

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**305-317 Pennsylvania Avenue
Block 7102, Lots 7 & 8
Paterson, New Jersey 07503**

VOLUME 1 OF 2

Submitted to:

**THE COUNTY OF PASSAIC
DEPARTMENT OF ECONOMIC DEVELOPMENT
BROWNFIELDS ASSESSMENT PROGRAM
930 Riverview Drive, Suite 250
Totowa, New Jersey 07512-1167**

Attention: Ms. Deborah Hoffman, Director

Prepared by:

**LAN Associates, Engineering, Planning, Architecture, Surveying, Inc.
445 Godwin Avenue
Midland Park, NJ 07432
(201) 447-6400 – TELEPHONE
(201) 447-1233 – FACSIMILE**

LAN Job #2.3842.03
November 4, 2008

LAN ASSOCIATES

TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>	<u>Page No.</u>
1.0	INTRODUCTION	1
1.1	PURPOSE.....	1
1.2	DETAILED SCOPE OF SERVICES.....	1
1.3	SIGNIFICANT ASSUMPTIONS, LIMITATIONS, EXCEPTIONS, TERMS & CONDITIONS.....	2
1.4	USER RELIANCE.....	3
2.0	SITE DESCRIPTION.....	3
2.1	SITE LOCATION & LEGAL DESCRIPTION.....	3
2.2	DESCRIPTION OF SITE, ADJOINING PROPERTIES & VICINITY.....	4
3.0	USER PROVIDED INFORMATION	4
4.0	RECORDS REVIEW	4
4.1	STANDARD ENVIRONMENTAL RECORD SOURCES.....	4
4.2	ONSITE CONCERNS.....	5
4.3	OFFSITE CONCERNS.....	6
4.4	ADDITIONAL ENVIRONMENTAL RECORD SOURCES.....	9
4.5	PHYSICAL SETTING SOURCES	9
4.6	HISTORICAL USE INFORMATION ON THE PROPERTY & ADJOINING PROPERTIES.....	9
5.0	SITE RECONNAISSANCE	11
6.0	INTERVIEWS.....	13
7.0	FINDINGS	14
8.0	OPINION	16
9.0	CONCLUSION	19
10.0	DEVIATIONS	19
11.0	REFERENCES.....	19
12.0	SIGNATURE OF ENVIRONMENTAL PROFESSIONAL.....	20
13.0	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS.....	20

LAN ASSOCIATES

LIST OF FIGURES

<u>Figure No.</u>	<u>Title</u>	<u>Tab No.</u>
1	CITY OF PATERSON TAX MAP	1
2	SITE LOCATION MAP	2
3A-G	SANBORN FIRE INSURANCE MAPS (1899-1994)	3
4A-H	HISTORIC AERIAL PHOTOGRAPHS (1930-2006).....	4

LIST OF APPENDICES

<u>Appendix</u>	<u>Title</u>	<u>Tab No.</u>
A	EDR DATABASE SEARCH REPORT	A
B	DATAMINER RECORDS	B
C	PATERSON BUILDING DEPARTMENT RECORDS.....	C
D	EDR CITY DIRECTORY ABSTRACT	D
E	CAPTIONED PHOTOGRAPHS	E
F	PRELIMINARY ASSESSMENT FORM.....	F

The information contained in this document is privileged and confidential information intended solely for the use of the client and their mortgage company. If the reader of this message is not the recipient, you are hereby notified that any dissemination, distribution, or copying of this document is strictly prohibited. If you have received this document in error, please notify us immediately by telephone so that we can arrange for the return of the original documents to us.

1.0 INTRODUCTION

1.1 Purpose

LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) has been retained by the Passaic County Department of Economic Development Brownfields Assessment Program to perform an investigation of the property located at 305-317 Pennsylvania Avenue in Paterson, Passaic County, New Jersey. The investigation consisted of a Phase I Environmental Site Evaluation. The report has been prepared in general conformance with the ASTM "Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process" (ASTM E 1527-05).

1.2 Detailed Scope of Services

The investigation included the following:

- A historic review of the ownership, use, and improvements made to the site.
- A review of available building, tax, zoning, planning, sewer, water, fire, environmental and other department records that have information on, or have an interest in, the property and neighboring sites.
- A review of physical setting sources, including USGS topographic maps.
- A review of the records and files of the New Jersey Department of Environmental Protection (NJDEP) in accordance with the ASTM standards for a government records review. Divisions or Bureaus within the Department include Hazardous Waste, Solid Waste, Air Quality, Water Quality, Underground Storage Tanks, and Enforcement.
- An investigation of the subject property and neighboring properties with regard to the United States Environmental Protection Agency's (USEPA) National Priority List

(NPL), Comprehensive Environmental Response Compensation and Liability Information System (CERCLA), Resource Conservation and Recovery Act (RCRA), Emergency Response Notification System (ERNS), institutional control registry, engineering control registry, as well as other available lists in accordance with the ASTM standards for government records review. The investigation also included a review of the NJDEP's databases in accordance with the ASTM standards for a government records review.

- A detailed inspection of the site and improvements, with particular attention to the possible presence of hazardous materials on site. Particular items of concern include past uses of the property, waste storage, or disposal areas, underground and aboveground tanks, transformers, etc. An inspection of surrounding properties and facilities was also performed to evaluate the environmental setting of the property.
- Interviews with available site owner(s), site manager(s), operator(s), and occupant(s) of the property.
- A review of available data on spills, releases, remediation, and sample results.
- An investigation as to whether past or present owners or tenants have stored, created, or discharged hazardous materials or waste, and a review of whether appropriate procedures, safeguards, permits, and notices are in place.
- An analysis of available Sanborn Maps or similar fire insurance maps and historical aerial photography to investigate previous site conditions, determine the construction or destruction of buildings, and the existence of ponds and disposal areas on the property over time.

Based on this work, this Phase I Report has been prepared, and includes a summary of information developed during the investigation to identify potential areas of concern, and recommend further actions.

1.3 Significant Assumptions, Limitations, Exceptions, Terms & Conditions

This assessment is based on observable, surficial evidence, as well as, information available in the public records. This assessment is intended solely as a guidance tool, the findings of which are subject to the limits of the investigative techniques employed. LAN has rendered an opinion as to the possible

environmental impacts to the site based upon accepted professional standards. This opinion will in no way represent a guarantee or warrant as to the potential liability associated with environmental conditions or impacts to the site.

LAN has undertaken this assignment using its best professional effort consistent with generally accepted environmental assessment practices. LAN evaluated information provided by regulatory agencies, site personnel, and other knowledgeable parties, and is in a position to verify its findings and observations made during this Phase I Environmental Assessment. LAN makes no guarantees as to the accuracy or completeness of the information supplied by the state, county, and/or municipal authorities. To the best of our knowledge, the information contained herein represents a good faith attempt in all appropriate inquiry.

The findings presented in the report are based upon the site conditions and information made available at the time of our investigation. Additional data, subsequently provided, may alter any findings or conclusions made in the assessment report. This report is subject to the limitations of the scope of services, and time and budget, as prescribed by our agreement.

This report describes the Phase I Investigation. It has been designed to investigate the environmental setting of the property and presence of hazardous substances, identify areas of environmental concern, and investigate former site uses by review of available historical data.

1.4 User Reliance

LAN acknowledges that the client may rely on the contents of this report, subject to the report's technical limitations and to the extent of our Professional Liability/Errors and Omissions insurance coverage (E&O).

2.0 SITE DESCRIPTION

2.1 Site Location & Legal Description

The subject property is located at 305-317 Pennsylvania Avenue, in the City of Paterson, New Jersey. The property is approximately 1.77 acres in size, and is referenced as Lots 7 and 8 of Block 7102 on the City of Paterson Tax Map (Figure 1). It is located on the northbound (east) side of Pennsylvania Avenue, between Buffalo Avenue and Michigan Avenue, and is bordered as follows:

- To the north by residential dwellings.

- To the south by Buffalo Avenue. Across Buffalo Avenue is the Paterson Farmer's Market.
- To the east by Columbia Avenue. Across Columbia Avenue are a fish market, a parking area, and residential dwellings.
- To the west by Pennsylvania Avenue. Across Pennsylvania Avenue is a parking area for the neighborhood markets.

2.2 Description of Site, Adjoining Properties & Vicinity

The subject property is located in an urban commercial and residential area. The property is currently developed with a building of one-, two-, and three stories; an asphalt paved parking area; and grass areas.

The site, adjoining properties, and vicinity are discussed in more detail in Section 5.0.

3.0 USER PROVIDED INFORMATION

The client indicated that this property was nominated by the City of Paterson for inclusion in the Passaic County Brownfields Assessment Program.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

An investigation was made of the state and federal environmental databases that identify environmental sites and activities from the records of the US Environmental Protection Agency (USEPA) and the New Jersey Department of Environmental Protection (NJDEP) to identify the existence of problematic sites near the property. The database search was performed for Mappable and Unmappable Sites in accordance with the study radii established under the ASTM standards for a government records review. The databases searched and the search distances used are summarized in the following table:

Standard Environmental Record Source	Search Distance miles (kilometers)
Federal NPL site list	1.0 (1.6)

Federal Delisted NPL site list	0.5 (0.8)
Federal CERCLIS list	0.5 (0.8)
Federal CERCLIS NFRAP site list	0.5 (0.8)
Federal RCRA CORRACTS facilities list	1.0 (1.6)
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)
Federal RCRA generators list	Property and adjoining properties
Federal institutional control/engineering control registries	Property only
Federal ERNS list	Property only
State and tribal – Equivalent NPL	1.0 (1.6)
State and tribal – Equivalent CERCLIS	0.5 (0.8)
State and tribal landfill and/or solid waste disposal site list	0.5 (0.8)
State and tribal leaking storage tank lists	0.5 (0.8)
State and tribal registered storage tank lists	Property and adjoining properties
State and tribal institutional control/engineering control registries	Property only
State and tribal voluntary cleanup sites	0.5 (0.8)
State and tribal Brownfield sites	0.5 (0.8)

The complete database search results are included as Appendix A.

