

PRELIMINARY ASSESSMENT/
FOCUSED SITE INVESTIGATION REPORT

FORMER AEROMARINE PROPERTY
55 WALNUT STREET
TAX BLOCK 141, LOTS 14, 15, AND 15.01
KEYPORT, MONMOUTH COUNTY, NEW JERSEY
PROGRAM INTEREST NO. G000030506

EXCEL PROJECT NO. 07765

TECHNICAL REPORT AND APPENDICES

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PREPARED FOR:

THE BOROUGH OF KEYPORT
70 WEST FRONT STREET
KEYPORT, NEW JERSEY 07735

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1.0 INTRODUCTION

On behalf of the Borough of Keyport (Borough), Excel Environmental Resources, Inc. (Excel) has prepared this Preliminary Assessment (PA)/Focused Site Investigation (SI) Report for the property designated as Tax Block 141, Lots 14, 15, and 15.01 located in the Borough of Keyport, Monmouth County, New Jersey (herein referred to as the subject property or Site). The subject property is shown on the United States Geological Survey (USGS) 7.5 minute Topographical Map for the Keyport, New Jersey Quadrangle provided as Figure 1. The fully-executed report certification is provided in Appendix A.

The subject property consists of three parcels designated as Block 141, Lots 14, 15, and 15.01. According to the Tax Map of Keyport Borough dated August 1975, Lot 14 is approximately 1.48 acres in size, Lot 15 is approximately 50.5 acres in size, and Lot 15.01 is approximately 0.05 acres in size. Lot 14 is undeveloped with vegetative cover. The northern portion of Lot 15 is occupied by a closed landfill. The southern portion of Lot 15 is occupied by numerous structures which were formerly occupied by the Aeromarine Plane and Motor Company (Aeromarine). These structures are now occupied by numerous commercial tenants, a list of which is provided in Section 3.2. Lot 15.01 is an undeveloped riparian lot within the Raritan Bay.

Lot 14 is bordered by First Street to the east, residential properties to the west, Walnut Street to the south, and Chingarora Creek to the north. Lot 15 is bordered by residential properties and Walnut Street to the south, Raritan Bay to the west, and Chingarora Creek to the north and east. Lot 15.01 is bordered by Raritan Bay to the north, west, and south and Lot 15 to the east.

The objective of this PA is to satisfy due diligence requirements and specifically for the identification of potential areas of environmental concern (AOCs) in accordance with the New Jersey Department of Environmental Protection (NJDEP) Technical Requirements for Site Remediation, as specified in N.J.A.C. 7:26E (hereafter referred to as the Technical Rules). An AOC, as defined by the Technical Rules, generally includes existing or former locations where hazardous substances, hazardous wastes, or hazardous materials were stored, generated, and/or potentially discharged to the environment. In accordance with the Technical Rules, the scope of work for the PA included the following:

- A visual walk-through inspection of the subject property, coupled with a peripheral survey of adjacent properties, for any indication of actual or potential areas or issues of environmental concern;

- A review of available environmental and historic information obtained from the Borough, the State and local governmental agencies, and/or commercial sources, such as environmental records, past ownership and/or deed information, historic Sanborn™ Fire Insurance Maps, historic aerial photographs, historic topographic maps, industrial directories, existing environmental reports, discussions with representatives of current and/or prior property owners/operators (if known and available), and other relevant historic data for the subject property;
- A review of Federal, State, and local environmental databases regarding the status of compliance with applicable environmental standards, laws, regulations, and permits both for the subject property as well as surrounding properties; and
- Identification of potential AOCs located on the subject property, as defined by the Technical Rules, and recommendations for any further investigation or action to determine whether or not a discharge or adverse impact to the environment has occurred, if warranted.

As detailed in this report, Excel conducted an in-depth site inspection of the subject property on December 10 and 11, 2008 as required by the Technical Rules to identify and/or verify AOCs and/or issues of potential environmental concern at the subject property.

Table 3 summarizes the AOCs identified by Excel as part of this PA with specific reference to whether or not any additional action or investigation is warranted. A detailed evaluation of the basis for the AOC identification is outlined in the remaining chapters of this report.

Based on the PA findings, which identified suspected underground storage tanks (USTs) as an AOC on the developed portion of Lot 15, a geophysical survey was conducted on the southern portion of Lot 15 as part of a focused SI. The objective of the geophysical survey was to verify the existence or absence of USTs or other subsurface objects that may present a potential environmental concern. A summary of the geophysical survey procedures and findings is provided in Chapter 5.0 of this report.

As required by the Technical Rules, a fully-executed certification for this PA Report is provided as Appendix A.

The remainder of this report is organized as follows:

- Chapter 2.0: Environmental Setting
- Chapter 3.0: Historic Records Review
- Chapter 4.0: Site Operations and AOC Identification
- Chapter 5.0: Focused Site Investigation
- Chapter 6.0: Conclusions and Recommendations
- Chapter 7.0: Limitations
- Chapter 8.0: References

2.0 ENVIRONMENTAL SETTING

This Chapter presents a discussion of the site setting, a description of the subject property and surrounding land uses, and an overview of the regional and local geology and hydrogeology.

2.1 Site Setting

As shown on the Tax Map of Keyport Borough provided as Figure 2, the subject property is located in the Borough of Keyport and consists of three parcels identified as Tax Block 141, Lots 14, 15, and 15.01. The subject property is currently occupied by a number of commercial businesses which now occupy the former Aeromarine structures including but not limited to auto repair, manufacturing, and storage.

A Generalized Site Plan for the subject property is provided as Figure 3. As shown, Lot 14 is bordered by First Street to the east, residential properties to the west, Walnut Street to the south, and Chingarora Creek to the north. Lot 15 is bordered by residential properties and Walnut Street to the south, Raritan Bay to the west, and Chingarora Creek to the north and east. Lot 15.01 is bordered by Raritan Bay to the north, west, and south and Lot 15 to the east.

According to the Borough, the subject property is zoned as Residential-Planned Industrial Zone (RA-P.I.D). Review of Figure 1 indicates that the median ground surface elevation at the subject property is approximately 10 feet above mean sea level (MSL). The ground surface on Lot 14 and the southern portion of Lot 15 is generally level. The northern portion of Lot 15 slopes to the south towards the southern portion of Lot 15.

2.2 Site Description

As shown on Figure 2, the subject property consists of three parcels as described in Section 2.1 above. As depicted on Figure 3 and in the photographs provided in Appendix B, Lots 14 and 15 are irregular in shape and are approximately 1.48 acres and 50.5 acres in size, respectively. Lot 15.1 is a rectangular-shaped riparian lot which is approximately 0.05 acres in size. Lot 14 is currently vacant and entirely covered with heavy vegetation. The northern portion of Lot 15 is occupied by a former landfill which is covered with dense vegetation and improved with unpaved roads for accessing this portion of the lot. The southern portion of Lot 15 is improved with asphalt-paved roadways and parking areas, unpaved and gravel-covered parking areas, numerous structures, and a former rail siding along the southern boundary of the lot. Lot 15.1 is an undeveloped lot within the Raritan Bay.

According to information provided by the Borough, the local utility service providers for the subject property and surrounding area include Jersey Central Power and Light (JCP&L) for electricity, New Jersey Natural Gas (NJN) for natural gas service, and the Borough of Keyport Water and Sewer Department for public potable water and sewer.

2.3 Surrounding Land Use

As verified by the Borough, the properties surrounding the subject property are zoned for residential development (RA). The land uses of properties surrounding the subject property are characterized as primarily residential.

2.4 Regional and Local Geology and Hydrogeology

This section provides an overview of the regional and site-specific geology and hydrogeology of the subject property as summarized from published literature, previous environmental investigations, and Excel's experience and knowledge of the site setting.

The subject property is located near the Raritan Bay within the Coastal Plain Physiographic Province of New Jersey. The New Jersey Coastal Plain is underlain by a wedge-shaped mass of unconsolidated sediments composed of clay, silt, sand, and gravel. The wedge thins to a featheredge along the Fall Line and attains a thickness of over six-thousand feet (6,000') at the tip of Cape May County, New Jersey. These sediments range in age from Cretaceous to Holocene and can be classified as continental, coastal, or marine deposits. The Cretaceous and Tertiary age sediments generally strike on a northeast-southwest direction and dip gently to the southeast from 10 to 60 feet per mile.

The overlying Quaternary deposits, where present, are predominately flat lying. The unconsolidated Coastal Plain deposits are unconformably underlain by a Pre-Cretaceous basement bedrock complex which consists primarily of Precambrian and early Paleozoic age rocks.

Underlying the subject property is the Tinton Formation. The Tinton Formation is a massive olive to evergreen glauconitic quartz sand which is locally clay-rich and silty. The unit displays an abundance of iron-staining and locally bears limonite and hematite crusts and concretions. The unit displays heavy bioturbation. The formation is in the range of 20 to 25 feet thick.

The wedge of sediment comprises one interrelated aquifer system that includes several aquifers and confining units. There are five major aquifers in the New Jersey Coastal Plain Aquifer System. They are the Potomac-Raritan-Magothy Aquifer System, Englishtown Aquifer, Wenonah-Mount Laurel Aquifer, lower "800 foot" sand aquifer of the Kirkwood Formation, and the Kirkwood-Cohansey Aquifer.

Groundwater in the Cohansey aquifer occurs generally under unconfined water table conditions except in Cape May County, where the aquifer is confined. Inland from the coast and in the northern part of Ocean County, the upper part of the Kirkwood Formation is in hydraulic connection with the Cohansey Sand and they act as a single aquifer.

Review of Figure 1 indicates that the topography is generally level and three surface water bodies, including Raritan Bay to the northwest and Chingarora Creek and Flat Creek to the east are located within one mile of the subject property. Based on the topography and occurrence of surface water, a determination of the local groundwater flow direction in the vicinity of the subject property is inconclusive, however, the regional groundwater flow direction is presumed to be to the northwest towards Raritan Bay.

3.0 HISTORIC RECORDS REVIEW

This Chapter summarizes the historic property ownership, tenant, and operational history as determined by Excel based on review of available Federal, State, and local environmental records as well as previous site-specific documents obtained through Freedom of Information Act (FOIA) requests. A review and interpretation of available historic Sanborn™ maps, historic aerial photographs, and topographic maps is also provided.

3.1 Property Ownership

Excel obtained a Chain of Title Report prepared by Nationwide Environmental Title Research (NETR) of Tempe, Arizona, through Environmental Data Resources, Inc. (EDR) to verify historic property ownership and operations. The deed and ownership information is provided in Appendix C. The findings are summarized as follows:

Block 141, Lot 14		
Name of Property Owner	From	To
Bushwick Realty Corporation	May 11, 1970	Present
Elizabeth and Joseph M. Williams	October 25, 1960	May 11, 1970
The Monel Corporation, Inc.	March 11, 1947	October 25, 1960
Borough of Keyport	Prior to 1940	March 11, 1946

Block 141, Lot 15, 15.01		
Name of Property Owner	From	To
Bay Ridge Realty Corporation	May 23, 1966	Present
Milton Berger, Hanon Berger, Isadore Berger, Samuel Poze, David Rosenboom, and Herman Altman	September 15, 1955	May 23, 1966
Maurice Cornell, Donald H. Jaffey, Melvin Waldman, Irvin Katzman, Victor Wolkin, and Benjamin Zuckerman	September 10, 1955	September 15, 1955
Raritan Bay Development Corporation	March 1, 1955	September 10, 1955
Raritan Bay Realty	June 19, 1948	March 1, 1955
E. Richard Bagarozzy	April 15, 1946	June 19, 1948
BB Keljikan	October 13, 1944	April 15, 1946
Central Aircraft Corporation	Prior to 1940	October 13, 1944

As indicated above, the Bushwick Realty Corporation and the Bay Ridge Realty Corporation are the current owners of the subject property and acquired ownership in 1970 and 1966, respectively. As discussed below, as well as in Sections 3.4 and 3.5, review of other sources of historic information, including the aerial photographs and historic topographic maps, provides the history of the subject property back to circa 1901.

3.2 Historic Operational and Tenant History

The following is a summary of the operational and tenant history of the subject property as determined by Excel based on review of available historic information.

- Review of available Sanborn™ maps, aerial photographs, and topographic maps indicate the following:
 - Lot 14 was vacant and covered with dense vegetation from 1901 to sometime prior to 1954 when a railroad siding, trending to the south, is visible on the lot. Based on review of aerial photographs from 1963 through 2009, the railroad siding was no longer in operation sometime prior to 1963 and the lot remained vacant and covered with dense vegetation.
 - The northern portion of Lot 15 has remained free of structures since 1901. Review of aerial photographs from 1933 and 1954 indicate that this portion of the lot was covered with vegetation and two large ponds. Sometime prior to 1963, landfill operations began on this portion of the lot and the southernmost pond was filled followed by the filling of the northern pond prior to 1972. According to review of historic documentation, landfill operations on the lot ceased in 1979. This portion of the lot has remained vacant and undeveloped except for unpaved roadways since operations ceased.
 - The southern portion of Lot 15 was first developed prior to 1923 with numerous structures housing the manufacturing operations associated with the Aeromarine facility. The southwest corner of the lot was improved with dwellings. According to historic documentation, the Aeromarine facility was in operation on the subject property from approximately 1917 to the mid-1940's.

Prior to 1947, numerous tenants including American Acoustics, Inc., manufacturers of plaster board and tile, All Out Fire Extinguishers Company, Bendix Radio & Television Corporation, and an unknown food packing company occupied the various structures on the southern portion of Lot 15. A railroad siding, trending southeast and connecting with the spur which runs across Lot 14, was in operation on the subject property prior to 1954.

Prior to 1959, all previous operations at the subject property ceased. Following 1959 the subject property was occupied by a group of unnamed tenants which included a venetian blind manufacturer, a boat building operation, and garment and clothing manufactures. A portion of the main structure is also described as being used as lofts. Based on review of

the most recent aerial photographs, the majority of the structures associated with the former Aeromarine facility which is visible on the 1959 Sanborn™ map and 1954 aerial photograph still exist. A description of current operations/tenants is provided in Section 4.1.

- Based on review of historic documentation, Lot 15.1 has remained undeveloped since approximately 1901.

3.3 Federal and State Database Search

An environmental database search of the subject property and the area within a one-mile radius of the subject property was conducted using the services of EDR of Southport, Connecticut. A copy of the EDR environmental database search report and City Directory Report are provided as Appendix D. The EDR environmental database search generated information regarding the subject property and surrounding properties that are or have been regulated, tracked, or investigated under specific Federal or State environmental programs.

In addition, the most recent NJDEP Site Remediation Known Contaminated Sites List (KCSL), NJDEP regulated underground storage tank (UST) database, NJDEP leaking UST (LUST) database, the United States Environmental Protection Agency (USEPA) Federal National Priorities List (NPL), and USEPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) were reviewed via the Internet. The following subsections summarize the pertinent findings of the EDR and governmental database searches.

3.3.1 Subject Property

According to the July 28, 2008 EDR environmental database search report, the subject property is identified on the Resource Conservation and Recovery Non Generator (RCRA-NonGen. and FINDS Federal environmental databases and on the State Hazardous Waste (SHW), Solid Waste Facility (SWF/LF), Hazardous Material Incident Database (NJ Release), Voluntary Clean-up Program (VCP), and Brownfields State and Local environmental databases. The subject property is listed in the EDR Orphan Summary database under NJ Release and Site Re-Evaluation Report (HWS RE-EVAL) databases.

3.3.2 Surrounding Properties

As reported by EDR, a total of 26 sites are identified in the Federal and State databases within a one-mile search radius of the subject property. Several of these sites are listed on multiple databases. Table 2 summarizes the EDR environmental database search report. Review of Table 2 indicates the following:

- Within a zero to one-eighth mile radius of the subject property, the following database listings were identified:

- One Resource Conservation and Recovery Act Conditionally Exempt Small Quantity Generator (RCRA-CESQG) site;
 - Two Historic Leaking Underground Storage Tanks (HIST LUST) sites;
 - Two UST sites;
 - One VCP site;
 - One Brownfields site.
- Within a one-eighth to one-quarter mile radius of the subject property, the following database listings were identified:
- One RCRA-NonGen site;
 - Two Industrial Site Recovery Act (ISRA) sites;
 - One UST site;
 - One HIST LUST sites.
- Within a one-quarter to one-half mile radius of the subject property, the following database listings were identified:
- One Solid Waste Facility/Landfill site;
 - One Chromate Chemical Production Waste Site (CHROME) site;
 - Two HIST LUST sites;
 - Eight VCP sites;
 - Two ISRA sites.
- Within a one-half to one mile radius of the subject property, the following database listings were identified:
- Eight SHW sites.

Additional information regarding each of the individual properties identified on the databases listed above is contained in the EDR Report provided as Appendix D. According to the locations mapped by EDR, coupled with the results of Excel's peripheral survey conducted at the time of the site inspection, one or more of the properties identified above may be located upgradient of the subject property. Therefore, if a discharge impacted groundwater at one or more of these upgradient locations, then the potential exists that it could migrate and adversely impact the groundwater beneath the subject property. However, there are no potable wells located at the subject property and potable water in the area is supplied by the Borough. As such, the likelihood of contact or ingestion of impacted groundwater is minimal and not considered a concern.

Note that future use of the subject property would therefore not be restricted by any adverse impact to groundwater from any off-site source of contamination. In addition, New Jersey environmental laws and regulations clearly state that should any investigation of groundwater quality conducted at a property indicate a potential adverse impact from any off-site location,

remediation of such groundwater contamination is not the responsibility of the property owner.

The EDR Orphan Summary includes listings for 38 properties that are included on certain Federal or State environmental databases, but are reported by EDR to be un-mappable due to insufficient address information. Several of these properties are listed on multiple databases and in several cases two listings may refer to the same property. The subject property was listed as the Aero Marine Terminal on the Orphan Summary. Review of the Industrial Directory Report provided in Appendix I indicated that the subject property was not listed in the report for the years 1931 through 2008.

3.3.3 Well Database Search

Within a one-mile radius of the subject property, the EDR environmental database search report identified fifteen USGS Public Water Supply (PWS) wells and one Federal PWS well. The information contained within the EDR Report regarding these wells is summarized below:

Well Type	Reported Usage/Status	Site Number	Permit Number	Distance/Direction From Subject Property
Federal USGS	Public Supply	USGS2137785	-	1/8 – 1/4 Mile West-Southwest
Federal USGS	Public Supply	USGS2137799	-	1/4 – 1/2 Mile East
Federal USGS	Public Supply	USGS2137798	-	1/4 – 1/2 Mile East
Federal USGS	Public Supply	USGS2137794	-	1/4 – 1/2 Mile East
Federal USGS	Public Supply	USGS2137792	-	1/4 – 1/2 Mile East
Federal USGS	Public Supply	USGS2137910	-	1/4 – 1/2 Mile Northeast
Federal USGS	Public Supply	USGS2137776	-	1/4 – 1/2 Mile West-Southwest
Federal USGS	Public Supply	USGS2137777	-	1/4 – 1/2 Mile West-Southwest
Federal USGS	Public Supply	USGS2137778	-	1/4 – 1/2 Mile West-Southwest
Federal USGS	Public Supply	USGS2137780	-	1/4 – 1/2 Mile East
Federal USGS	Public Supply	USGS2137779	-	1/4 – 1/2 Mile West-Southwest
Federal USGS	Public Supply	USGS2137773	-	1/4 – 1/2 Mile West-Southwest
Federal USGS	Public Supply	USGS2137762	-	1/4 – 1/2 Mile West-Southwest
Federal USGS	Public Supply	USGS2137824	-	1/2 – 1 Mile Southeast
Federal USGS	Public Supply	USGS2137784	-	1/2 – 1 Mile Northeast
Federal PWS	Public Supply	NJ1350300	-	1/2 – 1 Mile East

Six USGS wells are located between 1,320 and 2,640 feet upgradient of the subject property to the east and southeast given the anticipated local and regional groundwater flow to the northwest toward Raritan Bay. One USGS well and one Federal well are located between 2,640 and 5,280 feet upgradient of the subject property to the east-northeast and the east. The remaining nine USGS wells are located approximately between 1320 and 5,280 feet cross-gradient of the subject

property to the northeast and southwest. Given the distance and topography of the area relative to these well locations, it is unlikely that any of these wells would be affected by groundwater quality in the vicinity of the subject property.

An additional search of the NJDEP online community public supply well database did not indicate the presence of any additional State PWSs within one mile of the subject property.

