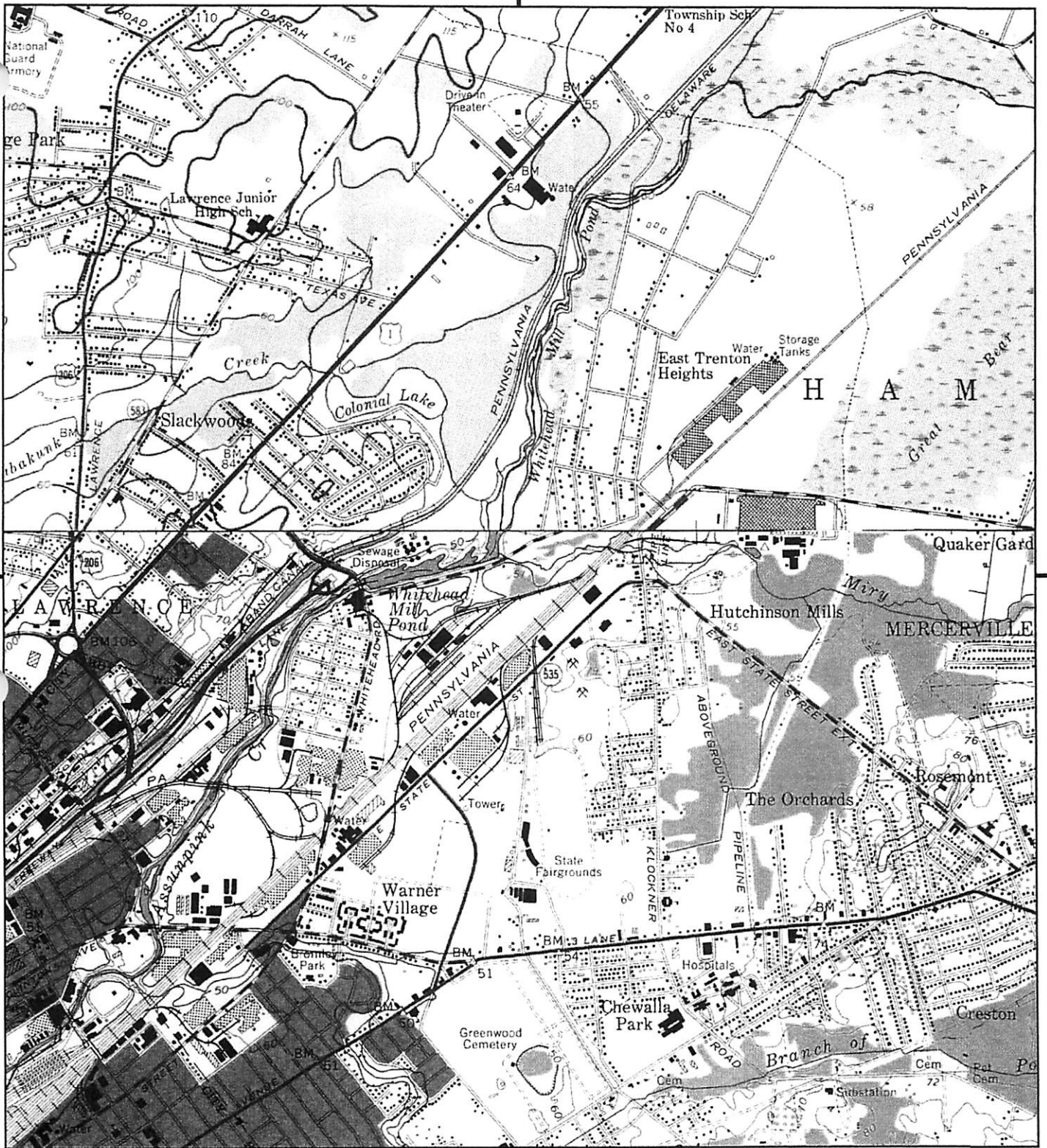
TP, Trenton East, 1970, 7.5-minute
N, Princeton, 1970, 7.5-minute

SITE NAME: Synnergy LLC - Hamilton, NJ
ADDRESS: Sweetbriar Avenue
Trenton, NJ 08619
CLIENT: TRC Environmental Corp.

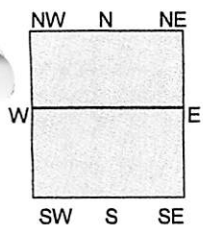
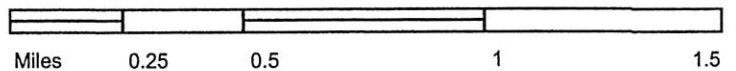


Historical Topo Map

1954, 1957



This report includes information from the following map sheet(s).



TP, Trenton East, 1957, 7.5-minute
N, Princeton, 1954, 7.5-minute

SITE NAME: Synnergy LLC - Hamilton, NJ
ADDRESS: Sweetbriar Avenue
Trenton, NJ 08619
CLIENT: TRC Environmental Corp.