Based upon our research, the potential areas of environmental concern that have been identified are outlined in the following sections.

4.2 Onsite Concerns

The subject site (Target Property) was identified during the database search as 317 Pennsylvania Avenue on the FINDS, RCRA-NonGen, SHWS, LUST, HIST LUST, and UST databases. The subject site is listed on the RCRA-NonGen database as a former small quantity generator of hazardous waste with no violations found. The site is listed on the UST database for a 7,500 gallon medium diesel fuel (No. 2-D) tank under Facility ID #019661. The site is also listed on the UST database for having three (3) medium diesel fuel (No. 2-D) tanks that were removed, one (1) leaded gasoline tank that was removed, two (2) in-use unleaded gasoline tanks, and one (1) in-use medium diesel fuel (No. 2-D) tank under Facility ID #007514. Additionally, the site is listed on the SHWS database for an active case (Case ID #007514), on the HIST LUST database for Case #90-08-29-0950 which received a No Further Action letter in 1993, and on the HIST LUST database for Case #98-03-16-1426-19 which is awaiting assignment. Based on the

Case numbers and UST facility ID numbers, the SHWS and HIST LUST cases are related to underground storage tanks.

Additionally, NJDEP records available through the DataMiner program on the NJDEP website were reviewed. The records for the subject site on DataMiner include the following:

- Air permitting records (PI #31849) for the Passaic County Garage for emergency generators and heating units;
- Air permitting records (PI #31845) for the Passaic County Administration Building for a gas-fired boiler;
- A UST tank summary (PI #019661) for a 7500-gallon medium diesel fuel tank;
- Air permitting records (PI #H3082) for the Passaic County Administration Building for gasoline storage; and
- A site remediation case (PI #007514) for the closure and/or remediation of three USTs, and requests for permits for nine USTs.

A copy of the DataMiner records is included as Appendix B.

Pursuant the New Jersey Open Public Records Act or "OPRA" (N.J.S.A. 47:1A-1 et seq.), a records request was submitted online on July 3, 2008, to obtain all available NJDEP records on the subject property. On July 10, 2008, LAN received an e-mail indicating that there are records for the property. Per the email, these records consist of records related to the two HIST LUST cases discussed above, and records related to UST Registration #0196617 and #0075143.

4.3 Offsite Concerns

Several nearby properties were identified in the database search, and are summarized below in the following narrative. Some of the sites identified have documented soil and/or groundwater contamination.

Federal Government Records

Federal CERCLIS NFRAP Site List:

- Continental Can Company USA, located at 297 Getty Lane, 1/4 to 1/2 mile west northwest of the subject site, is listed on the Federal CERCLIS No Further Remedial Action Planned (NFRAP) Site List. The site was discovered and a Preliminary Assessment was performed in

1992. The site was archived in 1998. The site is also listed on the SHWS, LUST, SPILLS, UST, CORRACTS, Brownfields, INST Controls, and RCRA-CESQG databases.

Federal RCRA CORRACTS List:

- Three RCRA CORRACTS sites are located within one mile and at equal or higher elevations than the subject site. One RCRA CORRACTS site is located within one mile and at a lower elevation than the subject site.

Federal RCRA non-CORRACTS TSD Facilities List:

- One RCRA non-CORRACTS TSD facility is located within 1/2 mile and at an equal or higher elevation than the subject site. No RCRA non-CORRACTS TSD facilities are located within 1/2 mile and at lower elevations than the subject site.

Federal RCRA Generators List:

- One RCRA small quantity generator site is located within 1/4 mile and at an equal or higher elevation than the subject site. One RCRA small quantity generator site is located within 1/4 mile and at a lower elevation than the subject site.
- No RCRA large quantity generator sites are located within 1/4 mile and at equal or higher elevations than the subject site. One RCRA large quantity generator site is located within 1/4 mile and at a lower elevation than the subject site.
- Three RCRA conditionally exempt small quantity generators are located within 1/4 mile and at equal or higher elevations than the subject site. Three RCRA conditionally exempt small quantity generators are located within 1/4 mile and at lower elevations than the subject site.

New Jersey State Government Records

State SHWS (Known Contaminated Sites) List:

- Twenty five SHWS sites located within one mile and at equal or higher elevations than the subject site. Sixteen SHWS sites are located within one mile and at lower elevations than the subject site.

State Landfill and Solid Waste Disposal Site List:

- No landfill and solid waste disposal sites are located within 1/2 mile and at equal or higher elevations than the subject site. One landfill and solid waste disposal site is located within 1/2 mile and at a lower elevation than the subject site.

State Leaking UST List:

- Six LUST sites are located within 1/2 mile and at equal or higher elevations than the subject site. Two LUST sites are located within 1/2 mile and at lower elevations than the subject site.
- Thirty-three historic LUST sites are located within 1/2 mile and at equal or higher elevations than the subject site. Eleven historic LUST sites are located within 1/2 mile and at lower elevations than the subject site.

State Registered UST List:

- Seventeen registered UST sites are located within 1/4 mile and at equal or higher elevations than the subject site. One of these registered UST sites is Eastern Tank Corporation at 290 Pennsylvania Avenue, across Pennsylvania Avenue from the subject site. Eleven registered UST sites are located within 1/4 mile and at lower elevations than the subject site.

Voluntary Cleanup Program (VCP) List:

- Twelve VCP sites are located within 1/2 mile and at equal or higher elevations than the subject site. Ten VCP sites are located within 1/2 mile and at lower elevations than the subject site.

State Brownfield Site List:

- Twelve Brownfield sites are located within 1/2 mile and at equal or higher elevations than the subject site. Seven Brownfield sites are located within 1/2 mile and at lower elevations than the subject site.

4.4 Additional Environmental Record Sources

On July 3, 2008, LAN submitted a records request for Paterson Building and Health Department records for the subject site. LAN received records for the removal of one 550 gallon gasoline, one 12,000 gallon #2 fuel oil UST, two 5,000 gallon gasoline USTs, one 550 gallon diesel UST, one 7,500 gallon #2 fuel oil UST, one 5,000 gallon diesel UST. LAN also received NJDEP closure approvals for the tanks described above (UST#0075143). Additionally, LAN received permit applications for the retrofitting of three USTs, an approval certificate for six switches and motor fixtures, an approval for a UST system installation, and permit applications for the removal of one 5,000 gallon diesel UST and one 7,500 gallon tank. A copy of these records is included as Appendix C.

4.5 Physical Setting Sources

A Site Location Map, generated from the US Geologic Survey (USGS), Paterson Quadrangle, Topographic Map, is provided as Figure 2. According to the map and LAN's observations, topography on the site is relatively flat. The elevation on the site is approximately 100 feet above mean sea level (MSL).

4.6 Historical Use Information on the Property and Adjoining Properties

To review the historical use of the property and adjoining properties, several sources were investigated. These sources included Sanborn Fire Insurance Maps, historic aerial photography, and historic City Directory listings.

The following is a summary of the available data in chronological order (earliest to most recent):

- 1899 Sanborn Map (Figure 3A) – The map does not show the subject site or the surrounding area.
- 1915 Sanborn Map (Figure 3B) – The map shows the subject site to be developed with a structure labeled as vacant factory on the southern portion of the subject site, and a two story flat and accessory structure on the north portion of the site. The surrounding area is shown to be sparsely developed with residential dwellings.
- 1930 Aerial Photograph (Figure 4A) – The photograph shows the subject site to be developed with a large building on the south portion of the subject site. The surrounding area is moderately developed.

- 1933 Aerial Photograph (Figure 4B) – The photograph shows no significant changes on the subject site or in surrounding area since the 1930 Aerial Photograph.
- 1950 Sanborn Map (Figure 3C) – The map shows the subject site to be developed with the existing building, which was used as Hathaway Bakeries Incorporated on the southern portion of the subject site. The map also shows the northern portion of the subject site to include a residential dwelling, and the flat and accessory structure shown in the 1915 Sanborn Map. The map shows additional development in the surrounding area since the 1915 Sanborn Map.
- 1951 Sanborn Map (Figure 3D) – The map shows no significant changes to the subject site or the surrounding area since the 1950 Sanborn Map.
- 1953 Aerial Photograph (Figure 4C) – The photograph shows the subject site to be developed with the existing structure. The map shows additional development to the surrounding area since the 1933 Aerial Photograph.
- 1966 Aerial Photograph (Figure 4D) – The photograph shows no significant changes on the subject site or in the surrounding area since the 1953 Aerial Photograph.
- 1970 Aerial Photograph (Figure 4E) – The photograph shows no significant changes on the subject site or in the surrounding area since the 1956 Aerial Photograph.
- 1980 Sanborn Map (Figure 3E) – The map shows the existing building on the subject site to be labeled as Passaic County Garage and the Passaic County Service Building. The map shows that the residential dwelling that was shown on the 1951 Sanborn Map had been demolished. The map shows additional development in the surrounding area since the 1951 Sanborn Map.
- 1984 Sanborn Map (Figure 3F) – The map shows no significant changes on the subject site or in the surrounding area since the 1980 Sanborn Map.
- 1984 Aerial Photograph (Figure 4F) – The photograph does not show the subject site or the surrounding area clearly.

