

Summary of Environmental Investigation Activities
One 8th Street, Frenchtown, New Jersey

Prepared by: Fennelly Environmental Associates, LLC
Date: April 12, 2018

Country Classics at Frenchtown LLC ("CC Frenchtown") acquired the parcel of land currently identified as Tax Block 3, Lot 1 and Block 10, Lot 1 on the official tax map of the Borough of Frenchtown, County of Hunterdon, State of New Jersey ("Property") as reflected by a Deed dated September 29, 2017. You have requested a summary of the status of remediation of environmental conditions associated with the Property, which is proposed for residential development to consist of a mix of for sale and rental units.

The Property was the home of the former Frenchtown Ceramics operations. Historic documents show that significant environmental investigation and remediation work was previously conducted at the Property, which was triggered under New Jersey Department of Environmental Protection (NJDEP) regulations pursuant to the Environmental Cleanup Responsibility Act (ECRA) and the Industrial Site Recovery Act (ISRA). Investigation and remediation activities were conducted by Waste Conversion, Inc. in various areas of the Property in the late 1980's and groundwater monitoring continued into the early 1990's. Based on these investigation and remediation activities, NJDEP issued No Further Action (NFA) letters for the Property on October 31, 1989 and April 27, 1995. The NFA letters closed ECRA Case # 84110 and ISRA Case # 92658/93113.

Additional investigation was completed by Frey Engineering from September 2008 through November 2008, and Environ International Corporation (Environ) in September 2009 at a leasehold portion of the Property operated by MV Laboratories. As a result of these investigations, NJDEP issued an NFA letter to close ISRA case # E20080278 for the leasehold portion of the Property operated by MV Laboratories.

CC Frenchtown has discovered, however, that environmental conditions associated with the prior historical use of the Property remain that require further investigation.

CC Frenchtown retained Fennelly Environmental Associates, LLC (FEA) to conduct environmental investigation activities at the Property and NJDEP Case # 18-03-02-1049-11 has been assigned to the Property site under Program Interest (PI) # 004862. Mr. Brian Fennelly of FEA is the Licensed Site Remediation Professional (LSRP) of record for this project. The investigation includes sampling to identify and delineate any areas of residual contamination remaining at the Property. To date, areas of soil and ground water contamination have been detected that are impacted with the following contaminants of concern: metals (arsenic, lead, nickel, silver, zinc, beryllium, mercury, cadmium, and barium); volatile organic compounds (benzene, trichloroethene, cis-1,2-dichloroethene, cis-1,3-dichloropropene); polycyclic aromatic hydrocarbons (PAHs), and petroleum hydrocarbons. Additional soil and ground water sampling is planned along with sampling concrete in building slabs and foundations and sub-slab soil gas sampling. FEA also completed a geophysical survey at the Property using ground penetrating radar (GPR) and magnetometry. Evidence of a former underground storage tank was discovered during this survey. No other buried objects of concern, such as drums, were detected.

Following completion of the investigation, FEA will prepare reporting documents including a Preliminary Assessment Report (PAR) and a Remedial Investigation Report (RIR) and will, as applicable, develop a Remedial Action Work Plan (RAWP) to properly address, in conjunction with the Property

redevelopment, any identified environmental conditions that require remediation in accordance with NJDEP requirements.



1 8th St
Frenchtown NJ 08825

June 28, 2018

To Whom It May Concern:

This letter is to certify that the J.C. Ehrlich Co., Inc. performed a pre-demolition rodent control service to the property located at 1 8th St, Frenchtown, NJ 08825, on June 25, 2018. If you have any questions please call our office at (908) 782-0545. Thank you.

Sincerely,

James Vincent
District Manager
J.C. Ehrlich Co., Inc.