

# GNPATP, LLC. Environmental Services

September 20, 2021

1474 Prospect Street, LLC  
C/O Douglas Harris, Esq.  
17 Main Street, Suite 302  
Robbinsville, New Jersey 08691

Subject: Transaction Screen Evaluation & Phase II Environmental Testing Report for the Property Located at 38 Route 31 North, Block 46 Lot 12, Hopewell Township, Mercer County, New Jersey:

Dear Mr. Harris:

In accordance with our discussions on July 16, 2021, GNPATP, LLC conducted an environmental "Transaction Screen" for the above subject property. The purpose of the Transaction Screen is to determine the need to conduct a more thorough Phase I Environmental Site Assessment. In addition to an initial site survey, a request and search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The EDR report is designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

EDR was provided the legal Site specific information, address, and tax block and lot; and an EDR search was initiated. EDR was specifically requested to provide the EDR Radius Map Report with Geocheck (Appendix 1), the EDR Certified Sanborn Map Report (Appendix 2), and the EDR Aerial Photo Decade Package (Appendix 3).

As noted in the EDR Radius Map Report, the Site is listed under the name Pennington Point Properties, Inc., and Lovero Investment Company. Both listings fall within the Federal Finds, and NJDEP NJEMS systems, and involve NJDEP applications for freshwater wetlands interpretations; one application in September 2008, and one in August 2015. As noted in the attached EcolSciences, Inc. Figure 1: Wetlands Approximation dated June 27, 2008, no wetlands appear on the Site. Appendix 4 contains the Pennington Point Properties, Inc. EDR Site Report; the Lovero Investment Company, EDR Site Report; the NJDEP Land Use Permitting Report; and the EcolSciences, Inc. Figure 1: Wetlands Approximation.

Provided in Appendix 2, is the EDR Certified Sanborn Map Report; the search found the Site to be "Unmapped Property", fire insurance maps covering the target property were not found.

The EDR Aerial Photo Decade Package as provided in Appendix 3, shows the site from 1931 through the 2017 time period, and for all practical purposes as it currently is today. The significant feature in all these aerial photos is the fact that the Site Property has never been developed with physical

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structures. The Site does appear to have been farmed, as exhibited in some of the aerial photos by the evidence of furrows.

## **PHASE 2 ENVIRONMENTAL TESTING**

The only potential negative environmental concern identified in the “Transaction Screen” was the prior farming activities on the Site. Historically, pesticides and herbicides were extensively used in farming activities. Because of that possibility, environmental testing was recommended. GNPATP, LLC Environmental Services (GNPATP) conducted limited Phase 2 environmental testing at the subject Site location on Thursday, August 19, 2021. The testing was limited to those contaminants typical of pesticide and herbicide use, and therefore also included Target Analyte Metals (TAL Metals). Additionally it was suggested that at least one composite sample be collected, representative of the entire site, and subjected to a complete “waste class” (soil disposal) analysis. A ground water sample was also proposed, but could not be collected; refusal at approximately 6’ below grade elevation was encountered due to weathered rock being present.

The testing that was recommended was in response to the findings in the “Transaction Screen”, discussed above. Based on the farming Site history observed in the EDR Aerial Photo Decade Package, and because the Site Property is 12 acres in size, it was recommended that the Site be sampled at a frequency of one sample per acre; twelve (12) samples in total, and one additional “waste class” sample.

Sampling was conducted using a geoprobe drill rig and crew. Samples were collected in accordance with NJDEP protocols and procedures, and transported under a standard chain of custody (COC) record to Precision Testing Labs, Inc., NJDEP Certified #15005. A simple Site Plan is provided in Figure 1, Approximate Sampling Locations is provided in Figure 2. Sampling Results are provided in Appendix 5.

All 12 samples were initially analyzed for pesticides, herbicides, and TAL metals. The waste class sample was analyzed for EPH Category 1, volatile organics (VO), base neutrals (BNA), TAL Metals, PCB’s, Pesticides, RCRA, and Cyanide. Subsequently certain sample compounds were also analyzed for Synthetic Precipitation Leaching Procedure (SPLP), to be discussed below. Other than a very few compounds, which are discussed below, the sample results conformed to NJDEP Residential Direct Contact Soil Remediation Standards (RDCSR), the NJDEP Non-Residential Direct Contact Soil Remediation Standards (NRDCSR), and the NJDEP Impact To Ground Water Soil Screening Levels (IGWSSL).


First and foremost, none of the samples collected exhibited elevated levels of pesticides or herbicides. Most of the sample results were non-detected for their respective pesticide and herbicide compounds. The only pesticide compounds detected at all, but at extremely low levels and not in excess of any regulatory standards were DDD (4,4’), DDE (4,4’’) and DDT (4,4’); in most instances the result is an extremely low “J” value meaning it was estimated. On the metals side, all samples exhibited elevated Aluminum and Manganese results in excess of their respective IGWSSL’s. However, it must be noted that Aluminum and Manganese are secondary metal contaminants, and are considered ubiquitous in New Jersey soils. No further action is necessary for these metal compounds.