- 1994 Sanborn Map (Figure 3G) – The map shows no significant changes on the subject site or in the surrounding area since the 1984 Sanborn Map.
- 1995 Aerial Photograph (Figure 4G) – The photograph shows no significant changes on the subject site or in the surrounding area since the 1970 Aerial Photograph.
- 2006 Aerial Photograph (Figure 4H) – The photograph shows no significant changes on the subject site or in the surrounding area since the 1995 Aerial Photograph.

Additionally, the EDR City Directory Abstract from 1920 through 2003 was reviewed. The site is listed as Jersey Bread Co. from 1932 to 1942 located at 317 Pennsylvania Avenue. From 1947 to 1952, 317 Pennsylvania Avenue is listed as Hathaway Bakeries Inc. In 1958, 317 Pennsylvania Avenue is listed as various listings associated with county services. In 1962, 317 Pennsylvania Avenue is listed as Passaic County Service Building AR. In 1976, 317 Pennsylvania Avenue is listed Passaic County Offices & Institutions Administrative Offices, and Mental Health Building. In 1980, 307, 309, and 317 Pennsylvania Avenue are listed as various listings associated with county services. In 2003, 307 and 317 Pennsylvania Avenue are listed as various listings associated with county services. In 2003, the site is listed as Garretmountain Reservation. The complete City Directory Abstract listings are provided as Appendix D.

5.0 SITE RECONNAISSANCE

LAN personnel performed a site reconnaissance on July 21, 2008. As discussed in Section 2.2, the property is currently developed with a building of one-, two-, and three stories; an asphalt paved parking area; and grass areas. Access was arranged through Mr. Jack Nigro, County Superintendent of Buildings and Grounds. Ms. Deborah Hoffman, Director of the Brownfields Assessment Program was also present during the site inspection.

The property is developed with a brick building, identified as the County of Passaic Administration Building. On the northern portion of the site, the building is one-story and consists of offices and garages. On the southern portion of the site, the building is one-, two-, and three-stories and consists of offices. On the northern portion of the site, fronting Columbia Avenue, there is an asphalt paved parking area.

The northern portion of the County facilities consists of garage buildings with offices along Pennsylvania Avenue. It is a one story building with brick facade, steel construction. The building is built up to the property line to the north at the residential homes. Along the west boundary is a 3' strip of grass followed by a 4' sidewalk, another 3' strip of grass and the curb line of Pennsylvania Avenue.

Offices along Pennsylvania Avenue have window air conditioning units. Heat is from a gas fired system. The building has a fire sprinkler system with a Siamese connection, alarm and drain along Pennsylvania Avenue.

The southern portion of the building consists of a one, two and three story office building at the corner of Buffalo Avenue. The office portion of the building is set further back from Pennsylvania Avenue.

Storm drains are present along Pennsylvania Avenue.

At the corner of Pennsylvania Avenue, East Railway and Buffalo Ave is a new concrete sidewalk. There are three monitoring wells located in this area, two in the sidewalk and one in the lawn area near the steps leading to the main building entrance. Gas and water services are also present at this intersection.

Several areaways into the basement are present along Buffalo Avenue. Toward the east end is another vent stack for a former underground tank. Inspection of the basement area indicates there are two pipes capped at the wall. A fill pipe could not be located outside the building.

Air cooled chillers are present for the HVAC system at the southeast corner of the building at the corner Buffalo Avenue and Columbia Avenue. Storm sewers are also present along Buffalo Avenue with catch basins at the north side of the street. Storm sewers are also present along Columbia Avenue.

The east portion of the building is asphalt paved from Columbia Avenue up to the building. There is an elevated loading dock with access to a freight elevator in the office building portion of the building at the south end.

An additional monitoring well was located outside the garage portion of the building along Columbia Avenue. There are some cut sections of asphalt which could indicate the former presence of underground storage tanks.

At the north end of the building is a dispensing island with underground storage tanks. They are reportedly fiberglass tanks. Monitoring is via a Veeder Root monitoring system. The tanks were installed approximately 10 years ago.

Additional gas service enters the center portion of the garage building from Columbia Avenue.

On the north side of the building, are two 275 gallon above ground kerosene tanks.

The north portion of the site which does not front Pennsylvania Avenue runs along Columbia Avenue. This portion is an outdoor parking area with salt storage dome, aboveground calcium tank, parking for trucks, fuel depot, etc. There is an area utilized for storage of scrap, steel and metal. Dispensing island contains both a gasoline and diesel dispenser. There are three underground storage tanks. There is staining along the pad for the diesel dispenser. There are also some significant areas of staining within the truck parking area. To the north of the salt storage dome are approximately one dozen empty 55 gallon drums which formerly contained hydraulic oils.

Inside the north portion of the garage, there are several floor mounted lifts for vehicle maintenance. One location of a former piston from a lift system was identified as filled in with concrete. The north portion of the garage also contains a storm drain which receives runoff from the floor in the garage. Mr. Jack Nigro believes it goes close to the storm system along Columbia Avenue. No additional drains were noted outside the building to identify the location of the discharge.

The front portions of the two garage areas include locker rooms, restrooms facilities and offices.

The main office building include offices on the first, second and third floors. A boiler room is present in the basement at the southwest corner. Only remnants of a former fuel oil system identified was a tank level gauge on the wall indicating a 12,000 gallon capacity.

The boiler room for the garage building is located in the basement level, located on the east side of the building. There are two emergency generators present which are gasoline driven with self-contained fuel tanks.

Portions of the basement area are utilized for record storage. One area contains 9" x 9" asbestos containing floor tile. The boiler room for the garage area has a gas fired boiler. No evidence of former fuel oil use was identified.

Captioned digital photographs taken during the site inspection are included and referenced herein as Appendix E.

6.0 INTERVIEWS

As discussed in Section 5.0, during the site reconnaissance on July 21, 2008, LAN conducted an interview with Mr. Jack Nigro, County Superintendent of Buildings and Grounds.

7.0 FINDINGS

The following findings were identified during this Phase I Environmental Site Assessment:

1. There are fiberglass USTs located north of the main building, beneath a dispensing island. There are three USTs on the northern portion of the parking area, beneath a second dispensing island.
2. Along Buffalo Avenue, there is a ventilation stack that is indicative of a former UST. Outside of the garage there are cut sections of asphalt that are indicative of a former UST. In the boiler room of the main building there is a tank level gauge for a former 12,000-gallon UST.
3. There are DEP records for UST Facility ID #0196617 and Facility ID #0075143.
4. There is a NJDEP Historic Leaking UST Case (Case #98-03-16-1426-19) for the site.
5. There is a NJDEP Historic Leaking UST Case (Case #90-08-29-0950) for the site.
6. Paterson Building Department records include records related to the closure of nine USTs, the abandonment of one UST, the retrofitting of three USTs, and the installation of a UST system.
7. There is an SHWS Case (Case ID 007514) for the site.
8. There are three monitoring wells at the corner of Pennsylvania Avenue, East Railway and Buffalo Avenue. A fourth monitoring well is located outside the garage portion of the building along Columbia Avenue.
9. Two 275-gallon above ground kerosene tanks are located against the north wall of the garage building.
10. There is a freight elevator in the office portion of the building on the subject site.
11. There is a scrap metal pile in the parking area.
12. The subject site is listed on the RCRA-NonGen database as a former small quantity generator of hazardous waste.

13. There is an elevated loading dock in the office portion of the building at the southeast end of the subject site.
14. There is a salt storage dome located on the northern portion of the parking area fronting Columbia Avenue.
15. There is a calcium chloride storage tank in the northern portion of the parking area fronting Columbia Avenue.
16. There are signs of oil staining in the asphalt paved truck parking area on the northern portion of the site.
17. Approximately one dozen empty 55-gallon hydraulic oil drums are located to the north of the salt storage dome.
18. There are several floor mounted lifts for vehicle maintenance inside the north portion of the garage.
19. Two emergency generators, with self-contained gasoline tanks, are located in the boiler room on the basement level of the parking garage.
20. Stormwater catch basins are located along Buffalo Avenue, Columbia Avenue and Pennsylvania Avenue. Additionally, there is a storm drain in the garage.
21. There is a utility pole with a single pole-mounted canister transformer at the corner of Pennsylvania Avenue and Railway Avenue.
22. The historical information sources used, including historic fire insurance maps, historic aerial photography, historic city directory listings, and an interview with the owner, did not allow for identification of the use of the property at five year intervals dating back to 1940 or the first developed use. This represents a data failure.

8.0 OPINION

The impact on the subject site of the conditions identified in Section 7.0 is discussed as follows:

1. Integrity tests should be performed on these active USTs to verify that there are no leaks associated with these tanks. Until it can be determined that there are no leaks associated with these tanks, these tanks represent a recognized environmental condition.
2. The presence of monitoring wells on the site and NJDEP records indicate that a groundwater investigation has been conducted on the subject site. As such, some of these tanks might be addressed through that work. There is also a closure approval for the 12,000 gallon UST. Additionally, there is one HIST LUST case associated with the subject site that was issued a No Further Action letter. Some of the former tanks may have been addressed through this HIST LUST case. However, unless documentation is obtained that demonstrates that the former USTs were all properly closed under NJDEP oversight, the former tanks represent a recognized environmental condition.
3. UST Facility ID #0196617 is associated with a 7500 gallon medium diesel fuel tank. UST Facility ID #0075143 is associated with the two historic LUST cases and the SHWS case discussed in Section 4.2, as well as ten (10) former and existing USTs. The historic LUST cases and the SHWS case are discussed in Findings 4, 5, and 6. Some of the tanks registered under these two Facility ID numbers may be the tanks discussed in Findings 1 and 2. Additionally, there is a closure approval for seven of these tanks. However, unless documentation is obtained that the registered former USTs were properly closed under NJDEP oversight, and until tightness tests are performed on the registered existing tanks to determine that there are no leaks associated with these tanks, the tanks registered under these two Facility ID numbers represent recognized environmental conditions.
4. HIST LUST Case #98-03-16-1426-19 is an active NJDEP case. As such, HIST LUST Case #98-03-16-1426-19 represents a recognized environmental condition.
5. A No Further Action Letter was issued for HIST LUST Case #90-08-29-0950. As such, HIST LUST Case #90-08-29-0950 does not represent a recognized environmental condition. However, a copy of the No Further Action Letter should be obtained.
6. Some of the tanks documented in the Paterson Building Department records are the tanks described above as being registered under UST Facility ID #0075143. However, unless

documentation is obtained that the former USTs were properly closed under NJDEP oversight, and until tightness tests are performed on any existing tanks to determine that there are no leaks associated with these tanks, the tanks documented in the Paterson Building Department records represent a recognized environmental condition.