3.3.4 Wetlands and Flood Zone

Based on review of the 2002 and 2005 National Wetlands Inventory (NWI) as reported by EDR and confirmed through review of the NJDEP I-Map Geographical Information System (GIS) database, wetlands are identified on and in the immediate vicinity of the subject property. In addition, the EDR report indicates that portions of the subject property are located within the 100-year and 500-year flood zones associated with Chingarora Creek, which comprises the eastern boundary of the subject property.

According to data obtained from the Federal Emergency Management Agency (FEMA) and as shown on Figure 5, the subject property is located within several different flood zones. The 100-year flood zones designated Zone A11 and Zone V14 cover the majority of the property border. The remainder of the property falls within flood Zone B, classified as between 100 and 500 year flooding, or Zone C listed as minimal flooding.

3.3.5 Area Radon Information

The EDR report identifies the Borough of Keyport, New Jersey as a low (Tier 3) radon potential zone. Based on 135 sites tested, average radon concentrations for Monmouth County are 0.910 picocuries per liter (pCi/L) in living areas and 2.030 pCi/L in basement areas. Lots 14 and 15.1 are currently vacant and there are presently no basement areas associated with any of the structures on Lot 15. Should future development of the Site include subgrade spaces, verification of radon concentrations is recommended.

3.4 Historic Sanborn™ Fire Insurance Maps/City Directory Abstract

Available Sanborn™ Fire Insurance Maps provided by EDR were reviewed to verify the Site development history as indicated by historic environmental records and reports. Sanborn™ Maps from the following years were obtained and reviewed: 1923, 1931, 1947, and 1959. A copy of each Sanborn™ Map is provided in Appendix E.

Overall, the information obtained from review of the Sanborn™ Maps confirms the property history as compiled from the other sources of historic information including the historic aerial photograph review (See Section 3.5). The following is a summary of Excel's review and interpretation of the Sanborn™ Maps.

1923 Sanborn™ Map

- Review of the 1923 Sanborn™ Map shows only the southern portion of Lot 15 of the subject property. The lot appears to consist of numerous multi-story structures occupied by the various operations associated with the former Aeromarine facility including machine shops, a wing varnishing and covering area, a paint shop, boat shop, numerous storage areas, a foundry, wood mill, dry kiln, boiler house, assembly room, and a hanger. A buried fuel oil tank is also shown on the map to the southwest of the boiler house. This suspected UST is identified as AOC 2 As summarized in Section 4.2.
- The surrounding properties consist mainly of residential dwellings to the south and southwest. The subject property is bordered by the Raritan Bay to the west and Chingarora Creek to the north and east.

1931 Sanborn™ Map

- Review of the 1931 Sanborn™ Map indicates that although some of the building designations have been rearranged, the southern portion of Lot 15 has not changed significantly in comparison to the 1923 Sanborn™ Map. A new structure listed as a factory building is now shown to the east of the hangar building. Gasoline tanks are now shown along the southwest and northwest corners of the main structure. The buried fuel oil tank which appeared on the 1923 Sanborn™ Map is no longer shown.
- The surrounding properties continue to consist mainly of residential dwellings to the south and southwest. The subject property is bordered by the Raritan Bay to the west and Chingarora Creek to the north and east.

1947 Sanborn™ Map

- Review of the 1947 Sanborn™ Map indicates that the structures on the southern portion of Lot 15 are now occupied by numerous tenants including American Acoustics, Inc., manufacturers of plaster board and tile, All Out Fire Extinguishers Company, Bendix Radio & Television Corporation, and an unknown food packing company. The boiler house to the east of the main structure is no longer shown and the various storage buildings along the southern portion of the property are also no longer shown. Also, both gas tanks at the southwest and northwest corners of the building are no longer shown. A rail siding is now shown along the southern side of the main structure trending southeast.
- The surrounding properties continue to consist mainly of residential dwellings to the south and southwest. The subject property is bordered by the Raritan Bay to the west and Chingarora Creek to the north and east.

1959 Sanborn™ Map

- Review of the 1959 Sanborn™ Map indicates that the structures on the southern portion of Lot 15 are now occupied by numerous new tenants as compared to the 1947 Sanborn™ Map including a venetian blind manufacturer, a boat building operation, and garment and clothing manufactures. A portion of the main structure is also described as being used as lofts. The rail siding along the southern side of the main structure is still visible.
- The surrounding properties continue to consist mainly of residential dwellings to the south and southwest. The subject property is bordered by the Raritan Bay to the west and Chingarora Creek to the north and east.

3.5 Historic Aerial Photographs

Available historic aerial photographs of the subject property and surrounding areas were reviewed to verify and further evaluate historic property development, historic subject property use, and historic subject property conditions. A total of seven aerial photographs were obtained from EDR, including coverage for the following years: 1933, 1954, 1963, 1972, 1995, 2006 and 2008. A copy of each aerial photograph is provided as Appendix F.

Overall, the information obtained from review of the aerial photographs confirms the subject property's use for commercial/industrial purposes. The following summarizes the findings of Excel's review and interpretation of the historic aerial photographs:

1933 Aerial Photograph (Approximate Scale 1 inch = 750 feet)

- Review of the 1933 aerial photograph indicates that Lot 14, the northern portion of Lot 15, and Lot 15.1 are undeveloped. Numerous structures associated with the former Aeromarine facility are visible on the southern portion of Lot 15 and residential units are visible on the southwest portion of the property as shown on the 1923 and 1931 Sanborn™ Maps. Two large ponds are visible on the northern portion of Lot 15.
- The surrounding area to the southwest is shown to be developed with residential structures. The area to the northeast and west is primarily undeveloped and covered by dense vegetation. Raritan Bay is visible to the northwest and Chingarora Creek is shown bordering Lot 15 to the north and west and Lot 14 to the north.

1954 Aerial Photograph (Approximate Scale 1 inch = 750 feet)

- Review of the 1954 aerial photograph indicates that Lot 15.1 remains unchanged as compared to the 1933 aerial photograph. Lot 14 remains vacant; however, a rail spur servicing Lot 15 and trending south is now visible on the property. Numerous structures

previously associated with the Aeromarine facility but now occupied by various commercial and manufacturing tenants as described in Section 3.4 are still visible on the southern portion of Lot 15 as are the residential structures on the southwest portion of the lot.

- The surrounding area to the southwest and east of the subject property show increased residential and commercial development as compared to the 1933 aerial photograph.

1963 Aerial Photograph (Approximate Scale 1 inch = 750 feet)

- Review of the 1963 aerial photograph indicates that Lot 15.1 remains unchanged as compared to the 1954 aerial photograph. Lot 14 remains vacant; however, the rail spur servicing Lot 15 is no longer visible. The southernmost pond located on the northern portion of Lot 15 has been filled.
- Review of the 1963 aerial photograph shows that the subject property and surrounding area appear relatively unchanged as compared to the 1954 aerial photograph.

1972 Aerial Photograph (Approximate Scale 1 inch = 750 feet)

- Review of the 1972 aerial photograph indicates that Lots 14 and 15.1 remain unchanged as compared to the 1963 aerial photograph. The northernmost pond located on the northern portion of Lot 15 has been filled in and roadways associated with the landfill operations on this portion of the lot are now visible.
- Review of the 1972 aerial photograph shows that the subject property and surrounding area appear relatively unchanged as compared to the 1954 aerial photograph.

1995 Aerial Photograph (Approximate Scale 1 inch = 750 feet), 2006 Aerial Photograph (Approximate Scale 1 inch = 750 feet), and 2008 Aerial Photograph (Approximate Scale 1 inch = 750 feet)

- Review of the 1995, 2006, and 2008 aerial photographs show that the subject property and surrounding area appear relatively unchanged as compared to the 1972 aerial photograph.

3.6 Historic Topographic Maps

Available historic topographic maps of the subject property and surrounding areas were reviewed to verify and further evaluate historic property development, use, and conditions. A total of eight topographic maps were obtained from EDR, including coverage for the following years: 1901, 1902, 1947, 1954, 1970, 1977, 1984, and 1995. A copy of each topographic map is provided as Appendix G.

The following summarizes the findings of Excel's review and interpretation of the historic topographic maps:

1901 Topographic Map – (Scale 1: 62,500) and 1902 Topographic Map – (Scale – 1 : 125,000)

- The 1901 and 1902 topographic maps show the area of the subject property as undeveloped with no adjoining local roadways. No structures are visible on the subject property.
- The Central Railroad of New Jersey is located to the south of the subject property trending southwest. Roadways associated with the Borough of Keyport are also visible to the southwest of the Site.
- A single large pond is located in the northeastern portion of the subject property.
- The Chingarora Creek is visible to the northeast and southeast of the subject property and Raritan Bay is visible to the northwest.

1947 Topographic Map – (Scale 1: 25,000)

- The 1947 topographic map indicates that the southern portion of Lot 15 is now developed with numerous structures associated with the former Aeromarine facility. The subject property is labeled as the Aero-Marine Plane & Motor Co.
- The surrounding areas to the south and east of the subject property are shown to be developed with residential and commercial structures along with increased infrastructure.

1954 Topographic Map – (Scale 1: 24,000), 1970 Topographic Map – (Scale 1: 24,000), and 1977 Topographic Map – (Scale 1: 25,000)

- The 1954, 1970, and 1974 topographic maps show increased residential and commercial development of the areas surrounding the subject property to the south and east as compared to the 1947 topographic map.

1984 Topographic Map – (Scale 1: 50,000) and 1995 Topographic Map – (Scale 1 : 25,000)

- The 1984 and 1995 topographic maps indicate that the pond previously shown on the northern portion of Lot 15 is no longer visible.
- The 1984 and 1995 topographic maps continue to show increased residential and commercial development of the areas surrounding the subject property to the south and east as compared to the 1977 topographic map.

3.7 Government Records Search

Local, State, and Federal government agencies were contacted to confirm subject property information and to obtain available information associated with any past or present environmental issues and/or conditions at the subject property. Information obtained from these agencies is provided in Appendix H. Agencies contacted included the Borough of Keyport Tax Assessors Office, the Borough of Keyport Building Department, the Monmouth County Board of Health, and the Borough of Keyport Clerk's Office. Additionally, an Open Public Records Act (OPRA) request was filed with the NJDEP and a FOIA request was filed with the EPA for any records pertaining to the subject property. An Aeromarine Area Redevelopment Plan (September 2005), which was prepared by Phillips Preiss Shapiro Associates, Inc. on behalf of the Borough, was on file with the Borough. No other records concerning historic operations or previous environmental investigations were on file with the Borough for the subject property.

On July 28, 2008, Excel submitted two file review requests (OPRA Request Nos. 71000 and 72021) electronically to the NJDEP's OPRA requesting a review of the NJDEP's files for information regarding the subject property. Records concerning historic operations and previous environmental investigations were on file with the NJDEP and are provided in Appendix H.

An electronic file review request (FOIA Request No. 02-RIN-01923-08) was sent to the EPA on July 28, 2008 requesting a review of EPA files for information regarding the subject property. Records concerning historic operations were on file with the EPA and are provided in Appendix H.

3.8 History of Permits, Discharges, Enforcement Activities, Previous Environmental Investigations, and/or Remedial Actions

Based on review of the records on file with the NJDEP, a Notice of Violation (NOV) was issued to the current owner of the Site, Bushwick Realty Corporation, on February 23, 1999 for a violation of the Wetlands Act of 1970 and the New Jersey Waterfront Development Statutes. The violation was related to the placing of fill and concrete blocks in coastal wetlands and construction of a concrete block bulkhead and fill along the bayshore without obtaining prior authorization.

A second NOV was issued to the Site on September 15, 2000 for the same violation.

On February 2, 2001, an Administrative Order and Notice of Civil Administrative Penalty Assessment (AONOCAPA) was issued to the Site for failure to comply with the NOV. In a letter from the NJDEP dated July 11, 2002, a Coastal Area Facility Review Act (CAFRA) Individual Permit (File #1322-92-0001.3) was issued to the Site for the legalization of the concrete retaining wall along the shoreline of Keyport Harbor and the Jersey barrier along the bank of Chingarora Creek. According to the letter, Bushwick Realty satisfied the requirements of the NOV and the issue was considered resolved. A copy of the NOVs, AONOCAPA, the Departments July 11, 2002 letter, and other supporting documentation are provided in Appendix H.

Based on a review of the records on file with the NJDEP, EcolSciences, Inc. (EcolSciences) of Rockaway, New Jersey submitted a series of letters, reports, and supporting documents including an Application for A Letter of Interpretation (LOI) and a Wetlands Investigation Report and Wetlands Delineation for the subject property during 2004 through 2006. The LOI and supporting documentation was submitted on behalf of Century Land Group, LLC, (Century) a limited partnership once interested in redevelopment of the subject property. Century received approval of their LOI application in a letter from the NJDEP dated October 25, 2006. Note that coastal wetlands and freshwater wetlands were identified on the subject property. A copy of the documents submitted by EcolSciences, the NJDEP letter approving the LOI, and other supporting documentation submitted on behalf of Century is provided in Appendix H.

3.9 Industrial Site Recovery Act Applicability Determination

The ISRA, and its predecessor Environmental Cleanup Recovery Act (ECRA), applies to industrial establishments that were in operation after December 31, 1983, have a primary North American Industrial Classification System (NAICS) number as listed in N.J.A.C. 7:26 B - Appendix C subject to the specified exceptions and limitations, and have been involved with the generation, manufacture, refining, transportation, treatment, storage, handling, and/or disposal of hazardous substances and hazardous wastes. If the industrial operation is subject to ISRA, transactions that trigger compliance with ISRA rules and regulations include, but are not limited to, the sale of the property, assets, and/or business, cessation of operations, foreclosure, bankruptcy, stock transfer/corporate merger, or a change in the partnership situation.

Specifically, former and present operations at the subject property most closely apply to the following NAICS Codes:

- 336411 – Aircraft Manufacturing: This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) manufacturing or assembling complete aircraft; (2) developing and making aircraft prototypes; (3) aircraft conversion (i.e., major modifications to systems); and (4) complete aircraft overhaul and rebuilding (i.e., periodic restoration of aircraft to original design specifications).
- 811111 – General Automotive Repair: This U.S. industry comprises establishments primarily engaged in providing (1) a wide range of mechanical and electrical repair and maintenance services for automotive vehicles, such as passenger cars, trucks, and vans, and all trailers or (2) engine repair and replacement.
- 332420 – Metal Tank (Heavy Gauge) Manufacturing: This industry comprises establishments primarily engaged in cutting, forming, and joining heavy gauge metal to manufacture tanks, vessels, and other containers.
- 562212 – Solid Waste Landfill: This U.S. industry comprises establishments primarily engaged in (1) operating landfills for the disposal of nonhazardous solid waste or (2)

the combined activity of collecting and/or hauling nonhazardous waste materials within a local area and operating landfills for the disposal of nonhazardous solid waste.

4.0 SITE OPERATIONS AND AOC IDENTIFICATION

This Chapter summarizes present operations, Excel's site inspection observations, and the AOCs identified at the subject property.

4.1 Description of Current Site Operations

Excel conducted an inspection of the subject property on December 10 and 11, 2008. Based on Excel's observations during the time of the site inspection, Lot 14 is currently vacant and covered with dense vegetation. Lot 15.1 is an undeveloped riparian lot located in the Raritan River. The northern portion of Lot 15 contains a landfill that has not operated since 1979 and which is maintained by the current Site owner, and the southern portion of Lot 15 is occupied by several commercial and manufacturing operations. The following is a list of the buildings located on the southern portion of Lot 15 and the current operations taking place in each:

- Building A – Inferno-O-Therm Corporation: manufactures industrial heating equipment for the asphalt and concrete producing industry;
- Building B – Former Hanger Building, unoccupied;
- Building C – C&M Autobody: automotive repair, fabrication, and body work;
- Building D and E – Apollo Transport, Inc: trucking and delivery transportation services;
- Building F – unoccupied;
- Building H – used for storage, unoccupied;
- Building G – used for storage, most recently occupied by a flower delivery company;
- Building I – A1 Iron Works: wrought iron fabrication;
- Building J – used for storage, formerly occupied by Mattel Toys and used for warehousing toys.
- Building K – B&B Paving and Sealcoating: asphalt paving contractor;
- Building L – unoccupied;
- Building M
 - M1 – JRM: manufactures gun holster clips;
 - M2 – unoccupied;
 - M3 – Allstate Environmental: plumbing drain and sewer cleaning company;
 - M4 – unoccupied;
 - M5 – Blackburn Monster Trucks: vehicle storage; and
 - M6 – Piccini Designs: cabinet makers; and
- Building N – Unoccupied.

4.2 Site Inspection Observations

The following summarizes Excel's observations made during the December 10 and 11, 2008 site inspection.

Block 141 Lot 15

- Access to Lot 15 is provided from the west by way of Locust Street.
- The northern portion of the lot is occupied by a closed landfill which is covered with dense vegetation and improved with unpaved roadways for maintaining the landfill. Several monitoring wells were observed across the landfill during the time of the site inspection.
- The southern portion of the lot is developed with several multi-story structures which housed the former Aeromarine operations. The structures are currently occupied by commercial and manufacturing businesses as previously described in Section 4.1. This portion of the lot is improved with asphalt-paved roadways and parking areas, unpaved and gravel-covered parking areas, and a former rail siding located along the southern boundary of the lot.
- As shown on Figure 4, aboveground storage tanks (ASTs) are located in Buildings A, C, K, and L during the time of the site inspection (Photograph Nos. 29, 30, and 54). One 2,000-gallon No. 2 heating oil AST is located along the northeast corner of Building A, one 275-gallon waste oil AST is located along the northern wall of Building C, two 275-gallon diesel fuel ASTs are located in Building K, and one 100-gallon and one 275-gallon fuel oil AST is located along the western wall of Building K. In addition, two 1,000-gallon propane ASTs are located along northwest exterior of Building A. All ASTs were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release was observed in the vicinity of the ASTs during the time of the site inspection. As outlined in Section 4.4, the ASTs are identified as AOC 1 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, suspected underground storage tanks (USTs) associated with historic operations may be located on Lot 15. A fill and vent pipe associated with a suspected UST are located along the southwest side of Building F. A fill port associated with a suspected UST was also located along the eastern side of the residential structure located on the western portion of the lot. No apparent evidence of staining or other indications of a release was observed in the vicinity of the suspected USTs during the time of the site inspection. In addition, review of historic Sanborn™ Maps indicated that two gasoline tanks were previously located along the northern and western corners of Building A and a fuel oil UST associated with the former boiler house was previously located on the southeast portion of the lot. No evidence of these suspected USTs was observed during the time of the site inspection. As outlined in Section 4.4, the USTs are identified as AOC 2 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, chemical storage cabinets and areas are located in Buildings A, C, and D (Photograph Nos. 29, 30, and 54). A list of the chemicals present on the subject property during the time of the site inspection and the buildings where they were located in is provided in Section 4.3. All of the chemical storage cabinets are staged on concrete which was observed to be in good condition with no evidence of damage or cracks. No apparent

evidence of staining or other indications of a release was observed in the vicinity of the chemical storage cabinets and areas during the time of the site inspection. As outlined in Section 4.4, the chemical/waste storage cabinets are identified as AOC 3 in strict accordance with the NJDEP Technical Rules.

- As shown on Figure 4, numerous 55-gallon drums, 5-gallon containers, and other miscellaneous containers are located throughout the buildings on the subject property (Photograph Nos. 19, 20, 31, 32, 50, and 52). A list of the drums and containers located on the subject property during the time of the site inspection and the buildings they were located is provided in Section 4.3. The drums and miscellaneous containers located in Building L are staged on concrete which was significantly damaged during the time of the site inspection. Also, drums located in a storage container along Building C were staged on a wood floor. Evidence of staining was observed on the concrete/wood floor in the vicinity of the drums and containers in both of these areas during the time of the site inspection. All other drums and containers were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release was observed in the vicinity of the other drums and miscellaneous containers during the time of the site inspection. As outlined in Section 4.4, the 55-gallon drums, 5-gallon, and other miscellaneous containers are identified as AOC 4 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, pole and pad-mounted transformers are located on the subject property (Photograph Nos. 12 and 34). Eight pole-mounted transformers are located along the western side of the lot and three pole-mounted transformers are located along the northern side of the lot. Three wet-type pad-mounted transformers are located beneath the stairwell along the western side of Building A and one dry-type pad-mounted transformer is located along the northwestern wall of the main assembly floor in Building A. All pad-mounted transformers are staged on concrete which was observed to be in good condition with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release in the vicinity of the pole or pad-mounted transformers was observed during the time of the site inspection. As outlined in Section 4.4, the transformers are identified as AOC 5 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, seven dumpsters are located on the subject property (Photograph No. 53). Two two-cubic yard (cy) dumpsters were located in the main assembly area of Building A, one two cy dumpster is located along the exterior of Building C, and one two cy dumpster is located within Building I. In addition, one 30 cy dumpster is located along the northeastern wall of Building J, one 30 cy dumpster was located within Building E, and one 30 cy dumpster was located in the Hangar Building. All of the dumpsters contained either cardboard or miscellaneous trash. All of the dumpsters were staged on either concrete or asphalt which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release was observed in the vicinity of the dumpsters during the time of the site inspection. As outlined in Section 4.4, the dumpsters are identified as AOC 6 in strict accordance with the NJDEP Technical Rules.

