July 5, 2016

MBJ Associates LLC
c/o Robert L. Newman, Esq.
6000 Sagemore Drive, Suite 6301
Marlton, New Jersey 08053
(856) 355-2789

RE: PRELIMINARY ASSESSMENT/PHASE I ESA
1014 HADDONFIELD ROAD
BLOCK 148.01; LOT 12
CHERRY HILL, NEW JERSEY
PT PROJECT #12418-01

Dear Mr. Newman:

PT Consultants, Inc. (PT) is pleased to submit the attached Preliminary Assessment/Phase I Environmental Site Assessment for the property located at 1014 Haddonfield Road in Cherry Hill, Camden County, New Jersey.

Limitations:

The 50-year chain of title search could not be completed for the subject property. This is considered a limiting factor; however, since PT was able to determine historic use from the available historic records and aerial photograph review, these limitations should not impact the conclusions of this report.

Copies of the Industrial Directory Search report had not been received by PT at the writing of this report. If information is received that would result in an area of environmental concern or would impact the future use of the property, an amendment to the report will be issued.

PT submitted an information request for the subject property to the Cherry Hill Township Clerk's Office. At the time of writing, PT has not received response indicating that there are no records for the subject property. If records become available, an amendment to this report will be made.

Findings:

- NJDEP Case Files (AOC/REC-1): PT also submitted a written request to the New Jersey Department of Environmental Protection. PT received response indicating that Site Remediation Program files were held with the NJDEP offices under the subject property address. PT recommends performing a review of available files at the NJDEP to determine the nature of the records held and if additional work will be required.

- Floor Drains (AOC/REC-2): A floor drain was located in the front restroom. This drain is connected directly to the sanitary sewer system at the building. Upon inspection, no staining, odors, or other evidence of a release was observed within the vicinity of the drain. Based on no evidence of a release, PT recommends no further action for the floor drains.

- Storm water Collection System (AOC/REC-3): A storm water collection inlet was observed in the southeastern portion of the asphalt paved surface surrounding the building. The drain appeared to be utilized for the collection of surface run-off and storm water, which is then discharged into the municipal sewer system. Upon inspection, no staining, odors, or other evidence of a release was observed within the vicinity of this inlet. Based on no evidence of a release, PT recommends no further action for the storm water collection system.

- Utility Sink (AOC/REC-4): A utility sink was observed within the warehouse utilized portions of the site structure. The sink was utilized for mop washing purposes and is connected to the public sewer supply. PT noted the presence of rust and water staining within the sink; however, no evidence of a chemical or petroleum release was noted. Based on no evidence of a release, PT recommends no further action for the utility sink.

Non-ASTM Scope Items:

- PT completed an inspection for potential mold growth. No water damaged or mold impacted building materials were observed within the dwellings.

- Based on the age of the building, the potential for asbestos containing building materials to be present exists. If at any time during maintenance, renovation, or demolition activities suspect asbestos-containing materials are to be disturbed, the materials identified should be sampled for asbestos content.

- Based on the age of the building, the potential for lead based paint to be present exists. If at any time during maintenance, renovation, or demolition activities suspect lead painted surfaces are to be disturbed, the painted surfaces should be properly managed.

- Fluorescent lighting is present throughout the structure. Most fluorescent light fixtures have bulbs that contain mercury and ballasts that contain PCBs or other dielectric fluids that may.

PT appreciates this opportunity to be of service on this project. If you have any questions regarding this report please feel free to contact me at (856) 251-9980.

Sincerely,
PT Consultants, Inc.

Thomas J. Brady IV
President