7. The SHWS Case for the site is active and related to underground storage tanks. As such, the SHWS Case represents a recognized environmental condition.
8. The monitoring wells are presumably associated with the active HIST LUST and SHWS cases. As such, the monitoring wells do not represent a separate recognized environmental condition.
9. The kerosene tanks are in good condition, and there are no signs of leaking or staining. As such, the kerosene tanks are not a recognized environmental condition.
10. The freight elevator is powered by electricity, and does not have hydraulic drive. As such, the elevator does not represent a recognized environmental condition.
11. There are no hazardous materials located in the scrap metal pile. As such, the pile does not represent a recognized environmental condition. However, the scrap metal should be removed from the subject site.
12. The site is a former generator of hazardous waste, and no violations were found. As such, the former generation of hazardous waste does not represent a recognized environmental condition.
13. The interior portion of the loading dock consists of flooring in satisfactory condition with no signs of staining or leaking of any materials. The exterior portion of the loading docks consists of asphalt pavement in satisfactory condition with no signs of staining or leaking. As such, the loading dock does not represent a recognized environmental condition.
14. The salt storage dome is in good condition, and there are no signs of leaking or staining. As such, the salt storage dome does not represent a recognized environmental condition.
15. The calcium chloride storage tank is in good condition, a concrete pad is beneath it, and there are no signs of leaking or staining. As such, the calcium chloride storage tank does not represent a recognized environmental condition.

16. The asphalt paved truck parking area is cracked and worn. As such, the staining in the asphalt paved truck parking area represents a recognized environmental condition.
17. The empty 55-gallon hydraulic oil drums are in good condition and there are no signs of leaking or staining. As such, the empty oil drums are not a recognized environmental condition. However, it is recommended that the empty oil drums be removed from the premises.
18. The floor-mounted lifts are in good condition, with no signs of leaking or staining. As such, the floor-mounted lifts do not represent a recognized environmental condition.
19. The emergency generators are gas-fired and utilize self-contained fuel tanks. The tanks are in good condition, with no signs of leaking or staining. As such, the fuel tanks for the generators do not represent a recognized environmental condition.
20. The stormwater catch basins located along Buffalo Avenue, Columbia Avenue and Pennsylvania Avenue discharge to the municipal sewer line. There are no signs of leaking or staining around the catch basins. As such, the catch basins do not represent a recognized environmental condition. The storm drain in the garage is located in a parking area, but is located near an area used for vehicle maintenance. However, the storm drain in the garage exhibits no signs of leaking or staining, and discharges to the municipal sewer line on Columbia Avenue. As such, the storm drain does not represent a recognized environmental condition.
21. The pole-mounted canister transformer is owned and operated by PSE&G. Through LAN's previous experience, it is anticipated that PSE&G has not performed tests on the transformer cooling oil to determine the content of polychlorinated biphenyls (PCB's). The assumption is therefore made that the unit is "PCB contaminated" (50 to 500 ppm). However, the transformer is in good condition, with no signs of leaking or staining, and is owned by PSE&G. As such, it does not represent a recognized environmental condition.
22. Based on the historical information sources used, the property was developed with a factory before 1915, and the existing building before 1950, and has been used as a bakery, parking lot, and county service building. Based on the historical information obtained, it is presumed that there are no historic uses of the property, other than those already identified, that would represent a recognized environmental condition. As such, data failure is not a recognized environmental condition.

9.0 CONCLUSION

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 305-317 Pennsylvania Avenue in Paterson, New Jersey, the property. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

- The former and existing USTs, including the active HIST LUST case, active SHWS case, and UST Facility IDs that are related to former and existing USTs on the subject site

- The oil staining in the truck parking area

10.0 DEVIATIONS

There are no deletions or deviations from the scope of ASTM Practice E1527 in this Phase I Environmental Site Assessment.

11.0 REFERENCES

1. The EDR Sanborn Map Report (Figures 3A-G). EDR Environmental Data Resources, Inc.
2. The EDR Aerial Photo Package (Figures 4B-H). EDR Environmental Data Resources, Inc.
3. The EDR Radius Map (Appendix A). EDR Environmental Data Resources, Inc.
4. The EDR City Directory Abstract (Appendix B). EDR Environmental Data Resources, Inc.

12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that to the best of my professional knowledge and belief, I meet the definition of "Environmental Professional" as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



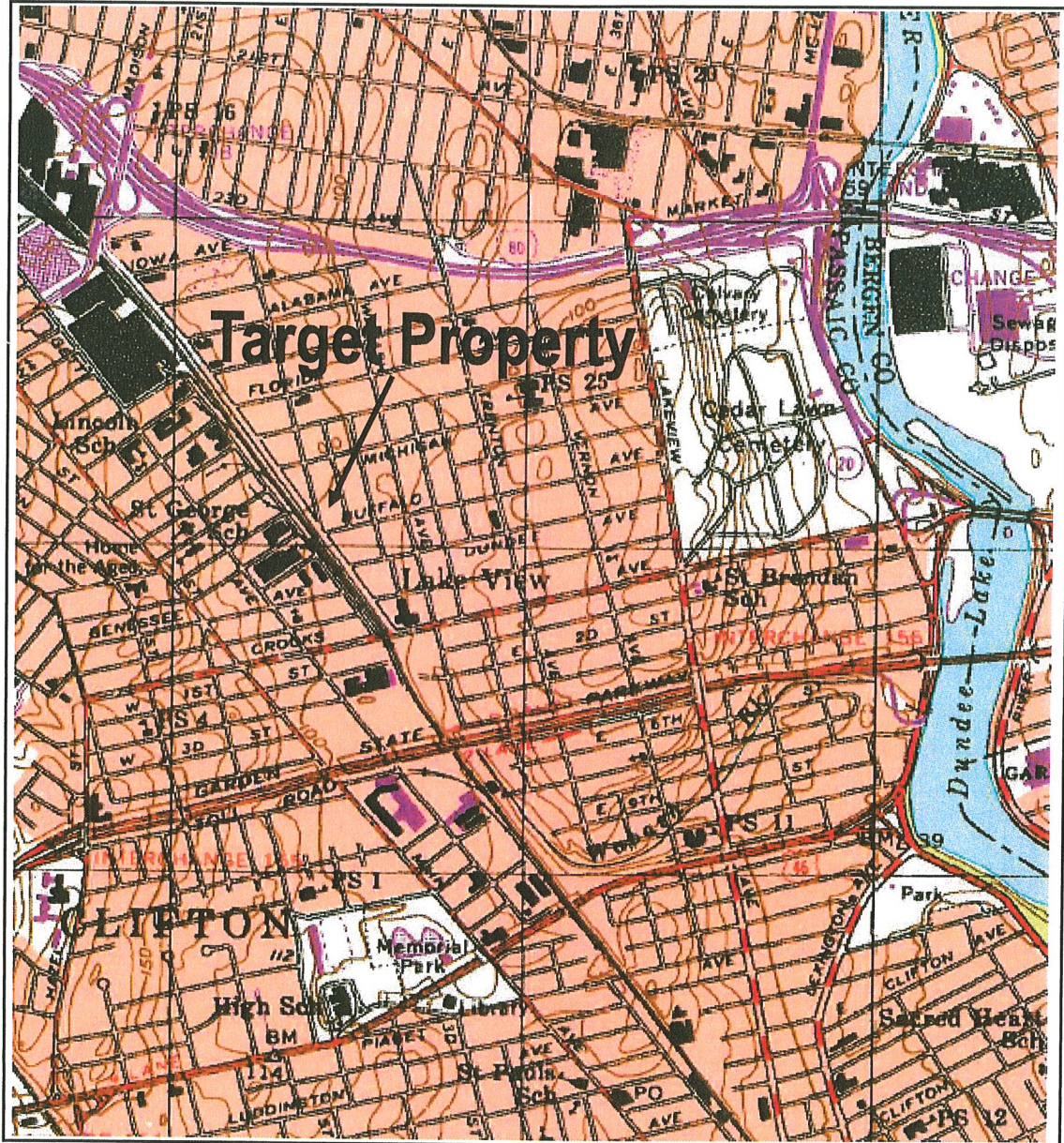
Steven J. Ramiza, PE
Vice President of Environmental Engineering

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Evaluation was performed under the overall supervision of Mr. Steven Ramiza, PE and Vice President of Environmental Engineering. Additional staff members consisting of engineers, scientists, technicians, CAD operators, and/or secretarial staff assisted in the performance of this Phase I Environmental Site Evaluation. As stated above, Mr. Ramiza meets the definition of "Environmental Professional", pursuant to 40 CFR 312.21.