- As shown on Figure 4, a stormwater collection system consisting of a series of stormwater grates and concrete piping is located on the subject property. According to interviews with site personnel, the stormwater collection system is connected to the municipal stormwater system. According to site personnel, only one stormwater grate located between Buildings K and L discharges surface water directly to the Chingarora Creek. No apparent evidence of staining or other indications of a release was observed in the vicinity of the stormwater grates throughout the Site or outfall associated with the grate located between Buildings K and L during the time of the site inspection. As outlined in Section 4.4, the stormwater collection system is identified as AOC 7 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, two parts cleaners associated with fabrication and repair operations in Buildings A and C are located on the subject property during the time of the site inspection. According to the operator in Building A, wastewater from the parts cleaners is captured in 55-gallon drums and sent offsite for disposal. The parts cleaner in Building C was not in operation during the time of the site inspection. Both parts cleaners are staged on concrete which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release was observed in the vicinity of the parts cleaners during the time of the site inspection. As outlined in Section 4.4, the parts cleaners are identified as AOC 8 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, two paint booths are located in the southern portion of Building A and one paint booth is located in the southwest portion of Building C. The booths in Building A are used by Infern-O-Therm for priming and finishing of parts associated with the heating systems they fabricate. The booth in Building C is used by C&M Autobody for priming and painting vehicles and parts associated with their autobody repair operations. The floors of the paint booths consist of concrete which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release other than minor amounts of paint on the floor areas was observed during the time of the site inspection. As outlined in Section 4.4, the paint booths are identified as AOC 9 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, three discolored/spill areas are located on the subject property. In Building A, hydraulic oil staining was observed on the floor along the northwest wall of the main assembly area. In Building M1, staining was observed on the floor along the southern wall beneath the work bench and in the rear storage room below the compressor unit (Photograph No. 24). The concrete in the area of the staining was observed to be in good condition in both Buildings A and M1 with no evidence of damage or cracks.

Staining associated with miscellaneous containers staged throughout Building L was also observed on the concrete floor of this structure during the time of the site inspection. The concrete in the area of the staining in Building L is significantly damaged and the underlying soil is visible in numerous places. As outlined in Section 4.4, discolored/spill areas are identified as AOC 10 in strict accordance with the NJDEP Technical Rules.

- As shown on Figure 4, several loading and unloading areas are located on the subject property. All of the buildings located on the subject property have either bay doors or a loading/unloading platform of some kind. All of the loading/unloading areas are constructed of either concrete or asphalt which was observed to be in good condition with only minor evidence of damage or cracks. No apparent evidence of staining or other indications of a release was observed in the vicinity of the loading/unloading areas during the time of the site inspection. As outlined in Section 4.4, the loading/unloading areas are identified as AOC 11 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, two floor drains were observed on the subject property. One floor drain is located in the concrete floor of Building G along the refrigerator locker associated with the former flower shipping operation which once occupied the space. The second drain is located in the concrete floor of the Building M hallway which connects Buildings M and N. No apparent evidence of staining or other indications of a release was observed in the vicinity of the floor drains during the time of the site inspection. According to site personnel, both floor drains are connected to the municipal sanitary system. As outlined in Section 4.4, the floor drains are identified as AOC 12 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, a septic system is located beneath the water tower in the courtyard area at the center of the main building complex (Photograph Nos. 21 and 22). According to site personnel, the septic system has not been in use since the 1960's. The subject property is currently serviced by the municipal sanitary system. The septic system could not be accessed during the time of the site inspection. As outlined in Section 4.4, the septic system is identified as AOC 13 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, an inactive production well which supplied the water used in the water tower as part of the former steam heating system is located below the tower in the courtyard area at the center of the main building complex (Photograph Nos. 14, 21, 22, 37, and 38). According to site personnel, the well is no longer in use and the water tower is currently empty. None of the infrastructure associated with the well could be accessed during the time of the site inspection. As outlined in Section 4.4, the inactive production well is identified as AOC 14 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, several compressor units are located on the subject property. One compressor unit is located in Building A along the northwest wall, three compressor units are located in the storage trailer staged along the eastern wall of Building C, one compressor unit is located along the north wall in Building J, one compressor unit is located along the northern wall of Building K (Photograph No. 24, 26, 50, and 53), and one unit is located in the rear storage room of Building M1.

- All of the compressor units, except for the three units associated with Building C, are staged on concrete which was observed to be in good condition with no evidence of damage or cracks.
- The three units associated with Building C are staged on the wood floor of the storage trailer.
- Staining was observed beneath the compressor unit located in the rear storage room of Building M1 during the time of the site inspection.
- No apparent evidence of staining or other indications of a release was observed in the vicinity of the other compressor units during the time of the site inspection.

As outlined in Section 4.4, the compressor units are identified as AOC 15 in strict accordance with the NJDEP Technical Rules.

- As shown on Figure 4, an inactive rail siding is located on the southwest portion of the lot (Photograph No. 6). The rail siding consists of one rail line surrounded by asphalt and concrete. No ballast associated with the siding was visible during the time of the site inspection. The siding enters the property from the southeast and trends to the northwest along the western side of the main building complex. No apparent evidence of staining or other indications of a release was observed in the vicinity of the rail siding during the time of the site inspection. As outlined in Section 4.4, the rail siding is identified as AOC 16 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, asphalt millings used as road base are located in parking lot and staging areas along the northern and eastern portion of the lot (Photograph No. 49). No apparent evidence of staining or other indications of a release was observed in the vicinity of the asphalt millings during the time of the site inspection. As outlined in Section 4.4, the asphalt millings are identified as AOC 18 in strict accordance with the NJDEP Technical Rules.
- As shown on Figure 4, the northern portion of Lot 15 is occupied by a landfill that has not been operated since 1979 (Photograph Nos. 57 through 64). During the time of the site inspection, the landfill surface appeared to be well maintained and was covered with dense vegetation and a network of roadways for maintaining the landfill. According to site personnel, the two soil piles staged on the landfill are used to maintain the earthen cap which covers the landfill. Several monitoring wells were observed on the landfill portion of the property during the time of the site inspection.

The earthen cap covering the landfill generally appeared to be in good condition with no visibly exposed areas of landfill material, except along the northwestern coastline which borders the Raritan Bay where the cap appears to have been breached by tidal surges. No stressed vegetation, apparent evidence of staining, or other indications of a release was

observed in the vicinity of the landfill during the time of the site inspection. As outlined in Section 4.4, the landfill is identified as AOC 19 in strict accordance with the NJDEP Technical Rules.

Block 141 Lot 14

- Access to Lot 14 is provided from the west by way of Walnut Street.
- The subject property was vacant and covered by dense vegetation with no significant debris or staged materials present within the boundaries of the lot during the time of the site inspection (Photograph Nos. 65 and 66).
- Based on review of historic documentation, a rail siding which serviced historic operations located on Lot 15 was previously located on Lot 14. No visual evidence of the rail siding was observed during the time of the site inspection. As outlined in Section 4.4, the railroad siding is identified as AOC 16 in strict accordance with the NJDEP Technical Rules.

Block 141 Lot 15.01

- Lot 15.01 is a riparian lot located to the northwest of Lot 15. The lot extends from the northwest shoreline of Lot 15 into the Raritan Bay and is currently undeveloped.

4.3 Hazardous Materials and Waste Inventory

Based on the December 10 and 11, 2008 site inspection conducted by Excel, hazardous materials were observed on Lot 15 during the time of the site inspection. No hazardous materials were identified on Lots 14 or 15.1 during the time of the site inspection. The following hazardous materials were identified on Lot 15:

- Building A
 - One 2,000-gallon No.2 fuel oil AST
 - Four 5-gallon No. 3 hydraulic oil containers
 - One 55-gallon No. 2 fuel oil drum
 - One 5-gallon gasoline container
 - Numerous miscellaneous containers of paint, degreasers, and cleaners
 - Three 55-gallon racing fuel drums
- Building C
 - One 275-gallon waste oil AST
 - Numerous miscellaneous containers of paint, degreasers, motor oil, grease, and cleaners
 - Eight 55-gallon motor oil drums (storage container outside building)

- Building F
 - Three 55-gallon dry chemical drums (unlabeled)
 - Numerous 4-ounce bottles of ink/dye
- Building J
 - One 55-gallon waste oil drum
 - One 5-gallon kerosene container
 - One 5-gallon container of lacquer thinner
- Building K
 - One 5-gallon container of octi-hydro waterproofing
- Building L
 - One 275-gallon No.2 fuel oil AST
 - One 100-gallon trailer-mounted fuel oil AST
 - Three 5-gallon gasoline containers
 - Two 5-gallon kerosene containers
 - One 5-gallon diesel container
 - Three 55-gallon drums (unlabeled)
 - Two 55-gallon waste oil drums
 - One 55-gallon drum racing fuel (empty)
 - Two 5-gallon motor oil containers
 - One 35-gallon waste oil drum
 - Eight vehicle batteries
- Water Tower House (courtyard area at the center of the main building complex)
 - Two 5-gallon gasoline containers
 - One 55-gallon waste oil drum
 - One 5-gallon kerosene container

4.4 Summary of AOCs and Potential Issues of Environmental Concern

Based on completion of the PA, this section summarizes the AOCs and issues of potential environmental concern identified by Excel at the subject property. Note that review of the historic information gathered as part of this PA indicates that the development history of the subject property dates back to circa 1923. Excel evaluated the possibility that the development of the subject property, and the surrounding areas, included the placement of imported fill, specifically contaminated Historic Fill, to raise the site grade. Based on the findings of the PA, and the proximity of the subject property to the waterfront, it is possible that the grade of the property has been altered therefore Historic Fill was identified as a suspected AOC.

Based on completion of this PA, Excel has identified 19 AOCs at the subject property as summarized in Table 1. The AOC locations identified on the subject property are shown on Figure 4. Table 3 summarizes the specific observations, regulatory status, and recommendations for each of the AOCs listed below.

- **AOC 1 – Aboveground Storage Tanks:** ASTs are located in Buildings A, C, K, and L during the time of the site inspection. One 2,000-gallon No. 2 heating oil AST is located along the northeast corner of Building A, one 275-gallon waste oil AST is located along the northern wall of Building C, two 275-gallon diesel fuel ASTs are located in Building K, and one 100-gallon and one 275-gallon fuel oil AST are located along the western wall of Building K. In addition, two 1,000-gallon propane ASTs are located along northwest exterior of Building A.

In strict accordance with the Technical Rules, the ASTs are identified as an AOC. Since no apparent evidence of staining or other indications of a release associated with these ASTs was observed during the time of the site inspection and the ASTs are located on concrete surfaces that appeared to be in good condition, no additional investigation of this AOC is warranted or proposed.

- **AOC 2 – Underground Storage Tanks:** Suspected USTs associated with historic operations may exist on Lot 15. A fill and vent pipe associated with a suspected UST are located along the southwestern side of Building F. A fill port associated with a suspected UST was also located along the eastern side of the residential structure located on the western portion of the lot. No apparent evidence of staining or other indications of a release was observed in the vicinity of the suspected USTs during the time of the site inspection. In addition, review of historic Sanborn™ Maps indicated that two gasoline tanks were previously located along the northern and western corners of Building A and a fuel oil UST associated with the former boiler house previously located on the southeastern portion of the lot. No records regarding the potential presence of these USTs were available for review.

In strict accordance with the Technical Rules, the suspected USTs are identified as an AOC. As outlined in Chapter 5.0, a geophysical survey was conducted across the subject property to verify the existence or absence of USTs or other subsurface anomalies that may present a potential environmental concern. Based on the findings of the Geophysical Survey as summarized in Chapter 5.0 and the Subsurface Delineation Report provided in Appendix J, three suspected USTs and four anomalies were identified on Lot 15. Based on review of historic documentation, Lots 14 and 15.1 have remained undeveloped since circa 1923, therefore, the Geophysical Survey did not include these lots.

Based on the results of the Geophysical Survey, additional investigation is warranted as part of a supplemental SI to evaluate soil and groundwater quality at the suspected UST and anomaly locations through the advancement of soil borings, and/or excavation of test pits and

the collection of representative soil and groundwater samples in accordance with the Technical Rules.

- **AOC 3 – Chemical/Waste Storage Areas:** Chemical storage cabinets and areas are located in Buildings A, C, and D. A list of the chemicals located on the subject property during the time of the site inspection and the buildings where they are located in is provided in Section 4.3.

In strict accordance with the Technical Rules, the Chemical/Waste Storage Areas are identified as an AOC. Since no apparent evidence of staining or other indications of a release associated with these areas was observed during the time of the site inspection and all of the chemical storage areas were on concrete that was observed to be in good condition, no additional investigation of this AOC is warranted or proposed.

- **AOC 4 – Miscellaneous Containers:** Numerous 55-gallon drums, 5-gallon containers, and other miscellaneous containers are located throughout the buildings on the subject property. A list of the drums and containers located on the subject property during the time of the site inspection and the buildings they were located in is provided in Section 4.3. The drums and miscellaneous containers located in Building L during the time of the site inspection were staged on concrete which was significantly damaged. Also, drums located in a storage container along Building C were staged on a wood floor. All other drums and containers were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks.

In strict accordance with the Technical Rules, the miscellaneous containers are identified as an AOC. Since evidence of staining was located on the concrete/wood floor in the vicinity of the drums and containers in Building L and the storage container along Building C during the time of the site inspection, verification of subsurface conditions and/or soil quality is recommended through performance of soil borings, test pits and/or the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules.

- **AOC 5 – Transformers:** Pole and pad-mounted transformers are located on the subject property. Eight pole-mounted transformers are located along the western side of Lot 15 and three pole-mounted transformers are located along the northern side of Lot 15. Three wet-type pad-mounted transformers are located beneath the stairwell along the western side of Building A and one dry-type pad-mounted transformer was located along the northwest wall of the main assembly floor in Building A.

In strict accordance with the Technical Rules, the transformers are identified as an AOC. All pad-mounted transformers were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks. Since no apparent evidence of staining or other indications of a release associated with the transformers was observed during the time of the site inspection, no additional investigation of this AOC is warranted or proposed.

- **AOC 6 – Dumpsters:** Seven dumpsters were located on the subject property during the time of the site inspection. Two two-cubic yard dumpsters were located in the main assembly area of Building A, one two cy dumpster was located along the exterior of Building C, and one two cy dumpster was located within Building I. In addition, one 30 cy dumpster was located along the northeast wall of Building J, one 30 cy dumpster was located within Building E, and one 30 cy dumpster was located in the Hangar Building. All of the dumpsters contained either cardboard or miscellaneous trash.

In strict accordance with the Technical Rules, the dumpsters are identified as an AOC. All of the dumpsters were staged on either concrete or asphalt which was observed to be in good conditions with no evidence of damage or cracks. Since no apparent evidence of staining or other indications of a release associated with the dumpsters was observed during the time of the site inspection, no additional investigation of this AOC is warranted or proposed.

- **AOC 7 – Stormwater Collection System:** A stormwater collection system consisting of a series of stormwater grates and concrete piping is located on the subject property. According to interviews with site personnel, the stormwater collection system is connected to the municipal stormwater system. Only one stormwater grate located between Buildings K and L discharges surface water directly to the Chingarora Creek according to site personnel.

In strict accordance with the Technical Rules, the stormwater system is identified as an AOC. Based on historic operations at the subject property in the vicinity of the stormwater grates and the presence of a direct discharge point to the Chingarora Creek, verification of subsurface conditions and/or soil and groundwater quality is recommended through performance of soil borings, test pits and/or the collection of representative soil and groundwater samples as part of a focused SI in accordance with the Technical Rules.

- **AOC 8 – Part Cleaners:** Two parts cleaners associated with fabrication and repair operations in Buildings A and C were located on the subject property during the time of the site inspection. According to the operator in Building A, wastewater from the parts cleaners is captured in 55-gallon drums and sent offsite for disposal. The parts cleaner in Building C was not in operation during the time of the site inspection.

In strict accordance with the Technical Rules, the parts cleaners are identified as an AOC. Both of the parts cleaners were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks. Since no apparent evidence of staining or other indications of a release associated with the parts cleaners was observed during the time of the site inspection, no additional investigation of this AOC is warranted or proposed.

- **AOC 9 – Paint Booths:** Two paint booths are located in the southern portion of Building A and one paint booth is located in the southwest portion of Building C on Lot 15. The booths in Building A are used by Infern-O-Therm for priming and finishing of parts associated with the heating systems they fabricate. The booths in Building C are used by C&M Autobody

for priming and painting of vehicles and parts associated with their autobody repair operations.

In strict accordance with the Technical Rules, the paint booths are identified as an AOC. The paint booths are all staged on concrete which was observed to be in good conditions with no evidence of damage or cracks. Since no apparent evidence of staining or other indications of a release associated with the parts cleaners was observed during the time of the site inspection, no additional investigation of this AOC is warranted or proposed.

- **AOC 10 – Discolored/Spill Areas:** Three discolored/spill areas are located on the subject property. In Building A, hydraulic oil staining was observed on the floor along the northwest wall of the main assembly area. In Building M1, staining was observed on the floor along the southern wall beneath the work bench and in the rear storage room below the compressor unit. The concrete in the area of the staining was observed to be in good condition in both Buildings A and M1 with no evidence of damage or cracks. Staining associated with miscellaneous containers staged throughout Building L was also observed on the concrete floor of this structure during the time of the site inspection. The concrete in the area of the staining in Building L is significantly damaged and the underlying soil is visible in numerous places.

In strict accordance with the Technical Rules, the discolored/spill areas are identified as an AOC. Since the concrete in the area of the staining in Building L is significantly damaged and the underlying soil is visible in numerous places, verification of subsurface conditions and/or soil quality is recommended through performance of soil borings, test pits and/or the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules.

- **AOC 11 – Loading/Unloading Areas:** Numerous loading and unloading areas are located on the subject property. All of the buildings located on the subject property have either bay doors or a loading/unloading platform of some kind.

In strict accordance with the Technical Rules, the loading/unloading areas are identified as an AOC. All of the loading/unloading areas were constructed of either concrete or asphalt which was observed to be in good condition with only minor evidence of damage or cracks. Since no apparent evidence of staining or other indications of a release associated with the loading/unloading areas was observed during the time of the site inspection, no additional investigation of this AOC is warranted or proposed.

- **AOC 12 – Floor Drains:** Two floor drains are located on the subject property. One floor drain is located in the concrete floor of Building G along the refrigerator locker associated with the former flower shipping operation which one occupied the space. The second drain is located in the concrete floor of the Building M hallway which connects Building M and N. According to site personnel, both floor drains are connected to the municipal sanitary sewer system.

In strict accordance with the Technical Rules, the floor drains are identified as an AOC. Since no apparent evidence of staining or other indications of a release associated with the two floor drains was observed during the time of the site inspection and the drains are connected to the municipal sanitary sewer system, no additional investigation of this AOC is warranted or proposed.

- **AOC 13 – Septic System:** A septic system is located beneath the water tower in the courtyard area at the center of the main building complex. The septic system has not been in use since the 1960's according to site personnel. The subject property is currently serviced by the municipal sanitary system. The septic system could not be accessed during the time of the site inspection.

In strict accordance with the Technical Rules, the septic system is identified as an AOC. Since access to the septic system was not available during the time of the site inspection and no documentation regarding the condition of the system was available for review, verification of subsurface conditions and/or soil quality is recommended through performance of soil borings, test pits and/or the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules.

- **AOC 14 – Inactive Production Well:** An inactive production well which supplied the water used in the water tower as part of the former steam heating system is located below the tower in the courtyard area at the center of the main building complex. According to site personnel, the well is no longer in use and the water tower is currently empty. None of the infrastructure associated with the well could be accessed during the time of the site inspection.

