

May 24, 2016

MBJ Associates LLC
c/o Robert L. Newman, Esq.
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(856) 355-2789

**RE: PRELIMINARY ASSESSMENT/PHASE I ESA
1200 WYNWOOD AVENUE &
1208 WYNWOOD AVENUE
CHERRY HILL, NEW JERSEY
PT PROJECT #12387-01**

Dear Mr. Newman:

PT Consultants, Inc. (PT) is pleased to submit the attached Preliminary Assessment/Phase I Environmental Site Assessment for the properties located at 1200 Wynwood Avenue and 1208 Wynwood Avenue in Cherry Hill, Camden County, New Jersey.

Limitations:

- ▶ The 50-year chain of title search could not be completed for the 1200 Wynwood Avenue 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.

Findings:

Based on the subject property inspection and document review, PT identified the following AOC/RECs:

- ▶ Aboveground Storage Tanks (AOC/REC-1): Three (3) ASTs were observed during the site inspection. Details and information related to said tanks are described as follows:
 - ▶ 1200 Wynwood Avenue: One (1) 275-gallon capacity heating oil AST was located within the crawlspace of the property at the time of the site inspection. The tank was not in use; however, PT noted the presence of staining along the base of the tank and a petroleum-like odor within the vicinity of the AST. The staining and odor areas appeared to be the result of tank overfilling.

According to information provided to PT, the AST was removed on May 2, 2016, by Moore's Tank Services of Pennsauken, NJ. The tank was pumped out, cut apart, cleaned, and disposed of. The oil lines were drained, fill and vent holes in the exterior walls were patched. The soils below the tank were field screened for impact. A post-removal soil sample was taken by hand auger from the soil below the bottom of the tank and sent to a lab for analysis of Extractable Petroleum Hydrocarbons (EPH).

Results of the lab analysis were 237 mg/kg, which are below the NJDEP current Residential and Non-Residential Soil Remediation Criteria values for heating oil related petroleum hydrocarbons of 5,100 mg/kg and 54,000 mg/kg, respectively. The samples are also below the NJDEP action level for EPH of 1,000 mg/kg. Therefore, the contingency analysis was not necessary. Based on these findings, no further investigation of the AST is warranted at this time.

- 1208 Wynwood Avenue: Two (2) heating oil ASTs were located on the subject property. One (1) within the crawlspace (this tank is not in service) and one (1) adjacent to the north side of the house. No evidence of potential petroleum impact was noted around either tank. Based on these findings, no further investigation of the ASTs is warranted at this time.
- ▶ Chemical Storage Areas (AOC/REC-2): Minimal quantities of paints, automobile related fluids, and various household-type cleaning products were observed within the garage associated with the 1200 Wynwood Avenue structure. Upon inspection, these materials were found to be stored upright, sealed and in their original containers with no staining or visual evidence of a release noted in the vicinity of such. Based on these findings, no further investigation of the chemical storage areas are warranted at this time.
- ▶ Sump Pumps (AOC/REC-3): Sump pumps were observed within the crawlspace of each dwelling. No staining, odors, or other evidence of a release was observed within the vicinity of the sump or associated piping. Based on findings of the site inspection, PT does not recommend any further investigation into the sump or associated piping at this time.

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.

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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