FIGURE 2

SITE LOCATION MAP
USGS PATERSON QUADRANGLE
(40°53'37.4"N, 74°9'4.9"W)



305-317 PENNSYLVANIA AVENUE
BLOCK 7102, LOTS 7 & 8
PATERSON, NJ 07503

SCALE 1" = 2000'

311 Pennsylvania Avenue

311 Pennsylvania Avenue

Paterson, NJ 07503

Inquiry Number: 2261514.3s

July 09, 2008

Certified Sanborn® Map Report

Site Name: 311 Pennsylvania Avenue
 Address: 311 Pennsylvania Avenue
 City, ST, ZIP: Paterson NJ 07503
 Client: LAN Associates, Inc.
 EDR Inquiry: 2261514.36
 Order Date: 7/8/2008 10:20:30 AM
 Certification # B9B1-4E6F-94BD



Copyright: 1899

The certified Sanborn Library search results in this report can be authenticated by visiting
 your preferred cartographer and entering the certification number. Only Environmental
 Data Resources Inc. (EDRI) is authorized to grant rights for commercial reproduction of
 maps by The Sanborn Library LLC, the copyright holder for the collection.

127

136

128

5

0

7

8

9

0

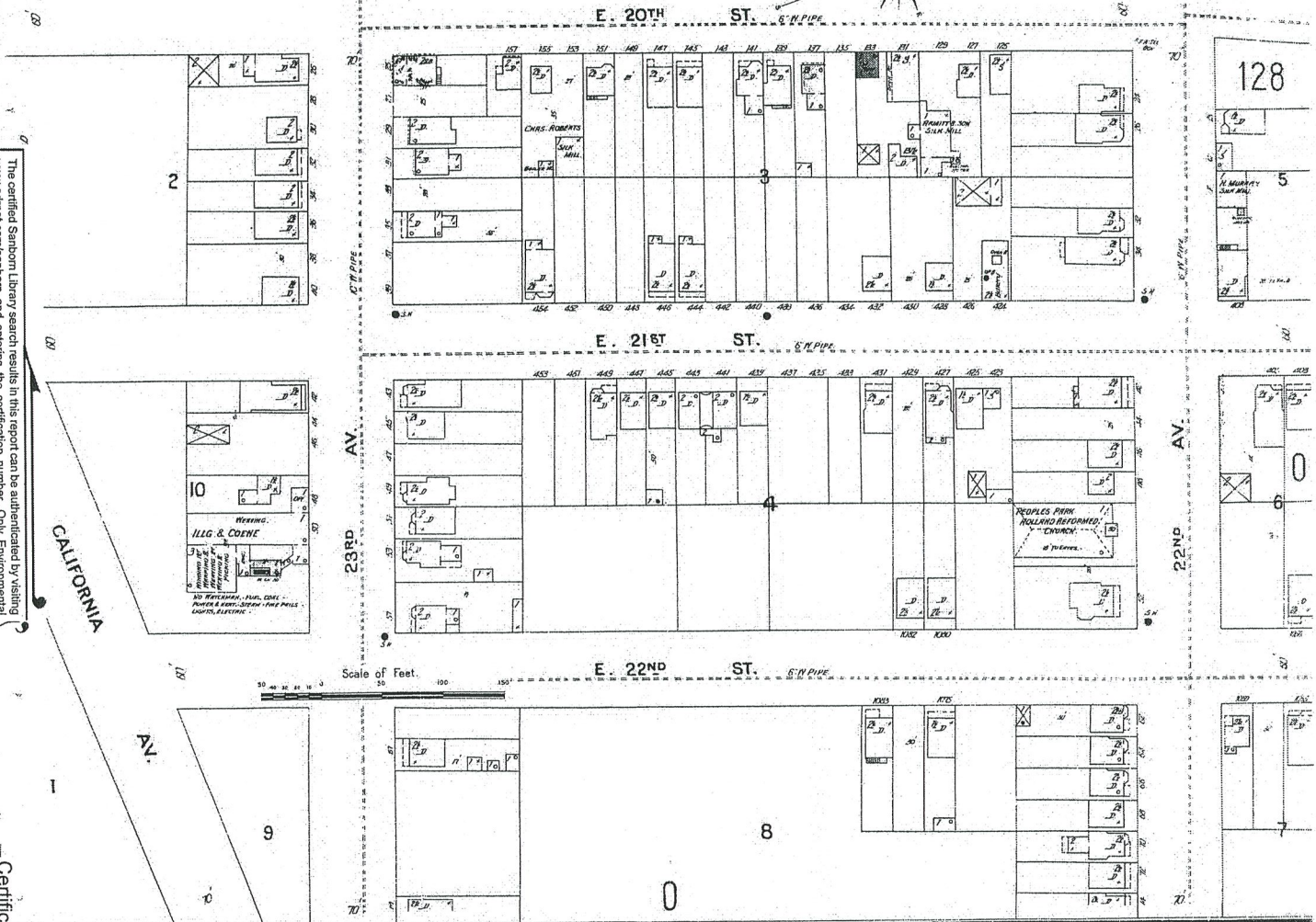
1

2

3

4

5



AT DUNDEE LAKE.

DUNDEE RACING ASS'N.

SCALE: 100 FEET TO AN INCH

TRACK

TRACK

SAM'L M. LEIDER - SILK RIBBON MFG.



NOTE: WATCHMEN & CLOCK.
 POWER & WATER SYSTEM - PAUL CAR.
 LIGHTS, ELECTRIC - FILLED PIPES BRACKET.
 SMALL POWER PUMPS, G.O.E.R. - HALL.

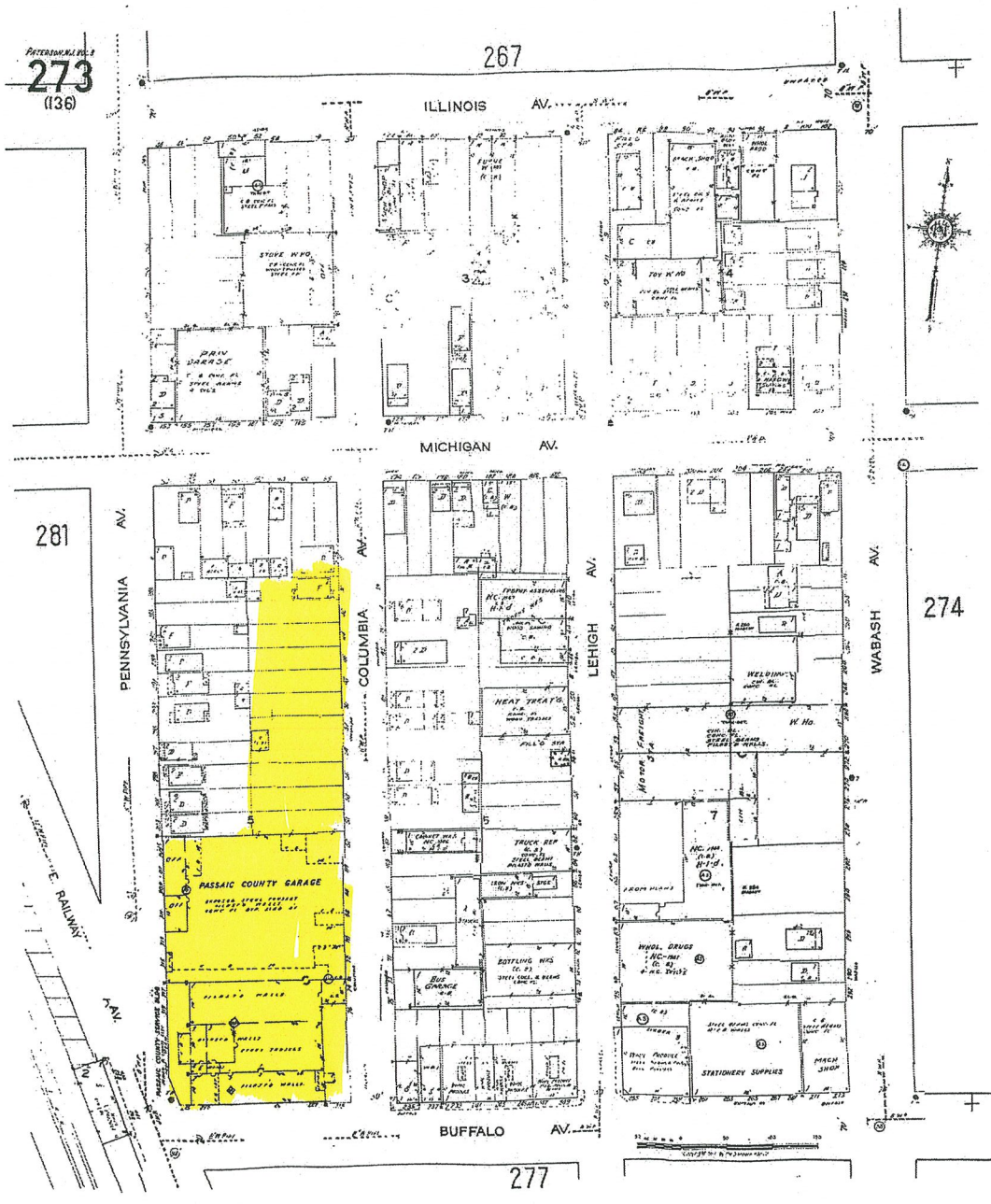
NO EXPOSURE PHYSICAL
 BY NORTH EAST CORNER OF GRADING.

NO EXPOSURE

Certification #

B9B1-4E6F-94BD

Site Name: 311 Pennsylvania Avenue
 Address: 311 Pennsylvania Avenue
 City, ST, ZIP: Paterson NJ 07603
 Client: LAN Associates, Inc.
 EDR Inquiry: 2261514.3a
 Order Date: 7/19/2008 10:20:30 AM
 Certification # B9B1-4E6F-94BD
 Copyright: 1980



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrmet.com/sanborn and entering the certification number. 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.