In strict accordance with the Technical Rules, the inactive production well is identified as an AOC. Since the inactive production well was used for the sole purpose of supplying water to the water tower and no other operations associated with the facility, no additional investigation of this AOC is warranted or proposed. The production well should be abandoned by a licensed well driller in accordance with the Technical Rules.

- **AOC 15 – Compressor Units:** Numerous compressor units are located on the subject property. One compressor unit is located in Building A along the northwest wall, three compressor units are located in the storage trailer staged along the eastern wall of Building C, one compressor unit is located along the north wall in Building J, one compressor unit is located along the north wall of Building K, and one unit is located in the rear storage room of Building M1.

In strict accordance with the Technical Rules, the compressor units are identified as an AOC.

- All of the compressor units, except for the three units associated with Building C, are staged on concrete which was observed to be in good condition with no evidence of damage or cracks.
- The three units associated with Building C are staged on the wood floor of the storage trailer.
- Staining was observed beneath the compressor unit located in the rear storage room of Building M1 during the time of the site inspection.
- No apparent evidence of staining or other indications of a release was observed in the vicinity of the other compressor units during the time of the site inspection.

Since the concrete in the area of the compressor unit located in Building M1 was observed to be in good condition with no evidence of damage or cracks and no apparent evidence of staining or other indications of a release associated with the other compressor units was observed during the time of the site inspection, no additional investigation of this AOC is warranted or proposed.

- **AOC 16 – Rail Siding/Spur:** An inactive rail siding/spur is located on Lots 14 and 15. The rail siding/spur consists of one rail line surrounded by asphalt and concrete on Lot 15 which runs along the southwestern side of the main building complex. As the line enters Lot 14 from the northwest, it is no longer visible at the surface. Review of historic documents indicates that the rail line entered Lot 14 from the northwest and continued south across the Site before joining the main regional rail line. No ballast or other indication of the rail siding/spur were visible on Lot 14 during the time of the site inspection.

In strict accordance with the Technical Rules, the rail siding/spur is identified as an AOC. Since the condition of the soil quality in the vicinity of the rail siding/spur is unknown, verification of subsurface conditions and/or soil quality is recommended through advancement of soil borings and/or excavation of test pits and the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules.

- **AOC 17 – Suspected Historic Fill:** Based on observations during the site inspection and review of historic documents and aerial photographs, the site grade may have been raised prior to development therefore the potential exists that non-indigenous fill may have been imported to the subject property to raise the grade.

In strict accordance with the Technical Rules, verification of site-wide soil quality is warranted based on the potential existence of Historic Fill and based on the historic operations. Because there are no soil boring logs or any other information regarding the nature of the subsurface soil at the Site and the potential exists that fill was imported to the Site, verification of soil quality is recommended. Soil borings should be conducted and representative soil samples collected for analysis as part of a focused SI to characterize soil

quality to determine whether or not there is evidence of Historic Fill as defined by the Technical Rules or other indications of environmental concern associated with the former operations and/or Site activities.

- **AOC 18 – Asphalt Millings** : Asphalt millings used as road base are located in parking lot and staging areas along the northern and eastern portion of the lot. According to site personnel, the millings are from previous asphalt-paved areas across the Site which have been repaired and repaved during operation of the facility.

In strict accordance with the Technical Rules, the asphalt millings are identified as an AOC. Since no apparent evidence of staining or other indications of a release associated with the millings was observed during the time of the site inspection and the millings are from previously paved surfaces associated with the subject property, no additional investigation of this AOC is warranted or proposed.

- **AOC 19 – Landfill**: The northern portion of Lot 15 is occupied by a landfill that has not been operated since 1979. During the time of the site inspection, the landfill surface appeared to be well maintained and was covered with dense vegetation and a network of roadways for maintaining the landfill. According to site personnel, the two soil piles staged on the landfill are used to maintain the earthen cap which covers the landfill. Several monitoring wells were observed on the landfill portion of the property during the time of the site inspection.

The earthen cap covering the landfill appeared to be in good condition with no visibly exposed areas of landfill material except along the northwestern coastline which borders the Raritan Bay where the cap appears to have been breached by tidal surges. No stressed vegetation, apparent evidence of staining, or other indications of a release in the vicinity of the landfill was observed during the time of the site inspection. According to the NJDEP Landfill Database, the landfill is listed as the Waste Disposal, Inc., Aero Marine; Keyport SLF; Aeromarine Industrial Park Landfill and its current status are listed as “not properly closed.”

In strict accordance with the Technical Rules, the landfill is identified as an AOC. Since the condition of the soil and groundwater quality in the vicinity of the landfill is unknown and no documentation regarding the current condition of the landfill is available for review, verification of subsurface conditions and/or soil/groundwater quality is recommended through advancement of soil borings, and/or excavation of test pits and the collection of representative soil samples and sampling of the monitoring wells currently located on the landfill as part of a focused SI in accordance with the Technical Rules.

4.5 Other Issues of Potential Environmental Concern

Based on the findings of this PA, the following issues of potential environmental concern were identified at the subject property. Under the Technical Rules these are not defined as

AOCs.

- **Suspected Asbestos Containing Material (ACM) and/or Lead-Based Paint (LBP)** – According to the information reviewed as part of this PA, the buildings located on the subject property were constructed prior to the 1970's. Based on the age of construction of the buildings and observations made during the site inspection:
- Some building materials, specifically roofing materials, ceiling and floor tiles and mastic, particularly in the office and storage areas, may be considered suspect ACM.
 - In addition, some of the exterior and interior painted surfaces may be covered in LBP.
 - Painted surfaces in the buildings were observed to be in varied conditions.

Although ACM and LBP are not defined as AOCs by the Technical Rules, they are considered a recognized environmental condition/issue as defined by ASTM if the structure was built prior to 1986 or 1979, respectively. An ACM survey should therefore be conducted prior to any planned building renovation and/or demolition activities that may disrupt these materials as necessary to establish safe and regulatory compliant handling procedures and accurate cost estimates for management of construction debris.

5.0 FOCUSED SITE INVESTIGATION

This Chapter summarizes the scope and investigative procedures and findings during implementation of the Focused SI at the AOC within which additional investigation was recommended as a result of the PA as detailed in Chapter 4.0 of this report. A generalized site plan showing each AOC location is provided as Figure 4.

5.1 Investigative Scope and Procedures

Based on the findings of the PA, suspected USTs (AOC 2) were identified as an area of concern that warranted further evaluation through the implementation of a geophysical survey as part of the Focused SI phase of work. On July 8th and 9th, 2009, a geophysical survey was conducted by EnviroPhysics, Inc. (EnviroPhysics) of Lawrenceville, New Jersey under the direct supervision of an Excel geologist. The objective of the geophysical survey was to evaluate the subject property to determine the likelihood for the existence or absence of USTs or other subsurface objects that may be a potential environmental concern.

The survey was conducted using a combination of geophysical techniques to accurately assess potential subsurface objects and/or materials, including electromagnetics, conductivity, and ground penetrating radar. As documented in the Subsurface Delineation Report prepared by EnviroPhysics that is included in Appendix J, the following equipment was used:

- MetroTech 9800 Line Tracer;
- Fisher TW-6 metal detector;
- Schoenstadt GA72CD fluxgate magnetometer;
- GSSI SIR-3000 radar system with 400 megahertz (mhz) antenna; and
- Geophex GEM-2 electromagnetic conductivity meter.

5.2 Investigation Findings

As summarized in the Subsurface Delineation Report provided in Appendix J, three suspected USTs were identified along with two anomalous subsurface structures during the geophysical survey.

Based on the geophysical survey results, additional investigation is warranted to verify the existence or absence of the suspected USTs. In addition, soil borings and the excavation of test pits is recommended in the vicinity of the suspected USTs and two anomalies to determine the cause of the anomalies and to collect representative soil samples to evaluate whether a discharge has occurred at the suspected UST location.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the completion of the PA for the subject property located in the Borough of Keyport, Monmouth County, New Jersey, the following summarizes Excel's conclusions and recommendations regarding the identification of AOCs and/or issues of actual and/or potential environmental concern.

- The subject property consists of three parcels designated as Block 141, Lots 14, 15, and 15.01. According to the Tax Map of Keyport Borough dated August 1975, Lot 14 is approximately 1.48 acres in size, Lot 15 is approximately 60.5 acres in size, and Lot 15.01 is approximately 0.05 acres in size.
- Review of available Historic Sanborn™ Maps and aerial photography indicate that Lot 15 has been developed with several multi-story structures since circa 1923 and a rail siding since circa 1953. The lot is currently occupied with many of the original structures from the former Aeromarine facility and although currently inactive, the rail siding is shown along the western portion of the lot.
- The northern portion of Lot 15 was used as a landfill from circa 1963 to 1979. Review of available historic maps indicates that Lot 15.1 has remained undeveloped since circa 1923. Lot 14 was previously developed with a rail spur which serviced Lot 15 from circa 1954 to 1963. Lots 14 and 15.1 are currently vacant.
- Based on review of the 2002 and 2005 NWI as reported by EDR and confirmed through review of the NJDEP I-Map GIS database, wetlands are identified on and in the immediate vicinity of the subject property. In addition, the EDR report indicates that portions of the subject property are located within the 100-year and 500-year flood zones associated with Chingarora Creek, which comprises the eastern boundary of the subject property.
- According to data obtained from FEMA and as shown on Figure 5, the subject property is located within several different flood zones. The 100-year flood zones designated Zone A11 and Zone V14 cover the majority of the property border. The remainder of the property falls within flood Zone B, classified as between 100 and 500 year flooding, or Zone C listed as minimal flooding.
- Based on review of the NJDEP I-Map Database for the subject property, the Site is located in a CAFRA zone and therefore any proposed development would be subject to regulation under CAFRA (NJSA 13:19).
- Available information indicates that radon should not be considered an issue of environmental concern at the subject property. However, should future development of the Site include subgrade spaces, verification of radon concentrations is recommended.
- Based on the age and construction of the buildings located on lot 15, ACM and/or LBP may

be present in building materials or on painted surfaces. Excel recommends that the content of the materials be verified prior to any planned renovation and/or demolition activities that may disrupt these materials

- Based on completion of the PA, a total of twenty one AOCs were identified at the subject property as described in Section 4.4. These include:
- **AOC 1 – Aboveground Storage Tanks**
 - **AOC 2 – Suspected Underground Storage Tanks**
 - **AOC 3 – Chemical/Waste Storage Areas**
 - **AOC 4 – Miscellaneous Containers**
 - **AOC 5 – Transformers**
 - **AOC 6 – Dumpsters**
 - **AOC 8 – Part Cleaners**
 - **AOC 9 – Paint Booths**
 - **AOC 10 – Discolored/Spill Areas**
 - **AOC 11 – Loading/Unloading Areas**
 - **AOC 12 – Floor Drains**
 - **AOC 13 - Septic System**
 - **AOC 14 – Inactive Production Well**
 - **AOC 15 – Compressor Units**
 - **AOC 16 – Rail Siding/Spur**
 - **AOC 17 – Suspected Historic Fill**
 - **AOC 18 – Asphalt Millings**
 - **AOC 19 – Landfill**

Based on the PA findings, no further investigation is warranted or proposed for AOC 1, AOC 3, AOC 5, AOC 6, AOC 8, AOC 9, AOC 11, AOC 12, AOC 14, AOC 15, and AOC 18.

As outlined in Section 4.4, a focused SI is recommended for the following AOCs:

AOC 2 – Suspected Underground Storage Tanks: Based on the findings of the Geophysical Survey as summarized in Chapter 5.0 and the Subsurface Delineation Report provided in Appendix J, three suspected USTs and four anomalies were identified on Lot 15, therefore additional investigation is warranted as part of a supplemental SI to evaluate potential impacts to soil and groundwater through performance of soil borings, test pits and/or the collection of representative soil and groundwater samples in accordance with the Technical Rules.

AOC 4 – Miscellaneous Containers: Based on observations during the site inspection, numerous 55-gallon drums, 5-gallon containers, and other miscellaneous containers are located throughout the buildings on the subject property. A list of the drums and containers located on the subject property during the time of the site inspection and the buildings they were located in is provided in Section 4.3. The drums and miscellaneous containers located

in Building L during the time of the site inspection were staged on concrete which was significantly damaged. Also, drums located in a storage container along Building C were staged on a wood floor.

Since evidence of staining was observed on the concrete/wood floor in the vicinity of the drums and containers in Building L and the storage container along Building C during the time of the site inspection, verification of subsurface conditions and/or soil quality is recommended through advancement of soil boring and/or excavation of test pits, and the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules. All miscellaneous containers should be removed from the subject property for offsite disposal.

- **AOC 7 – Stormwater Collection System:** A stormwater collection system consisting of a series of stormwater grates and concrete piping is located on the subject property. According to interviews with site personnel, the stormwater collection system is connected to the municipal stormwater system. Only one stormwater grate located between Buildings K and L discharges surface water directly to the Chingarora Creek according to site personnel.

Based on historic operations at the subject property in the vicinity of the stormwater grates and the presence of a direct discharge point to the Chingarora Creek, verification of subsurface conditions and/or soil and groundwater quality is recommended through performance of soil borings, test pits and/or the collection of representative soil and groundwater samples as part of a focused SI in accordance with the Technical Rules.

- **AOC 10 – Discolored/Spill Areas:** Based on observations during the site inspection, staining associated with miscellaneous containers staged throughout Building L was observed on the concrete floor of this structure. The concrete in the area of the staining in Building L is significantly damaged and the underlying soil is visible in numerous places, therefore verification of subsurface conditions and/or soil quality is recommended through advancement of soil boring and/or excavation of test pits, and the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules.
- **AOC 13 – Septic System:** Based on interviews with site personnel during the time of the site inspection, a septic system is located beneath the water tower in the courtyard area at the center of the main building complex. The septic system has not been in use since the 1960's according to site personnel and the system could not be accessed during the time of the site inspection. Since access to the septic system was not available during the time of the site inspection and no documentation regarding the condition of the system was available for review, verification of subsurface conditions and/or soil quality is recommended through advancement of soil boring and/or excavation of test pits, and the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules.

AOC 16 – Rail Siding/Spur: Based on observations during the time of the site inspection, an inactive rail siding/spur is located on Lots 14 and 15. Since the condition of the soil

quality in the vicinity of the rail siding/spur is unknown, verification of subsurface conditions and/or soil quality is recommended through advancement of soil boring and/or excavation of test pits, and the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules.

- **AOC 17 – Suspected Historic Fill:** Based on observations during the site inspection and review of historic documents and aerial photographs, the site grade may have been raised prior to development therefore the potential exists that non-indigenous fill may have been imported to the subject property to raise the grade. Based on the potential existence of Historic Fill, verification of site-wide soil quality is recommended as part of a focused SI. Soil borings should be conducted and representative soil samples collected for analysis as part of a focused SI to characterize soil quality to determine whether or not there is evidence of Historic Fill as defined by the Technical Rules or other indications of environmental concern associated with the former operations and/or site activities.

AOC 19 – Landfill: Based on observations during the site inspection, the northern portion of Lot 15 is occupied by a landfill that has been closed since 1979. Since the condition of the soil and groundwater quality in the vicinity of the landfill is unknown and no documentation regarding the current condition of the landfill is available for review, verification of subsurface conditions and/or soil/groundwater quality is recommended through advancement of soil boring and/or excavation of test pits, and the collection of representative soil samples and sampling of the monitoring wells currently located on the landfill as part of a focused SI in accordance with the Technical Rules.

7.0 LIMITATIONS

The professional services provided by Excel in the performance of this PA were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in New Jersey under similar project conditions. This PA has been prepared in accordance with the minimum requirements of a PA as specified in N.J.A.C. 7:26E-3.1 of the Technical Rules. No other representation, expressed or implied, and no warrantee or guarantee, are included or intended as part of this PA Report.

This PA Report has been prepared for the sole use and benefit of the Borough, as necessary, to meet the minimum standards of environmental due diligence in New Jersey for the subject property. No other persons or entities may rely upon this PA Report for any purpose without express prior written authorization from Excel.

8.0 REFERENCES

- Lewis, J. Volney and Kummel, Henry B., 1910-1912, Geologic Map of New Jersey, New Jersey Geologic Society.
- Lowenstein Sandler, PC, et. al., 1999. New Jersey Environmental Law Handbook, 5th Edition. Government Institutes, Rockville Maryland.
- New Jersey Department of Environmental Protection, 2009. Technical Requirements for Site Remediation. N.J.A.C. 7:26E *et seq.* Trenton, New Jersey.
- United States Geological Survey (USGS), 1995, 7.5 Minute Map of the Keyport Quadrangle.
- Environmental Data Resources Inc. (EDR), the EDR Radius Map Report with GeoCheck for 55 Walnut Street, Keyport, NJ, July 28, 2008.

TABLES



TABLE 1
AOC IDENTIFICATION CHECKLIST⁽¹⁾
Former Aeromarine Property
55 Walnut Street
Tax Block 141, Lots 14, 15, 15.01
Keyport, New Jersey

A. Bulk Storage Tanks and Appurtenances

Area of Environmental Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Additional Investigation Warranted Yes/No
Aboveground Storage Tanks and Associated Piping	Yes	AOC 1	No
Suspected Underground Storage Tanks and Associated Piping	Yes	AOC 2	Yes
Silos	No		
Holding Tanks	No		
Rail Cars	No		
Loading and unloading areas	Yes	AOC 11	No
Piping, aboveground and below ground pumping stations, sumps, and pits	No		

B. Storage and Staging Areas

Area of Environmental Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Additional Investigation Warranted Yes/No
Storage pads including drum and/or waste storage	No		
Surface impoundments and lagoons	No		
Dumpsters	Yes	AOC 6	No
Chemical storage cabinets, closets, or areas	Yes	AOC 3	No

C. Drainage Systems and Areas

Area of Environmental Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Additional Investigation Warranted Yes/No
Floor drains, trenches, catch basins, piping, and sumps	Yes	AOC 12	No
Process area sinks and piping which receive process waste	No		
Roof leaders when process operations vent to the roof	No		
Drainage swales and culverts	No		
Stormwater collection systems	Yes	AOC 7	No
Stormwater detention ponds and fire ponds	No		
Surface water bodies	No		
Septic systems, leachfields, or seepage pits	Yes	AOC 13	Yes
Drywells and sumps	No		
Open pipe discharge	No		

TABLE 1
AOC IDENTIFICATION CHECKLIST⁽¹⁾
Former Aeromarine Property
55 Walnut Street
Tax Block 141, Lots 14, 15, 15.01
Keyport, New Jersey

D. Discharge and Disposal Areas

Area of Environmental Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Additional Investigation Warranted Yes/No
Areas of discharge per N.J.A.C. 7:1E ⁽²⁾	No		
Former waste piles as defined by N.J.A.C. 7:26 ⁽³⁾	No		
Waste water collection systems including septic systems, seepage pits, and dry wells	No		
Landfills or landfarms	No		
Sprayfields	No		
Incinerators	No		
Historic Fill or any other Fill material	Yes	AOC 18	Yes

E. Other Areas of Concern

Area of Environmental Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Additional Investigation Warranted Yes/No
Electrical Transformers and Capacitors	Yes	AOC 5	Yes
Hazardous material storage or handling areas	No		
Waste Treatment areas	No		
Discolored or spill areas	Yes	AOC 10	Yes
Open areas away from production areas	No		
Hydraulic Compactor Unit	No		
Areas of stressed vegetation	No		
Underground piping including industrial process sewers	No		
Compressor units	Yes	AOC 15	No
Miscellaneous Debris	Yes	AOC 17	No
Asphalt Millings	Yes	AOC 19	Yes
Landfill	Yes	AOC 20	Yes
Parts Cleaner	Yes	AOC 8	No
Paint Booths	Yes	AOC 9	No
Non-contact cooling water discharges	No		
Areas which receive flood or storm water from potentially contaminated areas	No		
Active or Inactive production wells	Yes	AOC 14	No

TABLE 1
AOC IDENTIFICATION CHECKLIST⁽¹⁾
Former Aeromarine Property
55 Walnut Street
 Tax Block 141, Lots 14, 15, 15.01
 Keyport, New Jersey

F. Other Areas of Environmental Concern Identified By Excel

Area of Environmental Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Additional Investigation Warranted Yes/No
Rail spur or sidings	Yes	AOC 16	Yes
Boiler rooms (Furnace Rooms)	No		
Air vents and ducts	No		
Farmed areas	No		
Suspected or Documented Hazardous Waste Disposal	No		
Documented Soil Contamination	No		
Documented Groundwater Contamination	No		
55-gallon Drums, 5-gallon and Miscellaneous Containers	Yes	AOC 4	Yes
Hydraulic Lifts	No		
Grease Pits/Traps	No		
Historic Lumber/Box Company Operations	No		

G. Items Identified in the ASTM Guidelines⁽⁴⁾

Potential Issue of Environmental Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Additional Investigation Warranted Yes/No
Suspect Asbestos Containing Materials	Yes	No	Yes
Suspect Lead-Based Paint	Yes	No	Yes
Radon	No		
Wetlands	Yes	No	Yes

NOTES:

⁽¹⁾This table was adapted from the New Jersey Department of Environmental Protection, Site Remediation Program, Preliminary Assessment Report Form which was compiled from the Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

⁽²⁾Spill Compensation and Control Act (N.J.S.A. 58:10-23.11 to 23.24) which regulates discharges of petroleum and other hazardous substances.