The laboratory was asked to perform Beryllium SPLP analyses for 11 of the 13 samples, to ascertain if the reported levels are truly of concern from an IGWSSL standpoint. Eleven of the 13 samples exceeded the IGWSSL of 0.70 ppm, the eleven that exceeded the 0.70 ppm standard, ranged from 0.75

- 1.02 ppm. Beryllium is naturally found in New Jersey soils. The SPLP is used with soil to estimate the site specific adsorption desorption potential of a contaminant, that may impact ground water. All eleven samples that exceeded the 0.70 ppm standard were SPLP analyzed, their results appear in Appendix 6. All 11 sample results were then plugged into the NJDEP calculation to determine if they passed or failed the NJDEP migration to ground water Beryllium standard of 20 ug/l. All eleven passed, with calculated values ranging from 0.24 to 0.96 ug/l, well below the 20 ug/l standard.

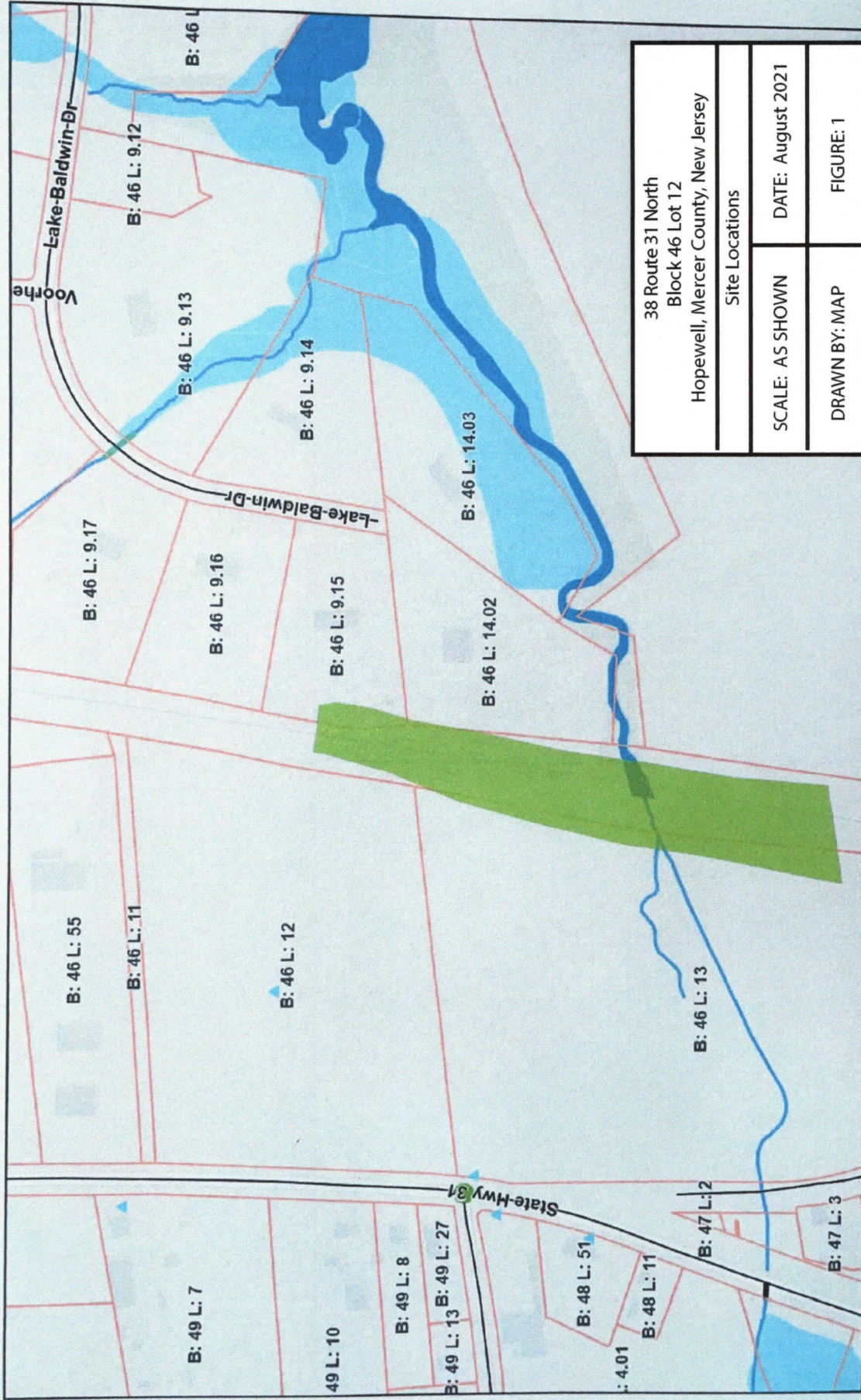
Should you have any questions or require any additional information, please contact me at (732) 673-6396.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gerard N. Pica", with a long horizontal flourish extending to the right.

Gerard N. Pica – Principal  
GNPATP, LLC Environmental Services

# NJ-GeoWeb

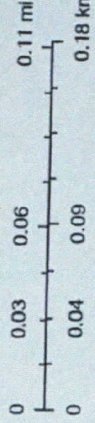


38 Route 31 North Block 46 Lot 12 Hopewell, Mercer County, New Jersey	
Site Locations	
SCALE: AS SHOWN	DATE: August 2021
DRAWN BY: MAP	FIGURE: 1

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- Water Bodies
- Wetlands (2012)
- County Boundaries
- Historic FE
- Historic Fill

1:4,514





38 Route 31 North Block 46 Lot 12 Hopewell, Mercer County, New Jersey	
Soil Sampling Locations	
SCALE: AS SHOWN	DATE: August 2021
DRAWN BY: MAP	FIGURE: 2