B9B1-4E6F-94BD

Certification #

Site Name: 311 Pennsylvania Avenue
 Address: 311 Pennsylvania Avenue
 City, ST, ZIP: Paterson NJ 07503
 Client: LAN Associates, Inc.
 EDR Inquiry: 226154.3s
 Order Date: 7/9/2008 10:20:30 AM
 Certification #: B9B1-4E6F-94BD



Copyright: 1984

PATERSON, N.J. AREA
273
 (136)

267

ILLINOIS AV.

MICHIGAN AV.

281

PENNSYLVANIA AV.

COLUMBIA AV.

LEHIGH AV.

WABASH AV.

274

BUFFALO AV.

277



The certified Sanborn Library search results in this report can be authenticated by visiting www.sanborn.com and entering the certification number. 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.

B9B1-4E6F-94BD

Certification #

CORR 1 W52

Site Name: 311 Pennsylvania Avenue
 Address: 311 Pennsylvania Avenue
 City, ST, ZIP: Paterson NJ 07503
 Client: LAN Associates, Inc.
 EDR Inquiry: 2261514.3a
 Order Date: 7/9/2008 10:20:30 AM
 Certification #: B9B1-4E6F-94BD
 Copyright: 1994



PATERNAL AVENUE
 273
 (136)

267

ILLINOIS AV.

MICHIGAN AV.

281

PENNSYLVANIA AV.

COLUMBIA

LEHIGH AV.

WABASH AV.

274

BUFFALO AV.

277



The certified Sanborn Library search results in this report can be authenticated by visiting www.edral.com/sanborn and entering the search number. Only Environmental Data Resources Inc. (EDR) is authorized to assert rights of commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

B9B1-4E6F-94BD

Certification #



1930 Aerial Photograph



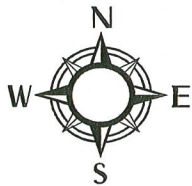
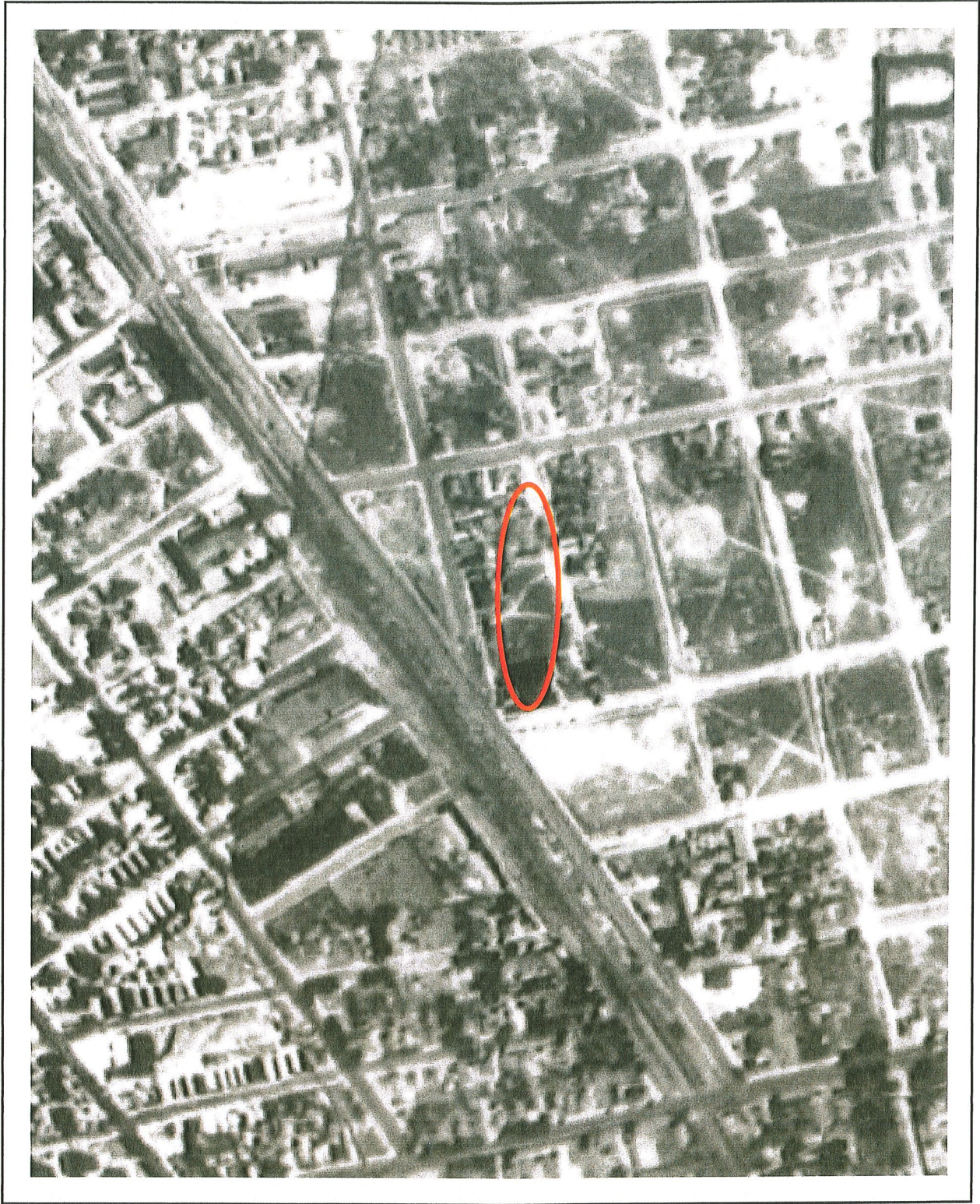
305-317 Pennsylvania Avenue
Paterson, NJ 07503



Scale 1:10267

- Selected Features
- Municipalities
- Counties
- Aerial Photos 1930
- Mid-Atlantic States
- New Jersey
- Other States

(C) INJDEP



AERIAL PHOTOGRAPH - 1933
305-317 PENNSYLVANIA AVENUE
PATERSON, NJ
FIGURE 4B

SCALE: 1" = 489'

LAN JOB # 2.3842.3



AERIAL PHOTOGRAPH - 1953
305-317 PENNSYLVANIA AVENUE
PATERSON, NJ
FIGURE 4C

SCALE: 1" = 750'

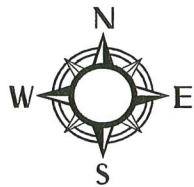
LAN JOB # 2.3842.3



AERIAL PHOTOGRAPH - 1966
305-317 PENNSYLVANIA AVENUE
PATERSON, NJ
FIGURE 4D

SCALE: 1" = 750'

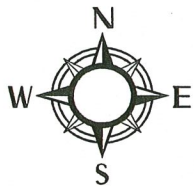
LAN JOB # 2.3842.3



AERIAL PHOTOGRAPH - 1970
305-317 PENNSYLVANIA AVENUE
PATERSON, NJ
FIGURE 4E

SCALE: 1" = 750'

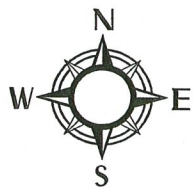
LAN JOB # 2.3842.3



AERIAL PHOTOGRAPH - 1984
305-317 PENNSYLVANIA AVENUE
PATERSON, NJ
FIGURE 4F

SCALE: 1" = 1000'

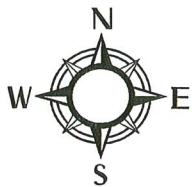
LAN JOB # 2.3842.3



AERIAL PHOTOGRAPH - 1995
305-317 PENNSYLVANIA AVENUE
PATERSON, NJ
FIGURE 4G

SCALE: 1" = 750'

LAN JOB # 2.3842.3



AERIAL PHOTOGRAPH - 2006
305-317 PENNSYLVANIA AVENUE
PATERSON, NJ
FIGURE 4H

SCALE: 1" = 489'

LAN JOB # 2.3842.3

Photos by: RP on 7/21/08

Photo No. 1

View looking to the north along Pennsylvania Avenue. One, two and three story office portion of the building is seen on the right. One story garage section is present in the background.

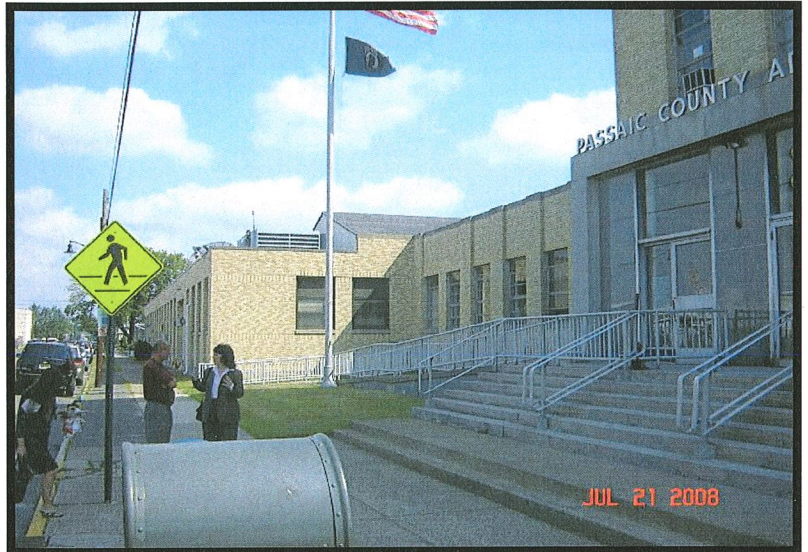


Photo No. 2

View looking to the north with the building on the right. Photo shows Pennsylvania Avenue to the right and East Railroad Avenue on the left. The parking lots for the neighborhood markets are located west to the facility.



Photo No. 3

Overall view of the office building.



Photos by: RP on 7/21/08

Photo No. 4

View looking to the east at the intersection of Pennsylvania Avenue and Buffalo Avenue. Paterson Market is present to the south of the facility, across Buffalo Avenue.