⁽³⁾Waste Piles as defined by the Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

⁽⁴⁾Although these items are not defined as Areas of Concern by the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E), they are included in the event of any planned renovation, demolition, or development activities that may disrupt these materials

TABLE 2
SUMMARY OF EDR DATABASE SEARCH
Former Aeromarine Property
55 Walnut Street
Keyport, New Jersey

EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified ⁽¹⁾	Notes
NPL	The National Priorities List (NPL) identifies uncontrolled or abandoned hazardous waste sites. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a state's top priority site, pose a significant health or environmental threat, or be a site where the USEPA has determined remedial action is more cost effective than removal action. Effective Date – June 09, 2008	1 Mile	0	No additional information available from the EDR Report.
DELISTED NPL	Sites that met the criteria established by the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) to be deleted from the National Priorities List where no further response is appropriate, in accordance with 40 CFR 300.425(e) Effective Date – June 09, 2008	1 Mile	0	No additional information available from the EDR Report.
PROPOSED NPL	Sites that are proposed for inclusion on the NPL. Effective Date – June 09, 2008	1 Mile	0	No additional information available from the EDR Report.
CERCLIS	The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health and the environment. CERCLIS contains sites, which are on the NPL or in the screening and assessment phase for possible inclusion on the NPL. Effective Date – May 21, 2008	0.5 Miles	0	No additional information available from the EDR Report.

TABLE 2 (continued)
SUMMARY OF EDR DATABASE SEARCH
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EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified ⁽¹⁾	Notes
CERC-NFRAP	The CERCLIS “No Further Remedial Action Planned” (NFRAP) database identifies sites where the initial USEPA investigation has determined that either no contamination was found, that contamination was removed quickly without the need for the property to be included on the NPL list, or that the contamination was not serious enough to warrant inclusion on the NPL. The USEPA maintains records on NFRAP sites and expects that the sites will be investigated through other means, such as the Brownfields programs in an effort to promote economic redevelopment of unproductive urban sites. Effective Date – February 20, 2008	0.25 Miles	1 – Orphan	No additional information available from the EDR Report.
CORRACTS	CORRACTS identifies hazardous waste facilities with RCRA Corrective Action activity. Effective Date – May 05, 2008	1 Mile	0	No additional information available from the EDR Report.
RCRA-TSDF	RCRA Info is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on facilities, which transport, treat, store, and/or dispose of hazardous materials as defined by RCRA. Effective Date – April 18, 2008	0.5 Miles	0	No additional information available from the EDR Report.
RCRA-LQG	RCRA regulated Large Quantity Hazardous Waste Generator. Effective Date – April 18, 2008	0.25 Miles	0	No additional information available from the EDR Report.
RCRA-SQG	RCRA regulated Small Quantity Hazardous Waste Generator. Effective Date – April 18, 2008	0.25 Miles	1 – Orphan	No additional information available from the EDR Report.

TABLE 2 (continued)
SUMMARY OF EDR DATABASE SEARCH
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EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified ⁽¹⁾	Notes
RCRA-CESQG	RCRA Conditionally Exempt Small Quantity Hazardous Waste Generator. Effective Date – April 18, 2008	0.25 Miles	1 – 0 – 1/8 1 – Orphan	One site within 0 to 1/8 mile is listed as No Violations Found.
RCRA-NonGen	RCRA Non Generators do not presently generate hazardous waste. Effective Date – April 18, 2008	0.25 Miles	1 – Target Property 1 – 1/8 - 1/4 8 – Orphans	The target property is listed as having No Violations.
US ENG CONTROLS	A listing of sites with engineering controls in place such as various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Effective Date – May 15, 2008	0.5 Miles	0	No additional information available from the EDR Report.
ERNS	The Emergency Response Notification System (ERNS) records and stores information on reported releases of oil and hazardous substances. Effective Date – March 17, 2007	Target Property	0	No additional information available from the EDR Report.
CONSENT	This database contains information on major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. The US District Courts release this information periodically after legal settlement. Effective Date – May 30, 2008	1 Mile	0	No additional information available from the EDR Report.
ROD	Records of Decision (ROD) documents mandate a permanent remedy at NPL (Superfund) sites and contain technical and health information to aid in the cleanup efforts. Effective Date – January 30, 2008	1 Mile	0	No additional information available from the EDR Report.

TABLE 2 (continued)
SUMMARY OF EDR DATABASE SEARCH
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EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified ⁽¹⁾	Notes
FINDS	The Facility Index System (FINDS) contains information pointing to other sources that contain more detail. Effective Date – May 06, 2008	Target Property	1 – Target Property 8 – Orphans	No additional information available from the EDR Report.
HMIRS	Hazardous Materials Information Reporting System (HMIRS) contains hazardous material spill incidents reported to Department of Transportation (DOT). Effective Date – May 15, 2008	Target Property	0	No additional information available from the EDR Report.
MLTS	Material Licensing Tracking System (MLTS) is maintained by the Nuclear Regulatory Commission (NRC) and contains a list of sites, which possess or use radioactive material and which are subject to NRC licensing requirements. Effective Date – June 09, 2008	Target Property	0	No additional information available from the EDR Report.
MINES	Mines Master Index File (MINES) contains all mine identification numbers issued for mines active or opened since 1971 as reported by Department of Labor, Mine Safety and Health Administration. Effective Date – April 18, 2008	0.25 Miles	0	No additional information available from the EDR Report.
NPL LIENS	NPL Liens are filed by USEPA against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. Effective Date – March 30, 1994	Target Property	0	No additional information available from the EDR Report.
PADS	Polychlorinated Biphenyl (PCB) Activity Database System (PADS) identifies generators, transporters, commercial stockers and/or brokers and disposers of PCBs who are required to notify the USEPA of such activities. Effective Date – March 17, 2008	Target Property	0	No additional information available from the EDR Report.

TABLE 2 (continued)
SUMMARY OF EDR DATABASE SEARCH
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EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified ⁽¹⁾	Notes
RAATS	The RCRA Administrative Action Tracking System (RAATS) contains records based on enforcement actions issued to major violators brought by the USEPA. Data entry in the database was discontinued after September 30, 1995 but the USEPA will retain a copy for historical use. Effective Date – August 07, 1995	Target Property	0	No additional information available from the EDR Report.
TRIS	Toxic Chemical Release Inventory System (TRIS) identifies facilities, which release toxic chemicals to the air, water and land in reportable quantities. Effective Date – April 18, 2008	Target Property	0	No additional information available from the EDR Report.
TSCA	Toxic Substances Control Act (TSCA) identifies the manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. Effective Date – May 30, 2006	Target Property	0	No additional information available from the EDR Report.
FTTS	FTTS database tracks administrative cases, pesticide enforcement actions and compliance activities related to Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA). Effective Date – May 21, 2008	Target Property	0	No additional information available from the EDR Report.
SSTS	Section Seven Tracking System (SSTS) identifies registered pesticide-producing establishments whom are required by the FIFRA to submit an annual report to the USEPA. Effective Date – April 18, 2008	Target Property	0	No additional information available from the EDR Report.
SHWS	Known Contaminated Sites in New Jersey includes sites under the New Jersey Department of Environmental Protection (NJDEP) Site Remediation Programs (except BUST) that have contamination present at levels greater than the applicable cleanup criteria for soil and/or groundwater standards. Effective Date – May 12, 2008	1 Mile	1 – Target Property 8 – 1/2 – 1 mile 5 – Orphans	The target property is listed as active. Seven sites 1/2 to 1 mile away are listed as active. One site 1/2 to 1 mile away is listed as No Further Action, Limited Use.

TABLE 2 (continued)
SUMMARY OF EDR DATABASE SEARCH
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EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified⁽¹⁾	Notes
SWRCY	NJDEP Approved Class B Recycling Facilities. Effective Date – June 11, 2007	0.5 Miles	0	No additional information available from the EDR Report.
SWF/LF	New Jersey Solid Waste Facilities/Landfill Sites (SWF/LF) contains an inventory of solid waste disposal facilities or landfills in New Jersey. These sites may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria. Effective Date – May 12, 2008	0.5 Miles	1 – Target Property 1 – 1/4 – 1/2	The target property is listed as closed. One property 1/4 to 1/2 mile away is listed as closed.
HIST LF	Historic Landfill Sites located through the Solid Waste Facility Directory. Effective Date – March 09, 2004	0.5 Miles	0	No additional information available from the EDR Report.
LUST	Leaking Underground Storage Tank (LUST) incident reports contain an inventory of reported leaking underground storage tank incidents and are maintained by the NJDEP. Effective Date – June 16, 2008	0.5 Miles	1 – Orphan	No additional information available from the EDR Report.
HIST LUST	Historic LUSTs located in the Regulated UST Contamination Sites Listing. Effective Date – February 08, 2006	0.5 Miles	2 - 0 – 1/8 1- 1/8 – 1/4 2 - 1/4 – 1/2 2 – Orphans	One site located 0 to 1/8 mile away is listed as awaiting assignment. One site located 0 to 1/8 mile away is listed as No Further Action. One site located 1/8 to 1/4 mile away is listed as No Further Action. 2 Sites Listed 1/4 to 1/2 mile away are listed as No Further Action.
UST	Underground Storage Tanks (USTs) are regulated under Subtitle I of RCRA and must be registered with the NJDEP. Effective Date – May 13, 2008	0.25 Miles	2 - 0 – 1/8 1 - 1/8 – 1/4 3 – Orphans	Two sites located 0 to 1/8 mile away had tanks removed. One site located 1/8 to 1/4 mile away has tanks in use.

TABLE 2 (continued)
SUMMARY OF EDR DATABASE SEARCH
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EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified ⁽¹⁾	Notes
VCP	Through the Voluntary Cleanup Program (VCP), responsible parties, developers, local officials, or individuals may work with the Department to remediate non-priority contaminated sites that pose no immediate threat to human health of the environment. Effective Date – July, 16 2008.	0.5 Miles	1 – Target Property 1 – 0 -1/8 8 – 1/4 – 1/2 9 – Orphans	The target property is listed as Historical. One site located 0 to 1/8 mile away is listed as Historical. Seven sites located 1/4 to 1/2 mile away are listed as Historical. One site 1/4 to 1/2 mile away is listed as Active.
NJ MAJOR	New Jersey List of Major Facilities that have a total combined storage capacity of 20,000 gallons or more for hazardous substances other than petroleum or petroleum products or 200,000 gallons or more of hazardous substances of all kinds. Effective Date – July 16, 2008	0.5 Miles	0	No additional information available from the EDR Report.
HIST MAJOR	Major facilities means all facilities, located on one or more contiguous or adjacent properties owned or operated by the same person, having total combined storage capacity of 20,000 gallons or more for hazardous substances other than petroleum or petroleum products, or 200,000 gallons or more for hazardous substances of all kinds. This file contains detail information that is no longer available by the Department of Environmental Protection due to security concerns. Effective Date – January 11, 2006	0.5 Miles	0	No additional information available from the EDR Report.
Manifest	Hazardous Waste Manifest Information. Effective Date – December 31, 2007	0.25 Miles	0	No additional information available from the EDR Report.

TABLE 2 (continued)
SUMMARY OF EDR DATABASE SEARCH
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EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified ⁽¹⁾	Notes
NJ SPILLS	New Jersey Spills Database contains initial notification information of hazardous material incidents where there is land contamination. The NJDEP has not conducted any investigation to determine validity or accuracy of these listings. Effective Date – June 05, 2008	Target Property	0	No additional information available from the EDR Report.
NJ RELEASE	Hazardous Material Incident Database initial notification information reported to the NJDEP. The NJDEP has not conducted any investigation to determine validity or accuracy of these listings. Effective Date – June 05, 2008	Target Property	1 – Target Property 3 – Orphans	No additional information available from the EDR Report.
ENG CONTROLS	Declaration of Environmental Restriction/Deed Notice Sites. These sites contain a Legal Document that restricts the use of contaminated property; holds owner(s) to the regulatory/statutory requirements for cleanup. Effective Date – May 12, 2008	0.5 Miles	0	No additional information available from the EDR Report.
INST CONTROL	Classification Exception Area Sites which contain an institutional control providing notice that ground water contamination exists in a particular location above State standards. Effective Date – May 12, 2008	0.5 Miles	3 – Orphans	No additional information available from the EDR Report.
NJPDES	New Jersey Pollutant Discharge Elimination System Dischargers database contains information on all permitted New Jersey NJPDES Dischargers. Effective Date – March 25, 2008	Target Property	1 – Orphan	No additional information available from the EDR Report.
HWS RE-EVAL	Hazardous Waste Site Re-Evaluation Report. This database includes the locations that were removed from the Known Contaminated Sites list. Effective Date – December 03, 2007	1 Mile	1 – Orphan	No additional information available from the EDR Report.

TABLE 2 (continued)
SUMMARY OF EDR DATABASE SEARCH
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EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified ⁽¹⁾	Notes
BROWNFIELDS	Brownfields are identified as former or current commercial or industrial use sites that are presently vacant or underutilized, on which there is suspected to have been a discharge of a contamination to the soil or groundwater at concentrations greater than applicable cleanup criteria. Effective Date – May 12, 2008	0.5 Miles	1 – Target Property 1 – 0 – 1/8 3 – Orphans	No additional information available from the EDR Report.
ISRA	The Industrial Site Recovery Act (ISRA) imposes certain preconditions on the sale, transfer, or closure of "industrial establishments" involved in the generation, manufacture, refining, transportation, treatment, storage, handling or disposal of hazardous substances or wastes. Effective Date – June 05, 2008	0.5 Miles	2 – 1/8 – 1/4 2 – 1/4 – 1/2 1 – Orphan	Two sites located 1/8 to 1/4 mile away are listed as No Further Action. Two sites located 1/4 to 1/2 mile away are listed as No Further Action.
NJ PF	Publicly Funded (PF) Cleanup Site Status Report focuses on publicly funded cleanups and features progress achieved and underway at all sites that are being addressed by the NJDEP with public funds. Effective Date – May 06, 2005	1 Mile	0	No additional information available from the EDR Report.
CHROME	Known chromate chemical production waste sites. Effective Date – December 31, 2007	0.5 Miles	1 – 1/4 – 1/2	One site located 1/4 to 1/2 mile away is listed as No Further Action.
Manufactured Gas Plants	Former Manufactured Gas (Coal Gas) Sites database records the existence and location of Coal Gas sites and is provided by Real Property Scan, Inc. Effective Date – 1993	1 Mile	0	No additional information available from the EDR Report.
Drycleaners	This Drycleaner List contains a listing of registered drycleaners. Effective Date – July 16, 2008	0.25 Miles	1 – Orphan	No additional information available from the EDR Report.

TABLE 2 (continued)
SUMMARY OF EDR DATABASE SEARCH
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EDR Database	Description/Effective Date	Search Radius	Number of Sites Identified ⁽¹⁾	Notes
EDR Auto Stations	EDR collected listings of potential gas station/filling station/service station sites that were available to EDR researchers through selected national collections of business directories. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. Effective Date – N/A	0.25 Miles	0	No additional information available from the EDR Report.
EDR Historical Cleaners	EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. Effective Date – N/A	0.25 Miles	0	No additional information available from the EDR Report.

⁽¹⁾ Note the body of the EDR report may contain additional database listings for individual sites listings that are not reflected in the Executive Summary, which is reported based on the ASTM standard search radii therefore, these additional database listings are not reflected in this table.

TABLE 3
SUMMARY OF AOCs AND RECOMMENDATIONS
Former Aeromarine Property
Keyport, New Jersey

AOC ID	AOC NAME	OBSERVATIONS	REGULATORY STATUS	RECOMMENDATIONS
1	Aboveground Storage Tanks	ASTs were present in Buildings A, C, K, and L during the time of the site inspection. One 2,000-gallon No. 2 heating oil AST is located along the northeast corner of Building A, one 275-gallon waste oil AST is located along the northern wall of Building C, two 275-gallon diesel fuel ASTs are located in Building K, and one 100-gallon and one 275-gallon fuel oil AST was located along the western wall of Building K. In addition, two 1,000-gallon propane ASTs are located along northwest exterior of Building A. All of these ASTs were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks.	Based on observations at the time of Excel's site inspection, all ASTs were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks and no apparent evidence of staining or other indications of a release in the vicinity of the ASTs was observed during the time of the site inspection, therefore, no additional investigation of this AOC is recommended.	No Further Action is warranted or proposed.
2	Suspected Underground Storage Tanks	Suspected USTs associated with historic operations may be present on Lot 15. A fill and vent pipe associated with a suspected UST are present along the southwest side of Building F. A fill port associated with a suspected UST was also present along the eastern side of the residential structure located on the western portion of the lot. No apparent evidence of staining or other indications of a release in the vicinity of the suspected USTs was observed during the time of the site inspection. In addition, review of historic Sanborn Maps indicated that two gasoline tanks were previously located along the northern and western corners of Building A. A fuel oil UST associated with the former boiler house previously located on the southeast portion of the lot is also shown on the Sanborn Maps. No evidence of these suspected USTs was present during the time of the site inspection.	Based on the findings of this PA and the absence of any records regarding the presence or decommissioning of these USTs, additional investigation of this AOC is recommended.	Excel recommends that a geophysical survey be conducted to verify the existence or absence of any historic USTs. Based on the results of the geophysical survey, soil sampling should be conducted per the Technical Rules to characterize the soil quality in the vicinity of suspected UST locations.
3	Chemical/Waste Storage Areas	Chemical storage cabinets and areas are present in Buildings A, C, and D. A list of the chemicals present on the subject property during the time of the site inspection and the buildings they were present in is provided in Section 4.3. All of the chemical storage cabinets were staged on concrete which was observed to be in good condition with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release in the vicinity of the chemical storage cabinets and areas was observed during the time of the site inspection.	Based on observations at the time of Excel's site inspection, all of the chemical storage cabinets were staged on concrete which was observed to be in good condition with no evidence of damage or cracks and no apparent evidence of staining or other indications of a release in the vicinity of the cabinets and storage areas was observed during the time of the site inspection, therefore, no additional investigation of this AOC is recommended.	No Further Action is warranted or proposed.