Photo No. 5

Overall view of Pennsylvania Avenue side of the complex.



Photo No. 6

A view looking east along the north boundary of the garage building. Residential properties are present to the north.



Photos by: RP on 7/21/08

Photo No. 7

View of the one story garage portion of the building.
The front area contains offices.



Photo No. 8

View looking to the south at the front of the complex.



Photo No. 9

View of residential properties located to the north.
The garage building is seen on the right side of the photo.



Photos by: RP on 7/21/08

Photo No. 10

View of new concrete sidewalk located at the intersection of Pennsylvania Avenue and Buffalo Avenue. Photo shows gas supply into the building. The photo also shows monitoring well present in the sidewalk. It is presumed that the monitoring well is from a former investigation related to removal of an underground heating oil tank.



Photo No. 11

View looking to the north from Buffalo Avenue. The photo shows the remaining portion of the new concrete sidewalk seen in photo 10. An additional monitoring well is seen near the curb.



Photo No. 12

View of the vent stack located on the south side of the office building, toward the east end. Underground storage tank is presumed to be removed from this location. Fill cap could not be located.



Photos by: RP on 7/21/08

Photo No. 13

View looking to the north along Columbia Avenue.
Rear portion of the facility is seen on the left.



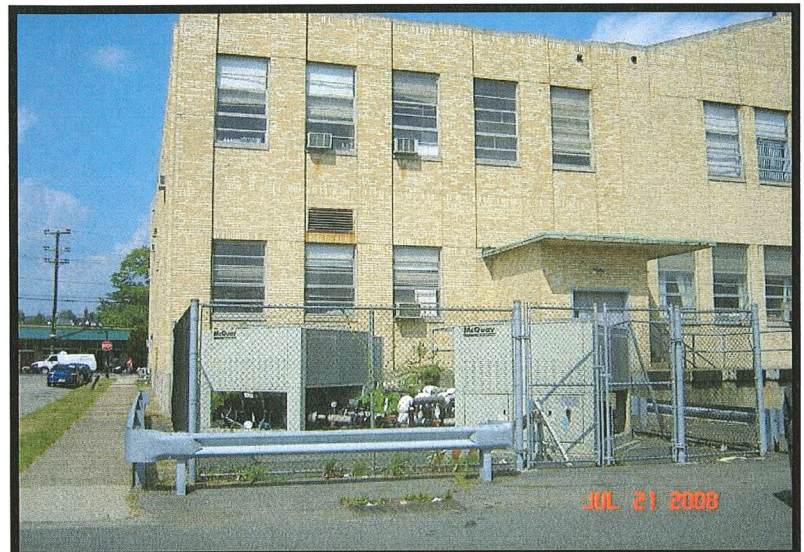
Photo No. 14

Overall view of the rear (east side of the property).



Photo No. 15

View looking west at the rear of the office building.
Air cooled chillers are seen on the left. A loading dock with access to a freight elevator is seen on the right.



Photos by: RP on 7/21/08

Photo No. 16

View looking to the west along Buffalo Avenue.



Photo No. 17

View looking to the north at the truck parking area present at the north end of the property along Columbia Avenue.



Photo No. 18

View looking west at the fueling area. Dispenser island with gasoline and diesel dispenser are present. Three underground storage tanks are located to the right of the dispensers.



Photos by: RP on 7/21/08

Photo No. 19

View of the concrete slab above the three underground storage tanks.



Photo No. 20

Two, 275 gallon aboveground tanks located against the north wall of the garage building.

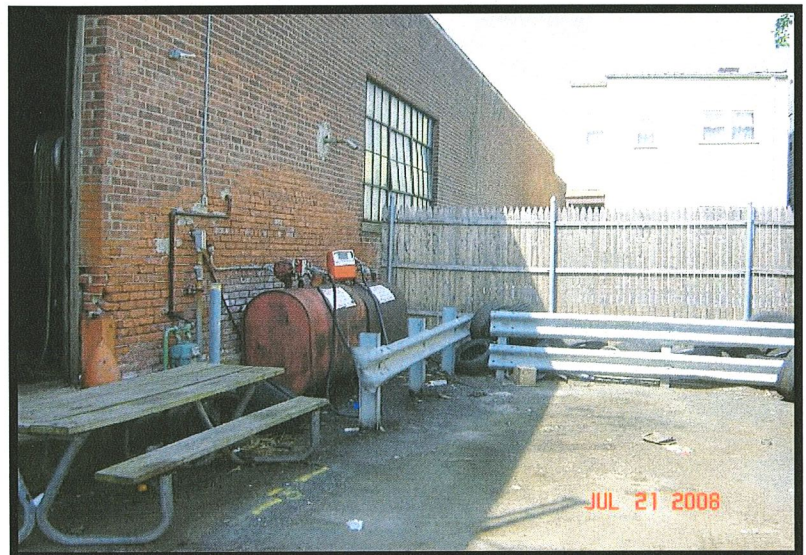


Photo No. 21

View looking into the northeast at the underground storage tank area. Aboveground calcium chloride tank is present in the background.



Photos by: RP on 7/21/08

Photo No. 22

View of the dispensing area. Staining is present around the diesel dispenser.



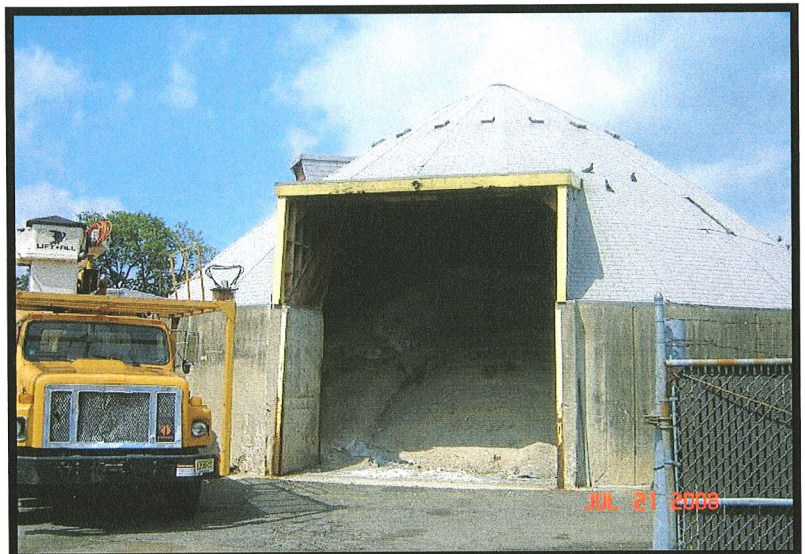
Photo No. 23

View looking to the south along Columbia Avenue.



Photo No. 24

View of the salt storage dome located near the extreme north end of the parking area.



Photos by: RP on 7/21/08

Photo No. 25

View of the empty 55 gallon hydraulic oil drums stored adjacent to the salt storage dome.

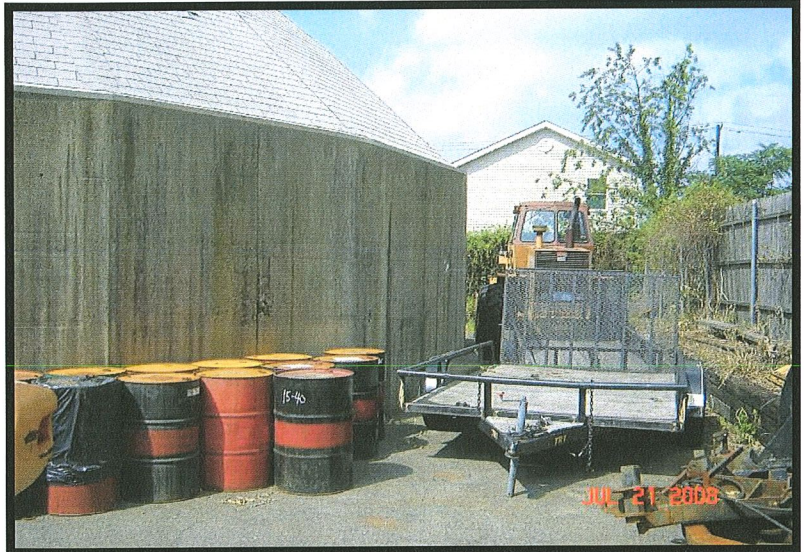


Photo No. 26

View looking to the south along the truck parking area. Dispenser and underground tank areas are seen in the background.



Photo No. 27

View of the scrap metal pile located along the west fence line of the parking area.



Photos by: RP on 7/21/08

Photo No. 28

View of oil staining of the asphalt paved area in the truck parking area.



Photo No. 29

View of the aboveground calcium chloride storage tank.

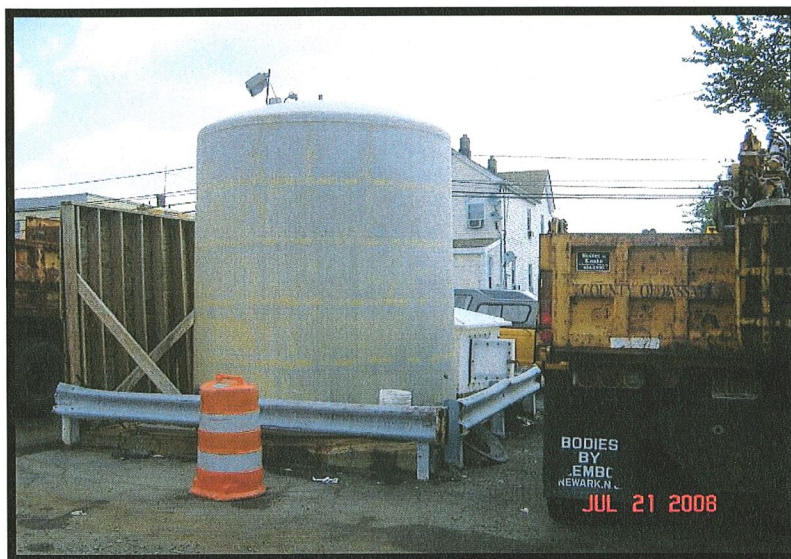


Photo No. 30

View of the Veeder-Root underground storage tank leak detection system for the underground gasoline and diesel tanks.