TABLE 3
SUMMARY OF AOCs AND RECOMMENDATIONS
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AOC ID	AOC NAME	OBSERVATIONS	REGULATORY STATUS	RECOMMENDATIONS
4	Miscellaneous Containers	<p>Numerous 55-gallon drums, 5-gallon containers, and other miscellaneous containers are present throughout the buildings in the subject property. A list of the drums and containers present on the subject property during the time of the site inspection and the buildings they were present in is provided in Section 4.3. The drums and miscellaneous containers located in Building L during the time of the site inspection were staged on concrete which was significantly damaged. Also, drums located in a storage container along Building C were staged on a wood floor. Evidence of staining was present on the concrete/wood floor in the vicinity of the drums and containers in both of these areas during the time of the site inspection. All other drums and containers were staged on concrete which was observed to be in good condition with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release in the vicinity of the other drums and miscellaneous containers was observed during the time of the site inspection.</p>	<p>Based on observations at the time of Excel's site inspection, evidence of staining was present on the concrete floor in the vicinity of the drums and containers in Building L and on the wood floor in the storage container along Building C, therefore, additional investigation of this AOC is recommended.</p>	<p>Excel recommends that all drums and containers be removed from the subject property and properly disposed offsite. In addition, since evidence of staining was present on the concrete/wood floor in the vicinity of the drums and containers in Building L and the storage container along Building C during the time of the site inspection, verification of subsurface conditions and/or soil quality is recommended through performance of soil borings, test pits and/or the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules.</p>
5	Transformers	<p>Pole and pad-mounted transformers are present on the subject property. Eight pole-mounted transformers are present along the western side of the lot and three pole-mounted transformers are located along the northern side of the lot. Three wet-type pad-mounted transformers are present beneath the stairwell along the western side of Building A and one dry-type pad-mounted transformer was present along the northwest wall of the main assembly floor in Building A. All pad-mounted transformers were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release in the vicinity of the pole or pad-mounted transformers was observed during the time of the site inspection.</p>	<p>Based on observations at the time of Excel's site inspection, no staining or other indications of a release were observed on the concrete pads/slabs or in the vicinity of any of the transformers during the time of the site inspection; therefore, no additional investigation of this AOC is recommended.</p>	<p>No Further Action is warranted or proposed.</p>
6	Dumpsters	<p>Seven dumpsters were present on the subject property during the time of the site inspection. Two two-cubic yard (cy) dumpsters were located in the main assembly area of Building A, one two cy dumpster was located along the exterior of Building C, and one two cy dumpster was located within Building I. In addition, one 30 cy dumpster was located along the northeast wall of Building J, one 30 cy dumpster was located within Building E, and one 30 cy dumpster was located in the Hangar Building. All of the dumpsters contained either cardboard or miscellaneous trash. All of the dumpsters were staged on either concrete or asphalt which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release in the vicinity of the dumpsters was observed during the time of the site inspection.</p>	<p>Based on Excel's site inspection, no evidence of a release associated with any of the dumpsters present on the subject property was observed during the site inspection. Based on inspection of the dumpsters and use of the dumpsters for miscellaneous trash and cardboard, no additional investigation of this AOC is recommended.</p>	<p>No Further Action is warranted or proposed.</p>

TABLE 3
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AOC ID	AOC NAME	OBSERVATIONS	REGULATORY STATUS	RECOMMENDATIONS
7	Stormwater Collection System	A stormwater collection system consisting of a series of stormwater grates and concrete piping is present on the subject property. According to interviews with site personnel, the stormwater collection system is connected to the municipal stormwater system. Only one stormwater grate located between Buildings K and L discharges surface water directly to the Chingarora Creek according to site personnel. No apparent evidence of staining or other indications of a release in the vicinity of the stormwater grates throughout the Site or outfall associated with the grate located between Buildings K and L was observed during the time of the site inspection.	Based on observations at the time of Excel's site inspection, no staining or other indications of a release were observed within the vicinity of the storm water grates or outfall during the time of the site inspection; therefore, no additional investigation of this AOC is recommended.	No Further Action is warranted or proposed.
8	Parts Cleaners	Two parts cleaners associated with fabrication and repair operations in Buildings A and C were present on the subject property during the time of the site inspection. According to the operator in Building A, wastewater from the parts cleaners is captured in 55-gallon drums and sent offsite for disposal. The parts cleaner in Building C was not in operation during the time of the site inspection. Both parts cleaners were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release in the vicinity of the parts cleaners was observed during the time of the site inspection.	Based on observations at the time of Excel's site inspection, no staining or other indications of a release were observed within the vicinity of the parts cleaners during the time of the site inspection, therefore, no additional investigation of this AOC is recommended.	No Further Action is warranted or proposed.
9	Paint Booths	Two paint booths are present in the southern portion of Building A and one paint booth is present in the southwest portion of Building C. The booths in Building A are used by Infern-O-Therm for priming and finishing of parts associated with the heating systems they fabricate. The booths in Building C are used by C&M Autobody for priming and painting of vehicles and parts associated with their autobody repair operations. The floors of the paint booths consist of concrete which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release other than minor amounts of paint on the floor area was observed during the time of the site inspection.	Based on observations at the time of Excel's site inspection, no apparent evidence of staining or other indications of a release other than minor amounts of paint on the floor area was observed during the time of the site inspection, therefore, no additional investigation of this AOC is recommended.	No Further Action is warranted or proposed.

TABLE 3
SUMMARY OF AOCs AND RECOMMENDATIONS
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AOC ID	AOC NAME	OBSERVATIONS	REGULATORY STATUS	RECOMMENDATIONS
10	Discolored/Spill Areas	<p>Three discolored/spill areas are present on the subject property. In Building A, hydraulic oil staining was observed on the floor along the northwest wall of the main assembly area. In Building M1, staining was observed on the floor along the southern wall beneath the work bench and in the rear storage room below the compressor unit. The concrete in the area of the staining was observed to be in good condition in both Buildings A and M1 with no evidence of damage or cracks. Staining associated with miscellaneous containers staged throughout Building L was also observed on the concrete floor of this structure during the time of the site inspection. The concrete in the area of the staining in Building L is significantly damaged and the underlying soil is visible in numerous places.</p>	<p>Based on observations of surface staining at the time of Excel's site inspection, additional investigation of this AOC is warranted to verify soil quality and/or excavate the stained soil followed by verification soil sampling.</p>	<p>Soil samples should be collected in accordance with the Technical Rules to verify surface soil quality within the stained areas of Building L and below the storage container along Building C. Alternatively, the stained soil can be excavated for offsite disposal followed by soil sampling to verify the effectiveness of the removal.</p>
11	Loading/Unloading Areas	<p>Numerous loading and unloading areas are present on the subject property. All of the buildings present on the subject property have either bay doors or a loading/unloading platform of some kind. All of the loading/unloading areas were constructed of either concrete or asphalt which was observed to be in good condition with only minor evidence of damage or cracks. No apparent evidence of staining or other indications of a release in the vicinity of the loading/unloading areas was observed during the time of the site inspection.</p>	<p>Based on observations at the time of Excel's site inspection, no staining or other indications of a release were observed on the concrete/asphalt loading/unloading areas during the time of the site inspection, therefore, no additional investigation of this AOC is recommended.</p>	<p>No Further Action is warranted or proposed.</p>
12	Floor Drains	<p>Two floor drains are located on the subject property. One floor drain is located in the concrete floor of Building G along the refrigerator locker associated with the former flower shipping operation which one occupied the space. The second drain is located in the concrete floor of the Building M hallway which connects Building M and N. No apparent evidence of staining or other indications of a release in the vicinity of the floor drains was observed during the time of the site inspection. According to site personnel, both floor drains are connected to the municipal sanitary system.</p>	<p>Based on observations at the time of Excel's site inspection, no staining or other indications of a release were observed in the vicinity of the floor drains during the time of the site inspection, therefore, no additional investigation of this AOC is recommended.</p>	<p>No Further Action is warranted or proposed.</p>

TABLE 3
SUMMARY OF AOCs AND RECOMMENDATIONS
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AOC ID	AOC NAME	OBSERVATIONS	REGULATORY STATUS	RECOMMENDATIONS
13	Septic System	A septic system is located beneath the water tower in the courtyard area at the center of the main building complex. The septic system has not been in use since the 1960's according to site personnel. The subject property is currently serviced by the municipal sanitary system. The septic system could not be accessed during the time of the site inspection.	Since access to the septic system was not available during the time of the site inspection and no documentation regarding the condition of the system was available for review, additional investigation of this AOC is recommended	Verification of subsurface conditions and/or soil quality in the vicinity of the septic system is recommended through performance of soil borings, test pits and/or the collection of representative soil samples as part of a focused SI in accordance with the Technical Rules.
14	Inactive Production Well	An inactive production well which supplied the water used in the water tower as part of the former steam heating system is present below the tower in the courtyard area at the center of the main building complex. According to site personnel, the well is no longer in use and the water tower is currently empty. None of the infrastructure associated with the well could be accessed during the time of the site inspection.	Since the inactive production well was used for the sole purpose of supplying water to the water tower and no other operations associated with the facility, no additional investigation of this AOC is warranted or proposed	No Further Action is warranted or proposed.
15	Compressor Units	Numerous compressor units are present on the subject property. One compressor unit is located in Building A along the northwest wall, three compressor units are located in the storage trailer staged along the eastern wall of Building C, one compressor unit is located along the north wall in Building J, one compressor unit is located along the north wall of Building K, and one unit is located in the rear storage room of Building M1. All of the compressor units, except for the three associated with Building C, were staged on concrete which was observed to be in good conditions with no evidence of damage or cracks. The three units associated with Building C were staged on the wood floor of the storage trailer. Staining was present beneath the compressor unit located in the rear storage room of Building M1 during the time of the site inspection. No apparent evidence of staining or other indications of a release in the vicinity of the other compressor units was observed during the time of the site inspection.	Based on observations at the time of Excel's site inspection, all of the compressor units were staged on either wood or concrete which was observed to be in good conditions with no evidence of damage or cracks. No apparent evidence of staining or other indications of a release was observed in the vicinity of all of the units except for the one located in the rear storage are of Building M1 which exhibited slight staining on the concrete slab beneath the unit. Although staining was observed on the concrete floor in the vicinity of the compressor unit located in Building M1, the concrete appeared to be intact and in good condition with no evidence of cracks or other damage, therefore, no additional investigation of this AOC is recommended.	No Further Action is warranted or proposed.

TABLE 3
SUMMARY OF AOCs AND RECOMMENDATIONS
Former Aeromarine Property
Keyport, New Jersey

AOC ID	AOC NAME	OBSERVATIONS	REGULATORY STATUS	RECOMMENDATIONS
16	Rail Siding/Spur	An inactive rail siding/spur is located on Lots 14 and 15. The rail siding/spur consists of one rail line surrounded by asphalt and concrete on Lot 15 which runs along the southwest side of the main building complex. As the line enters Lot 14 from the northwest, it is no longer visible at the surface. Review of historic documents indicates that the rail line entered Lot 14 from the northwest and continued south across the site before joining the main regional rail line. No ballast or other indication of the rail siding/spur were visible on Lot 14 during the time of the site inspection.	Based on observations at the time of Excel's site inspection, the rail siding/spur is only visible on Lot 15; however, review of historic documentation indicates that the rail siding/spur continued to the south across Lot 14 exiting the lot via the southwest corner. Since the condition of the soil quality in the vicinity of the rail siding/spur is unknown, additional investigation of this AOC is recommended.	Excel recommends soil sampling in accordance with the Technical Rules to characterize the soil quality in the area of the rail sidings. Collection and analysis of representative soil samples is recommended to verify soil quality.
17	Suspected Historic Fill	Based on observations during the site inspection and review of historic documents and aerial photographs, the site grade may have been raised prior to development therefore the potential exists that non-indigenous fill may have been imported to the subject property to raise the grade.	Because no information regarding the nature of the suspected fill material was available during the time of the site inspection, the potential exists that fill was imported to the Site, therefore additional investigation of this AOC is recommended.	Excel recommends soil sampling in accordance with the Technical Rules to characterize the soil quality in the area of the rail sidings. Collection and analysis of representative soil samples is recommended to verify soil quality.
18	Asphalt Millings	Asphalt millings used as road base are present in parking lot and staging areas along the northern and eastern portion of the Lot 15. No apparent evidence of staining or other indications of a release in the vicinity of the asphalt millings was observed during the time of the site inspection. According to site personnel, the millings are from previous asphalt-paved areas across the Site which have been repaired and repaved during operation of the facility.	Based on observations at the time of Excel's site inspection, no apparent evidence of staining or other indications of a release associated with the millings was observed. According to site personnel, the millings are from previously paved surfaces associated with the subject property, therefore, no additional investigation of this AOC is warranted or proposed.	No Further Action is warranted or proposed.

TABLE 3
SUMMARY OF AOCs AND RECOMMENDATIONS
Former Aeromarine Property
Keyport, New Jersey

AOC ID	AOC NAME	OBSERVATIONS	REGULATORY STATUS	RECOMMENDATIONS
19	Landfill	The northern portion of Lot 15 is occupied by a landfill that has been closed since 1979. During the time of the site inspection, the landfill looked to be well maintained and was covered with dense vegetation and a network of roadways for maintaining the landfill. According to site personnel, the two soil piles staged on the landfill are used to maintain the earthen cap which presently covers the landfill. Numerous stick-up monitoring wells were observed on the landfill portion of the property during the time of the site inspection. The earthen cap covering the landfill appeared to be in good condition with no visibly exposed areas of landfill material except along the northwest coastline which borders the Raritan Bay where the cap appears to have been breached by tidal surges. No stressed vegetation, apparent evidence of staining, or other indications of a release in the vicinity of the landfill was observed during the time of the site inspection. According to the NJDEP Landfill Database, the land fill is listed as the Waste Disposal, Inc., Aero Marine; Keyport SLF; Aeromarine Industrial Park Landfill and its current status is listed as "not properly closed."	Since the condition of the soil and groundwater quality in the vicinity of the landfill is unknown and no documentation regarding the current condition of the landfill is available for review, additional investigation of this AOC is warranted or proposed.	Verification of subsurface conditions and/or soil/groundwater quality is recommended through performance of soil borings, test pits and/or the collection of representative soil samples and sampling of the monitoring wells currently located on the landfill as part of a focused SI in accordance with the Technical Rules.
Issues of Potential Environmental Concern Not Specifically Identified By Excel as AOCs.				
20	ACM	Based on the age of the structures located on the subject property, ACM may be an issue of potential environmental concern that is not specifically defined as an AOC by the Technical Rules.	Not Considered an AOC under the Technical Rules.	Excel recommends that the asbestos content of specific building materials be verified prior to any planned renovation and/or demolition activities that may disrupt these materials.
21	Suspect LBP	Based on the age of the structures on the subject property, lead-based paint may be an issue of potential environmental concern that is not specifically defined as an AOC by the Technical Rules.	Not Considered an AOC under the Technical Rules.	Excel recommends that the lead content of the painted surfaces associated with the structure be verified prior to any planned renovation and/or demolition activities that may disrupt these materials.

Key:

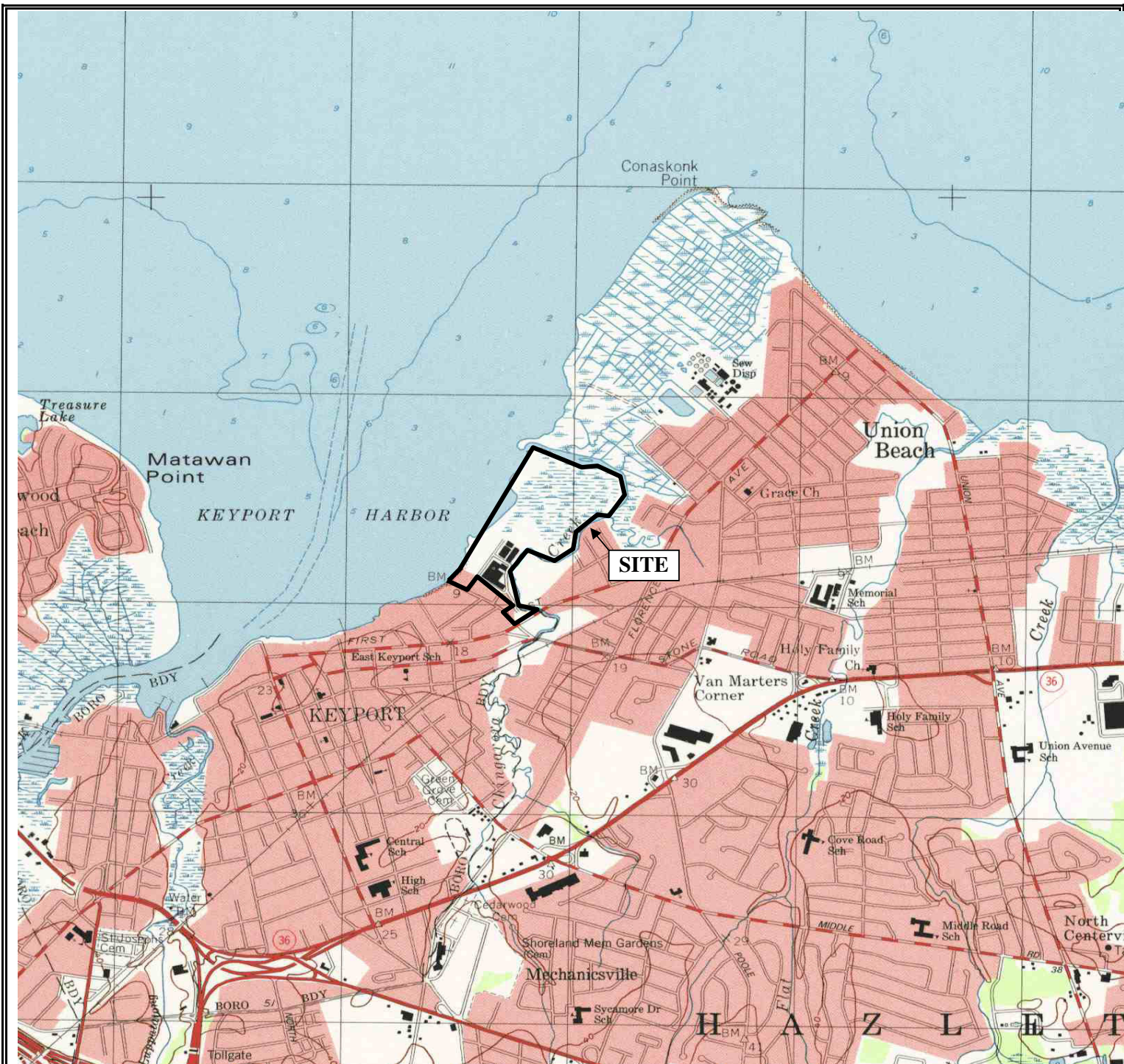
AOCs - Areas of Concern
UST - Underground Storage Tank
AST - Aboveground Storage Tank

PCB - Polychlorinated Biphenyl
ACM - Asbestos Containing Material
NJDEP - New Jersey Department of Environmental Protection

Technical Rules - Technical Requirements for Site Remediation, N.J.A.C. 7:26E

FIGURES





SOURCE:
 UNITED STATES GEOLOGICAL SURVEY
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 KEYPORT, N.J.
 1995



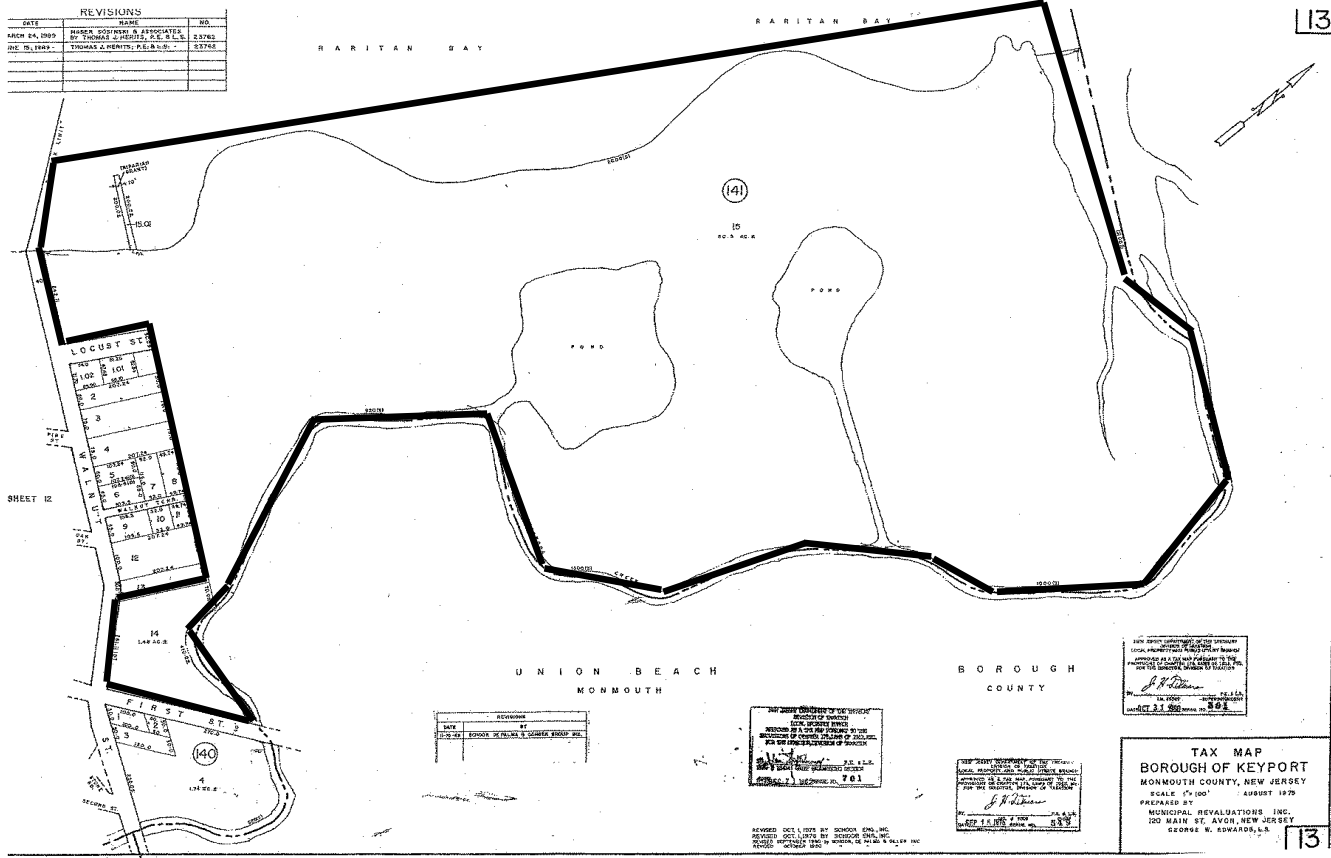
EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

FIGURE 1
 SITE LOCATION MAP

DRAWN BY: NA	SCALE: 1:24,000	1/12/2009
CHECKED BY: MM	REVISION: 0	PROJECT #: 07765

REVISIONS		
DATE	NAME	NO.
MARCH 14, 2009	MARISA BOGHIEN, R. APPROXIMATER	1
MAY 12, 2009	THOMAS Z. EDWARDS, R.E.A., L.S.	2



SOURCE:
 Borough of Keyport
 Monmouth County, New Jersey
 1/13/2009

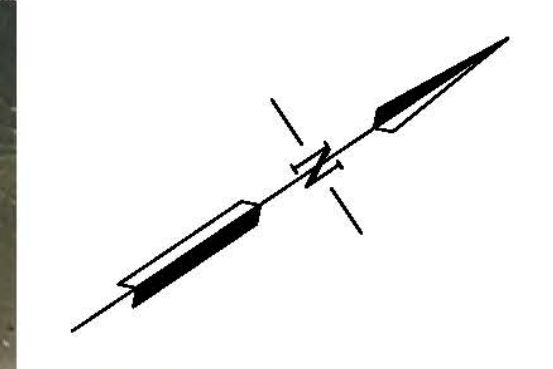


EXCEL ENVIRONMENTAL RESOURCES, INC.
FORMER AEROMARINE PROPERTY
KEYPORT, NEW JERSEY

FIGURE 2
TAX MAP

DRAWN BY: NA	SCALE: 1"=200'	1/13/2009
CHECKED BY: MM	REVISION: 0	PROJECT #: 07765

\\p01\proj\07765_Aeromarine\03030_Visit - 090611.dwg Layout: FIGURE 3 Date: 12/29/2008 10:43 AM User: Ryan Corbett



LEGEND:
 PROPERTY BOUNDARY
 BUILDING DESIGNATIONS



PROJECT : FORMER AEROMARINE PROPERTY
KEYPORT, NEW JERSEY

DESCRIPTION : FIGURE 3
GENERALIZED SITE PLAN SHOWING
BUILDING DESIGNATIONS

DRAWN BY : RC	SCALE : 1"=100'	DATE : 5/22/09
CHECKED BY : MM	REVISION :	PROJECT # 07765

C:\Users\jv725\Documents\Aerial\Aerial - 060611-09.dwg Layout: 060611-09.dwg Date: 10/29/2009 10:43 AM Layer: 0000



- AREAS OF CONCERN:**
- ① AOC 1 ABOVEGROUND STORAGE TANKS
 - ② AOC 2 SUSPECTED UNDERGROUND STORAGE TANKS
 - ③ AOC 3 CHEMICAL/WASTE STORAGE AREAS
 - ④ AOC 4 MISCELLANEOUS CONTAINERS
 - ⑤ AOC 5 TRANSFORMERS
 - ⑥ AOC 6 DUMPSTERS
 - ⑦ AOC 7 STORM WATER COLLECTION SYSTEM
 - ⑧ AOC 8 PART CLEANERS
 - ⑨ AOC 9 PAINT BOOTHS
 - ⑩ AOC 10 DISCOLORED/SPILLS AREAS
 - ⑪ AOC 11 LOADING/UNLOADING AREAS (LOT 15 BUILDING EXTERIORS)

- ⑫ AOC 12 FLOOR DRAINS
- ⑬ AOC 13 SEPTIC SYSTEM
- ⑭ AOC 14 INACTIVE PRODUCTION WELL
- ⑮ AOC 15 COMPRESSOR UNITS
- ⑯ AOC 16 RAIL SIDING/SPUR
- ⑰ AOC 17 SUSPECTED HISTORIC FILL (SITE WIDE)
- ⑱ AOC 18 ASPHALT MILLINGS
- ⑲ AOC 19 LANDFILL

LEGEND:
 - - - - - PROPERTY BOUNDARY

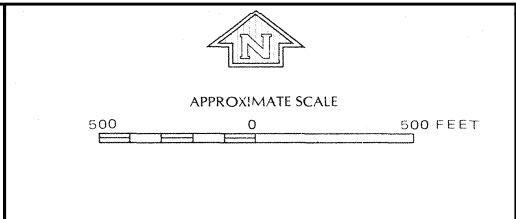
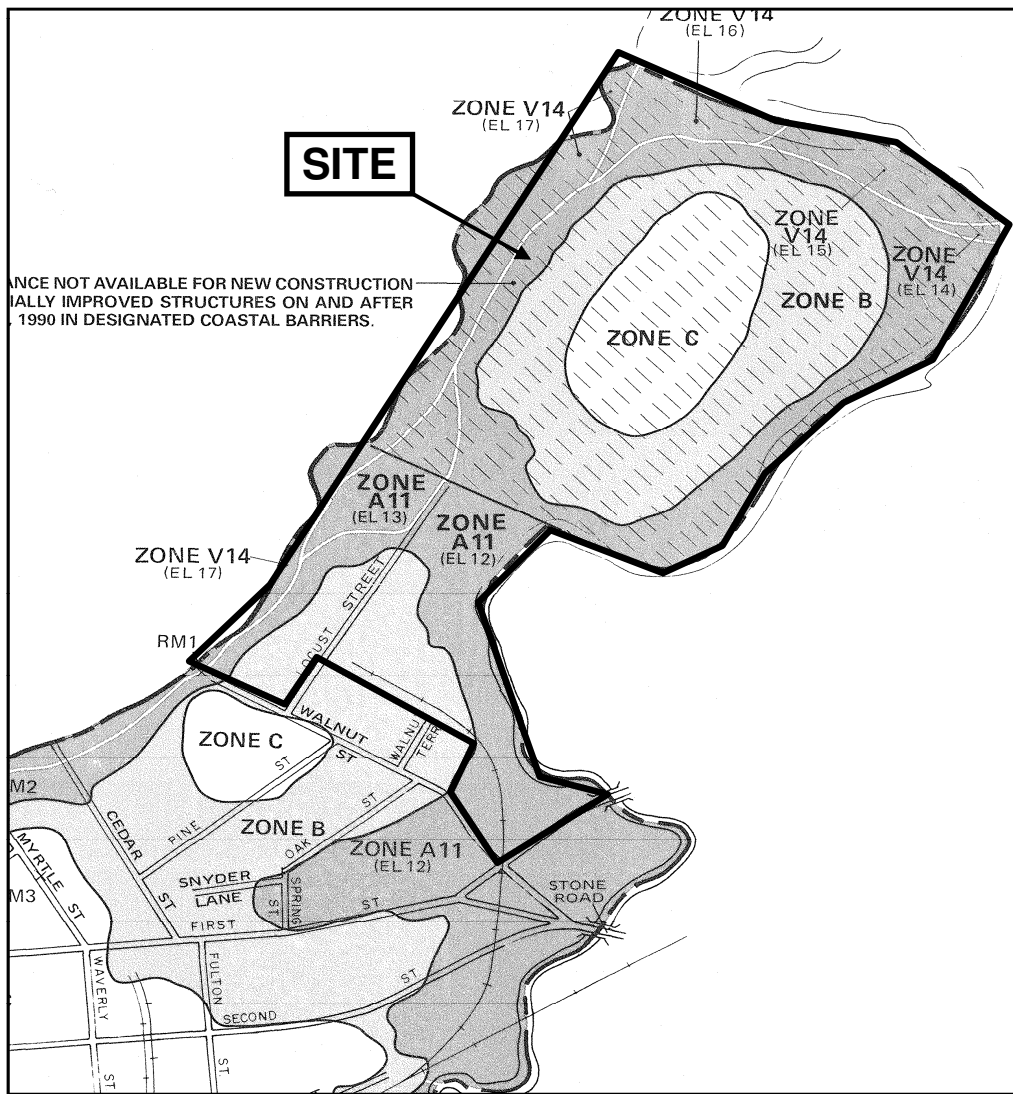


EXCEL Environmental Resources, Inc.
Solving Environmental Problems & Creating Redevelopment Opportunities

PROJECT : FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

DESCRIPTION : FIGURE 4
 GENERALIZED SITE PLAN SHOWING
 AREAS OF CONCERN

DRAWN BY : RC	SCALE : 1"=100'	DATE : 5/22/09
CHECKED BY : MM	REVISION :	PROJECT # 07765



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP**


**BOROUGH OF
KEYPORT,
NEW JERSEY
MONMOUTH COUNTY**

ONLY PANEL PRINTED

NOTE:
THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF
COASTAL BARRIER RESOURCES SYSTEM UNITS AND/OR
OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE
COASTAL BARRIER IMPROVEMENT ACT OF 1990 (PL 101-508).

**COMMUNITY-PANEL NUMBER
340304 0001 D**

**MAP REVISED:
JULY 15, 1992**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SOURCE:
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, D.C.
January 13, 2009

EXCEL ENVIRONMENTAL RESOURCES, INC.

**FORMER AEROMARINE PROPERTY
KEYPORT, NEW JERSEY**

**FIGURE 5
FLOOD INSURANCE RATE MAP**

DRAWN BY: NA	SCALE: 1"=500'	1/13/2009
CHECKED BY: MM	REVISION: 0	PROJECT #: 07765

APPENDIX A

REPORT CERTIFICATION



CERTIFICATION
N.J.A.C. 7:26C-1.2 et seq.

Any person making a submission to the Department required by this chapter, shall include the following signatures and notarized two-part certification, for each technical submittal, pursuant to parts N.J.A.C. 7:26C-1.2 (a) and (b). Additionally, the certifications shall indicate the case name and address, case number, type of documents submitted, e.g., Remedial Action Report, for each technical submittal.

TYPE OF DOCUMENT: Preliminary Assessment/Focused Site Investigation Report

CASE NAME: Former Aeromarine Property

CASE NUMBER: G000030506

CASE ADDRESS: 55 Walnut Street, Keyport, NJ

The following certification shall be signed by:

1. For a corporation, by a principal executive officer of at least the level of vice president;
2. For a partnership or sole proprietorship, by a general partner or the proprietor, respectively, or;
3. For a municipality, State, Federal or other public agency, by either a principal executive officer or ranking elected official;
4. For persons other than 1 through 3 above, by the person with legal responsibility for the site.

"I certify under the penalty of law that I have personally examined and am familiar with the information submitted herein and all attached documents, and that based on my inquiries of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate, and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties."

Printed Name _____

Title _____

Signature _____

Date _____

Notary Signature _____

Date _____

APPENDIX B
SITE PHOTOGRAPHS

**EXCEL ENVIRONMENTAL RESOURCES, INC.
PHOTOGRAPHIC SUMMARY**

Project Name/Number: Former Aeromarine Property/07765

Photographer: MJM



Photo No.: 1 Date: 12/11/2008

Description: View facing southwest of unoccupied residential structure located on Lot 15.



Photo No.: 2 Date: 12/11/2008

Description: View facing northeast of the abandoned office building located on Lot 15.



Photo No.: 3 Date: 12/11/2008

Description: View facing northeast of Building A which is currently occupied by Infern-O-Therm Corporation and located on Lot 15.



Photo No.: 4 Date: 12/11/2008

Description: View facing northwest of Building A which is currently occupied by Infern-O-Therm Corporation and located on Lot 15.



Photo No.: 5 Date: 12/11/2008

Description: View facing east of the south side of Buildings A, M, N, and J located on Lot 15.



Photo No.: 6 Date: 12/11/2008

Description: View facing east of the former rail siding (AOC 16) located on the southern portion of Lot 15.



Photo No.: 7 Date: 12/11/2008

Description: View facing southeast of Building K which is currently occupied by B&B Paving and Sealcoating and located on Lot 15



Photo No.: 8 Date: 12/11/2008

Description: View facing southeast of Building L which is currently unoccupied and located on Lot 15.



Photo No.: 9 Date: 12/11/2008

Description: View facing west of the asphalt parking area located to the north of Building J on Lot 15.



Photo No.: 10 Date: 12/11/2008

Description: View facing north of the eastern portion of Lot 15.



Photo No.: 11 Date: 12/11/2008
Description: View facing southwest of Building D which is currently occupied by Apollo Transportation located on Lot 15.



Photo No.: 12 Date: 12/11/2008
Description: View facing west of Building A which if currently occupied by Infern-O-Therm Corporation on Lot 15 and pole-mounted transformers (AOC 5) along the eastern side of the building.



Photo No.: 13 Date: 12/11/2008

Description: View facing northeast of the Hanger Building located on Lot 15.



Photo No.: 14 Date: 12/11/2008

Description: View facing west of the water tower located at the center of the main building complex and Building I which is currently occupied by A-1 Railing and Ironworks on Lot 15.



Photo No.: 15 Date: 12/11/2008

Description: View of loading area associated with Building I which is currently occupied by A-1 Railing and Ironworks located on Lot 15.



Photo No.: 16 Date: 12/11/2008

Description: View of miscellaneous debris located along the eastern side of the main building complex on Lot 15.



Photo No.: 17 Date: 12/11/2008

Description: View of the Infern-O-Therm main assembly floor located in Building A.



Photo No.: 18 Date: 12/11/2008

Description: View of the Infern-O-Therm machining area located in Building A.



Photo No.: 19 Date: 12/11/2008
Description: View of 55-gallon lubricating cart (AOC 4) in Building A.



Photo No.: 20 Date: 12/11/2008
Description: View of 5-gallon gasoline can, 1-gallon motor oil, and other miscellaneous containers (AOC 4) located in Building A.



Photo No.: 21 Date: 12/11/2008
Description: View of JRM operations located in Building M1 on Lot 15.



Photo No.: 22 Date: 12/11/2008
Description: View of JRM operations located in Building M1 on Lot 15.



Photo No.: 23 Date: 12/11/2008
Description: View of JRM operations located in Building M1 on Lot 15.



Photo No.: 24 Date: 12/11/2008
Description: View of air compressor unit (AOC 15) and finished gun holster clips located in Building M1.



Photo No.: 25 Date: 12/11/2008

Description: View of Building J interior which is currently unoccupied and used for storage.



Photo No.: 26 Date: 12/11/2008

Description: View of air compressor unit (AOC 15) located in Building J.



Photo No.: 27 Date: 12/11/2008
Description: View of miscellaneous debris located in Building L Lot 15.

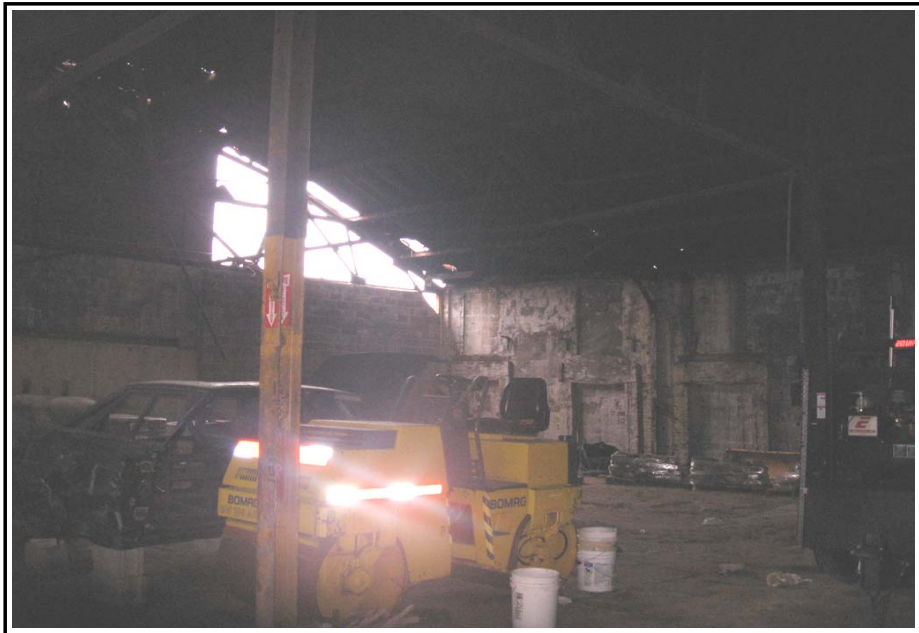


Photo No.: 28 Date: 12/11/2008
Description: View of interior of Building L located on Lot 15.



Photo No.: 29 Date: 12/11/2008
Description: View of a 275-gallon AST (AOC 1) located in Building L.



Photo No.: 30 Date: 12/11/2008
Description: View of a 550-gallon AST (AOC 1) located in Building L.



Photo No.: 31 Date: 12/11/2008
Description: View of 55-gallon drum of mineral spirits (AOC 4) located in Building L.



Photo No.: 32 Date: 12/11/2008
Description: View of 5-gallon container of motor oil (AOC 4) located in Building L.



Photo No.: 33 Date: 12/11/2008
Description: View of vacant second story in Building G.



Photo No.: 34 Date: 12/11/2008
Description: View of pad-mounted transformer (AOC 5) located in Building A.



Photo No.: 35 Date: 12/11/2008

Description: View of interior of Building G.



Photo No.: 36 Date: 12/11/2008

Description: View of interior of Building G.



Photo No.: 37 Date: 12/11/2008

Description: View of water tower located at the center of the main building complex.



Photo No.: 38 Date: 12/11/2008

Description: View of water main and steam pipes connected to the water tower (AOC 14).

EXCEL ENVIRONMENTAL RESOURCES, INC.
PHOTOGRAPHIC SUMMARY

Project Name/Number: Former Aeromarine Property/07765

Photographer: MJM



Photo No.: 39 Date: 12/11/2008

Description: View of storage shed located at the base of the water tower.



Photo No.: 40 Date: 12/11/2008

Description: View of access plate to the water and steam mains locate below the water tower.

41,



Photo No.: 41 Date: 12/11/2008

Description: View of northern courtyard area located below the water tower.



Photo No.: 42 Date: 12/11/2008

Description: View of southern courtyard area located below the water tower.



Photo No.: 43 Date: 12/11/2008

Description: View of Building F interior.



Photo No.: 44 Date: 12/11/2008

Description: View of ink/dye bottles and various drums of unknown materials (AOC 4) located in Building F.



Photo No.: 45 Date: 12/11/2008
Description: View of C&M Autobody work floor located in Building C.



Photo No.: 46 Date: 12/11/2008
Description: View of C&M Autobody work floor located in Building C.



Photo No.: 47 Date: 12/11/2008
Description: View of a 275-gallon waste oil AST (AOC 1) located in Building C.



Photo No.: 48 Date: 12/11/2008
Description: View of chemical storage area (AOC 3) located in Building C.



Photo No.: 49 Date: 12/11/2008

Description: View facing west of a staged container used for storage by C&M Auto body located along the northern exterior of Building C.



Photo No.: 50 Date: 12/11/2008

Description: View of air compressor unit (AOC 15) and numerous 55-gallon drums of motor oil (AOC 4) located in the storage container along the northern side of Building C.



Photo No.: 51 Date: 12/11/2008

Description: View of Apollo Transportation warehouse area located in Buildings D and E.



Photo No.: 52 Date: 12/11/2008

Description: View of 55-gallon drum of Lead Sulfate (AOC 4) located in Building E.



Photo No.: 53 Date: 12/11/2008

Description: View of 3-cubic yard dumpster (AOC 6) located on the eastern portion of Lot 15.



Photo No.: 54 Date: 12/11/2008

Description: View of propane ASTs (AOC 1) located along the western exterior of Building A.



Photo No.: 55 Date: 12/11/2008
Description: View of two 275-gallon fuel oil ASTs (AOC 1) located within Building K.