Photos by: RP on 7/21/08

Photo No. 31

View of waste oil storage and various lubricant drums and containers present within the garage building.



Photo No. 32

View looking to the west within the northern portion of the garage. Photo shows floor mounted hydraulic lifts on the foreground. There is a cylinder from the former below grade lift cemented in the foreground. A catch basin is present in the background. Standing water was present.

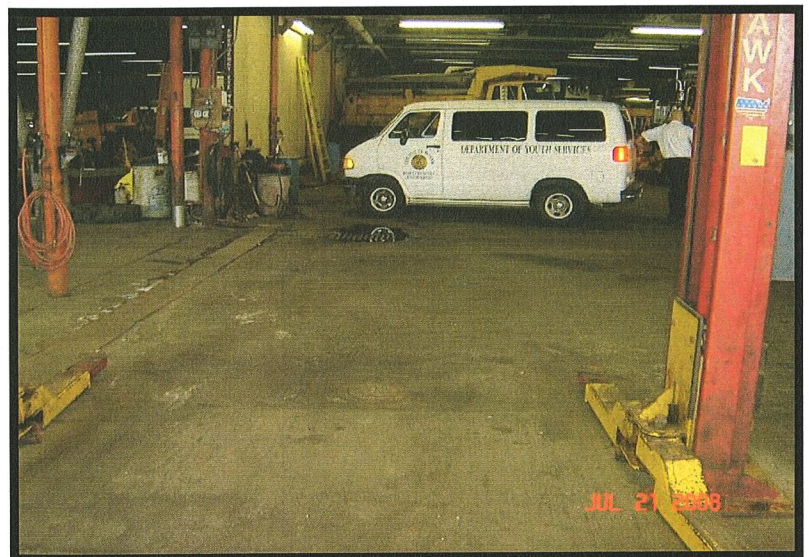


Photo No. 33

Overall view looking toward the east of the south portion of the garage building.



LAN Associates, EPAS, Inc.

LAN No.: #2.3842.03
Passaic County Brownfields Commission/
305-317 Pennsylvania Avenue/Block 7102, Lots 7 & 8
Paterson, NJ

Photos by: RP on 7/21/08

Photo No. 34

Ditto, Photo No. 33.

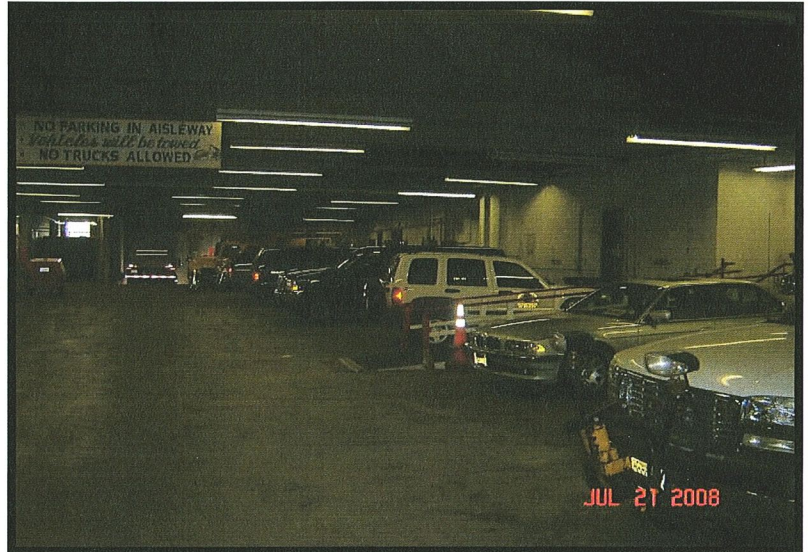
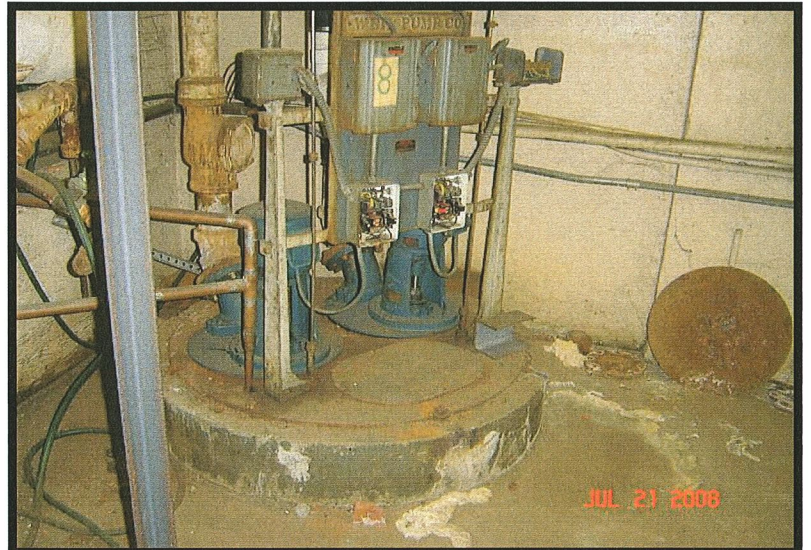


Photo No. 35

View of a lift station for the sanitary sewers present in the boiler room of the office building.



Photos by: RP on 7/21/08

Photo No. 36

Level gauge is present in the boiler room for the office building. The level gauge remains from the former underground storage tank. The level gauge indicates a 12,000 gallon capacity.

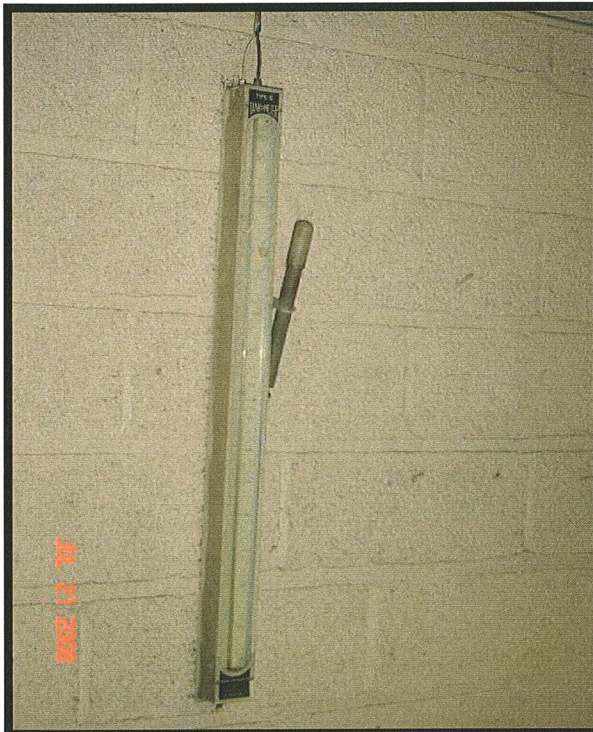
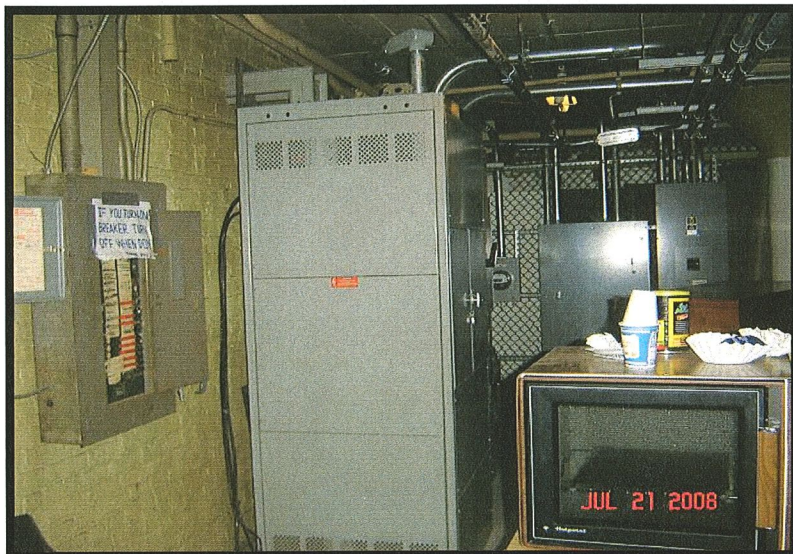


Photo No. 37

View of the various service panels for incoming electric in the office building. The panels are present along the south side of the building.



Photos by: RP on 7/21/08

Photo No. 38

View of two capped pipes from a former fuel oil tank. The capped pipes are in the vicinity of the vent stack seen in Photo No. 12.



Photo No. 39

Two gasoline driven emergency generators located in the boiler room located in the basement level of the garage building. The basement area is centrally located on the east side of the garage. The generators have self contained gasoline tanks.



Photo No. 40

View of the gas fired boiler present in the boiler room for the garage building.



LAN Associates, EPAS, Inc.

LAN No.: #2.3842.03
Passaic County Brownfields Commission/
305-317 Pennsylvania Avenue/Block 7102, Lots 7 & 8
Paterson, NJ

Photos by: RP on 7/21/08

Photo No. 41

View of the monitoring well located in the lawn area to the right of the front steps leading into the office building.

cc: File #2.3842.03