Photo No.: 56 Date: 12/11/2008
Description: View of an air compressor unit (AOC 15) located in Building K.



Photo No.: 57 Date: 12/11/2008

Description: View facing east of the unpaved roadway leading into the landfill area (AOC 19) located on the northern portion of Lot 15.



Photo No.: 58 Date: 12/11/2008

Description: View facing south of an unpaved roadway running across the landfill area (AOC 19) located on the northern portion of Lot 15.



Photo No.: 59 Date: 12/11/2008

Description: View of a stick-up monitoring well located on the landfill (AOC 19).



Photo No.: 60 Date: 12/11/2008

Description: View of a stick-up monitoring well located on the landfill (AOC 19).



Photo No.: 61 Date: 12/11/2008

Description: View of staged soil pile being used by property owner to maintain soil cover across landfill.



Photo No.: 62 Date: 12/11/2008

Description: View of staged soil pile being used by property owner to maintain soil cover across landfill.



Photo No.: 63 Date: 12/11/2008

Description: View facing east of breached portion of landfill located along the western property boundary on Lot 15.



Photo No.: 64 Date: 12/11/2008

Description: View facing east of breached portion of landfill located along the western property boundary on Lot 15.



Photo No.: 65 Date: 12/11/2008
Description: View facing southwest of Lot 14.



Photo No.: 66 Date: 12/11/2008
Description: View facing west of Lot 14.

APPENDIX C

TITLE AND DEED INFORMATION





CHAIN OF OWNERSHIP REPORT

CLIENT INFORMATION

Client:	Environmental Data Resources	Report Date:	07/30/2008
Client No.:	12010	Index Date:	07/16/2008
Address:	440 Wheelers Farms Rd Milford, CT 06460	Order ID:	87-200-1-7823
Contact:	Rob Bruns	Client Ref.:	2278673.7S
Phone:	800-352-0500	PO Number:	Craig McCarrick
Delivery:	rbruns@edmet.com		

CURRENT OWNER INFORMATION

Current Owner of Record:	Bay Ridge Realty Corporation; Bushwick Realty Corporation
Current Site Address:	55 WALNUT ST KEYPORT, NJ 07735-1730
County of Research:	MONMOUTH

LEGAL DESCRIPTION

CHAIN ONE: TRACT ONE: BEING ALL THAT CERTAIN LOT OF LAND DISTINGUISHED AND NUMBERED ON A MAP LAID DOWN AGREEABLY TO A SURVEY MADE BY LEONARD WALLING IN THE MONTH OF JUNE, 1829, BY LOT NUMBER FIFTEEN (15) SITUATE, LYING AND BEING IN THE BOROUGH OF KEYPORT, IN THE COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

CHAIN 2

TRACT 2: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDE OF FIRST STREET WITH THE WESTERLY SIDE OF WALNUT STREET AND BEING MORE FULLY DESCRIBED IN VOLUME 3689, PAGE 832 IN THE DEED RECORDS OF MONMOUTH COUNTY, NEW JERSEY.

TRACT 3: BEGINNING AT A POINT IN THE SOUTHWESTERLY SIDE OF STONE ROAD SAID POINT BEGIN 143.18 FEET SOUTHWESTERLY MEASURED ALONG THE SOUTHWESTERLY SIDE OF STONE ROAD FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF STONE ROAD WITH THE SOUTHERLY SIDE OF FIRST STREET, AND BEING MORE FULLY DESCRIBED IN VOLUME 3689, PAGE 832 IN THE DEED RECORDS OF MONMOUTH COUNTY, NEW JERSEY.

TRACT 4: BEGINNING AT A POINT OF CURVATURE IN THE SOUTHERLY SIDE OF SECOND STREET AND BEING MORE FULLY DESCRIBED IN VOLUME 3689, PAGE 833 IN THE DEED RECORDS OF MONMOUTH COUNTY, NEW JERSEY.

NOTE: Ameristar does not represent that the above legal description, acreage, or square footage calculations are correct. We have taken this information directly from a document recorded at the courthouse.

PARCEL IDENTIFICATION NUMBER: **Block 141 Lots 15; 15-01; 14**

DISCLAIMER: This report contains information obtained from public records, and being that our company is not the primary provider of such, Ameristar cannot and will not, for the fee charged, be an insurer or guarantor of the accuracy or reliability of said information. Ameristar does not guarantee or warrant the accuracy, timeliness, completeness, currentness, merchantability or fitness for a particular purpose of services provided. Further, Ameristar's sole liability is limited to the cost of this report only. Ameristar is not liable to user for any loss or injury arising out of or caused, in whole or in part, by Ameristar's acts or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the services or information contained herein. THIS REPORT IS NOT AN ABSTRACT, OPINION OF TITLE, TITLE COMMITMENT NOR GUARANTEE, OR TITLE INSURANCE POLICY.

DEED / OWNERSHIP INFORMATION

CHAIN I

*Search was performed from 01/01/1940 through 07/16/2008.

DEED:

DATE: 10/13/1944
GRANTOR: Central Aircraft Corporation
GRANTEE: B.B. Keljikian
VOLUME: 1980 **PAGE:** 281

DEED:

DATE: 04/15/1946
GRANTOR: Sarkis B. Keljikian and Madeline Keljikian, his wife
GRANTEE: E. Richard Bagarozzy
VOLUME: 2052 **PAGE:** 299

DEED:

DATE: 06/19/1948
GRANTOR: Ira E. Wolcott, sheriff
GRANTEE: Raritan Bay Realty Corporation
VOLUME: 2173 **PAGE:** 161

DEED:

DATE: 03/01/1955
GRANTOR: Raritan Bay Realty Corporation
GRANTEE: Raritan Bay Development Corporation, a corporation of New Jersey
VOLUME: 25C2 **PAGE:** 119

DEED:

DATE: 09/10/1955
GRANTOR: Raritan Bay Development Corporation
GRANTEE: Maurice Cornell, Donald H. Jaffey, Melvin Waldman, Irvin Katzman, Victor Wolkin and Benjamin Zuckerman
VOLUME: 2613 **PAGE:** 348

DEED:

DATE: 09/15/1955
GRANTOR: Maurice Cornell and Bernice Cornell, his wife Donald H. Jaffey, and Marilyn Jaffey, his wife, Melvin Waldman, and Annette Waldman, his wife, Irving Katzman, and Lorraine Katzman, his wife, Victor Wolkin and Lois Wolkin, his wife, Benjamin Zuckerman, and Ida Zuckerman, his wife
GRANTEE: Milton Berger, Hanon Berger, Isadore Berger, Samuel Poze, David Rosenboom, and Herman Altman, as tenants in common with their respective interests as follows: Milton Berger, Hanon Berger, and Isadore Berger, each 15/68 per cent, Samuel Poze, 15/68 per cent; David Rosenbloom and Herman Altman, each 4/68 per cent
VOLUME: 2613 **PAGE:** 354

DEED:

DATE: 05/23/1966
GRANTOR: Beatrice C. Rosenbloom and Richard D. Rosenbloom, as Executors of the Estate of David Rosenbloom, Milton Berger, Helen K. Berger, his wife Hanon Berger, Ann Berger, his wife, Isadore Berger, Norma Berger, his wife, Samuel Poze, Marian Poze, his wife, Herman Altman, Ida Altman, his wife
GRANTEE: Bay Ridge Realty Corp., a New Jersey corporation
VOLUME: 3471 **PAGE:** 736

DEED / OWNERSHIP INFORMATION**CHAIN II**

*Search was performed from 01/01/1940 through 07/16/2008.

DEED:

DATE: 03/11/1946
GRANTOR: The Borough of Keyport, in the County of Monmouth
GRANTEE: The Monel Corporation
VOLUME: 2048 PAGE: 143

DEED:

DATE: 10/25/1960
GRANTOR: Monel Corporation, Inc.
GRANTEE: Elizabeth Williams
VOLUME: 3030 PAGE: 129

DEED:

DATE: 05/11/1970
GRANTOR: Elizabeth Williams and Joseph M. Williams, her husband
GRANTEE: Bushwick Realty Corp., a New Jersey Corporation
VOLUME: 3689 PAGE: 832

This Indenture,

Made the 23rd day of May, in the year of our Lord
One Thousand Nine Hundred and Sixty Six

Between BEATRICE C. ROSENBLOOM and RICHARD D. ROSENBLOOM, as Executors
of the Estate of DAVID ROSENBLOOM, MILTON BERGER, HELEN K. BERGER, his wife,
HANON BERGER, ANN BERGER, his wife, ISADORE BERGER, NORMA BERGER, his wife,
SAMUEL POZE, MARIAN POZE, his wife, HERMAN ALTMAN, IDA ALTMAN, his wife,
residing

in the City of Rochester County of Monroe
and State of New York party of the first part;

And

HAY RIDGE REALTY CORP., a New Jersey corporation, 55 Walnut
Street, Keyport, New Jersey,

in the County of
and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of the sum of
One Dollar and other good and valuable consideration

lawful money of the United States of America, to them in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, he given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by
these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said
party of the second part, and to its successors
and assigns, forever.

All those certain

tract or parcels of land and premises, hereinafter particularly described, situate, lying and being
in the Borough of Keyport, County of Monmouth,
and State of New Jersey

TRACT ONE: Being all that certain lot of land distinguished and numbered
on a map laid down agreeably to a survey made by Leonard Walling in the
month of June, 1829, by Lot Number Fifteen (15) situate, lying and being
in the Borough of Keyport, in the County of Monmouth and State of New
Jersey.

BEGINNING at a stake in the line between said lot numbered fifteen (15)
and Lot Number fourteen (14), which said stake is distant fourteen chains
and six links on a course of North fifty and half degrees east from the
beginning stake of Lot Number Fourteen (14), which said stake is the
beginning of said Lot Number Fourteen (14) and is distant thirty-two chains
and twenty-eight links on a course of North seventy-three and a quarter
degrees east from a large pine tree at the fishing point; from thence
running (1) South 54 degrees 40 minutes East, fourteen chains and seven
links to Chingarora Creek; thence (2) down said Chingarora Creek, the
various courses thereof to Monesconk Cove; thence (3) Northwesterly along
the southwesterly side of said cove to Chingarora point on Raritan Bay;
thence (4) Southwesterly along said Raritan Bay at low water mark till a
course of South 54 degrees 40 minutes East will strike the beginning;
thence (5) South 54 degrees and 40 minutes East two chains and twenty-six
links more or less to where it began.

Containing sixty-one acres and thirty-four hundredths of an acre, more
or less.

3471 736

DB3471-736 12-8-27-66

TRACT TWO. All that certain piece or parcel of land and premises hereinafter particularly described, situate, lying and being in the Borough of Keyport, in the County of Monmouth and State of New Jersey

Beginning at the point of intersection in the Northeasterly line of Walnut Street (forty feet wide) with the Northwesterly line of Locust Avenue (fifty feet wide), as said street and avenue are now laid out, opened and used; thence running (1) North $49^{\circ} 09'$ East along the said northwesterly line of Locust Avenue, two hundred seven feet and sixty one-hundredths of a foot (207.60) to a point in the Southwesterly line of lands conveyed to Aeromarine Plane & Motor Company, Inc., a New York Corporation, by deed made by Aeromarine Realty Company, a New Jersey Corporation, dated August 1, 1929, and recorded in the Monmouth County Clerk's Office on August 31, 1929 in Book 1494 of Deeds at page 124 (first tract); thence (2) North $44^{\circ} 14'$ West along the said Southwesterly line of lands conveyed to Aeromarine Plane & Motor Company, Inc., as aforesaid, two hundred nine feet and eighty-one one-hundredths of a foot (209.81) to the beach line of the lands formerly of Emma G. Thompson; thence (3) Southwesterly along the said beach line of the lands formerly of Emma G. Thompson to a point where the said Northeasterly line of Walnut Street would intersect the same, at the beach line aforesaid, if said Walnut Street were extended thereto; thence (4) South $44^{\circ} 14'$ East, along the said Northeasterly line of Walnut Street and the Northwesterly extension thereof, two hundred forty-three (243) feet more or less to the point or place of beginning.

The aforesaid described premises are also described as follows, in accordance with a survey made March, 1946, by Larson & Fox: BEGINNING at the point of intersection of the Northeasterly line of Walnut Street with the Northwesterly line of Locust Avenue as now located; thence (1) along the southeasterly line of Walnut Street North $49^{\circ} 02'$ W. 242.71 feet to the High Water mark of the Raritan Bay; thence (2) along the High Water mark of the Raritan Bay N. $51^{\circ} 58'$ E. 211.12 feet to a point; thence (3) along the High Water mark of the Raritan Bay, the various courses thereof, Northeasterly 2700 feet more or less to Chingarora Point, said point being located where the waters of Nanasconk Cove flow into the Raritan Bay; thence (4) Southeasterly along the Nanasconk Cove 870 feet more or less to the Mouth of Chingarora Creek; thence (5) up Chingarora Creek, Southeasterly, Southwesterly, Northwesterly, Southwesterly, and Southeasterly, the various courses thereof, 3600 feet more or less to a point distant 938.16 feet on a course S. $49^{\circ} 02'$ E. from the point at the termination of the second described course; thence (6) parallel with the southeasterly line of Walnut Street, and distant 207.25 feet Northeasterly and at right angles therefrom N. $49^{\circ} 02'$ W. 723.74 feet to a point in the Northwesterly line of Locust Avenue as now located; thence (7) along the Northwesterly line of Locust Avenue as now located S. $44^{\circ} 17'$ W. 207.60 feet to the Southeasterly line of Walnut Street, the point or place of BEGINNING. The above described premises contain 60.5 acres more or less.

Subject to the following:

- a. Existing restrictions, zoning ordinances where the same apply.
- b. Existing leases and tenancies.
- c. The conditions shown on a survey of the premises made by Larson & Fox, Civil Engineers, March, 1946.
- d. Rights and estate of the State of New Jersey in the lands lying below the highwater mark of Raritan Bay and in any other stream or creek flowed by tide water.
- e. Right of the Board of Commerce & Navigation, to supervise plans for any building or other improvement or development to be erected or made on the water front, and to abate as a public nuisance, any improvements thereon commenced or made since April 8, 1914, without the approval of the New Jersey Harbor Commission, or said Board of Commerce and Navigation, under authority given by P. L. N. J. 1914, page 205, Sec. 4.
- f. Rights of owners abutting thereon in any brook, ditch, drain, stream or other water course crossing or bounding the lands herein described.
- g. An agreement dated October 1, 1949 between the Central R.R. of New Jersey and Raritan Bay Realty Corporation relating to the use of side tracks and other rights on the premises.

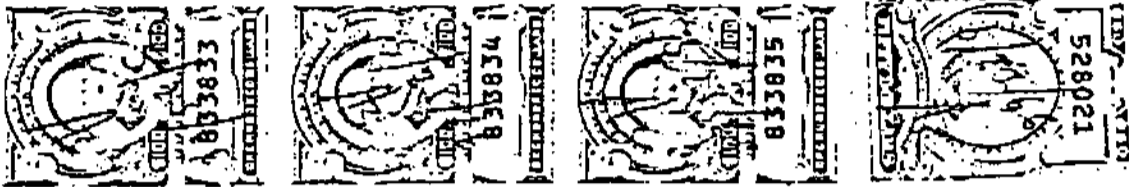
Being the same premises conveyed to parties of the first part by deed recorded in Monmouth County Clerk's Office in Book 2613 of Deeds page 354.

3471-737

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

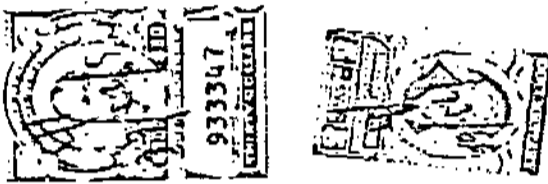
Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to hold all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors ~~heirs and assigns~~, to the only proper use, benefit and behoof of the said party of the second part, its successors ~~heirs and assigns~~ forever:



And the said parties of the first part

\$385.00 IRUSSTAMPS CAN.



for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, its successors, and assigns that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the parties of the first part have set their hands and seals or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Richard D. Rosenbloom (L.S.)
Richard D. Rosenbloom, Executor of Estate of
David Rosenbloom

Beatrice C. Rosenbloom (L.S.)
Beatrice C. Rosenbloom, Executrix of Estate of
David Rosenbloom

Mildred Berger (L.S.)
Milton Berger

Helen K. Berger (L.S.)
Helen K. Berger

Hanson Berger (L.S.)
Hanson Berger

Ann Berger (L.S.)
Ann Berger

Isadore Berger (L.S.)
Isadore Berger

Norma Berger (L.S.)
Norma Berger

Samuel Poze (L.S.)
Samuel Poze

Marian Poze (L.S.)
Marian Poze

Herman Altman (L.S.)
Herman Altman

Ida Altman (L.S.)
Ida Altman

30-3471 738

This Deed, made the 11th day of May 1970

Between ELIZABETH WILLIAMS and JOSEPH M. WILLIAMS, her husband,

residing at #528 Cambridge Avenue, in the Borough of Union Beach in the County of Monmouth and State of New Jersey herein designated as the Grantors, and BUSHWICK REALTY CORP., a New Jersey Corporation

COUNTY OF MONMOUTH CONSIDERATION \$3500 REALTY TRANSFER FEE \$50 DATE 5/15/70 BY E.W.

residing or located at #55 Walnut Street in the Borough of Keyport in the County of Monmouth and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of THIRTY-FIVE HUNDRED (\$3500.00) and no/100 DOLLARS

lawful money of the United States of America, to the Grantees in hand well and truly paid by the Grantors, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All those tracts or parcels of land and premises, situate, lying and being in the Borough of Keyport in the County of Monmouth and State of New Jersey, more particularly described as follows:

TRACT #1: Beginning at the intersection of the northerly side of First Street with the easterly side of Walnut Street; thence (1) North 24 degrees 21 minutes west along the easterly side of Walnut Street 261.11 feet to a point; thence (2) North 45 degrees 46 minutes east 214.75 feet to a point; thence (3) South 44 degrees 14 minutes east 70 feet more or less to the middle of Chingarora Creek; Beginning again at said beginning point and running thence (4) North 73 degrees 34 minutes east along the northerly side of First Street 380 feet to the center of Chingarora Creek; thence (5) in a westerly and northerly direction along the middle of said creek 410 feet more or less to the end of the third course.

TRACT #2: Beginning at the intersection of the southerly side of First Street with the westerly side of Walnut Street; thence (1) South 74 degrees 35 minutes west along the southerly side of First Street 106.82 feet to a point; thence (2) South 0 degrees 38 minutes west 30.68 feet to a point in the northeasterly side of Stone Road; thence (3) South 61 degrees 20 minutes east along the northeasterly side of Stone Road, 184.97 feet to a point; thence (4) North 1 degree 38 minutes west 51.89 feet to a point in the westerly side of Walnut Street; thence (5) along the westerly side of Walnut Street north 38 degrees 46 minutes west 51.53 feet to a point; thence (6) North 24 degrees 21 minutes west still along the westerly side of Walnut Street 61.2 feet to the beginning.

TRACT #3: Beginning at a point in the southwesterly side of Stone Road said point being 143.18 feet southeasterly measured along the southwesterly side of Stone Road from the intersection of the southwesterly side of Stone Road with the southerly side of First Street; thence (1) South 60 degrees 52 minutes west 131.80 feet to a point; thence (2) South 5 degrees 47 minutes west 84.40 feet to a point in

BOOK 3689 PAGE 832

KS-15-70

the northerly side of Second Street; thence (3) North 77 degrees 09 minutes east along the northerly side of Second Street 142.77 feet to a point; thence (4) North 17 degrees 02 minutes east 96.64 feet to a point in the southwesterly side of Stone Road; thence (5) North 61 degrees 20 minutes west along the southwesterly side of Stone Road 50 feet to the Beginning.

TRACT #4: Beginning at a point of curvature in the southerly side of Second Street thence (1) South 77 degrees 09 minutes west along the southerly side of Second Street 326.73 feet to a point; thence (2) South 35 degrees 31 minutes west 130.90 feet to a point; thence (3) North 57 degrees 04 minutes west 13.31 feet to a point; thence (4) North 88 degrees 49 minutes west 8.32 feet to a point; thence (5) South 53 degrees 00 minutes east 99.34 feet to a point in the northerly line of the Atlantic and Freehold Rail Road Company; thence (6) North 77 degrees 20 minutes east along the northerly line of said Railroad Company 290 feet more or less to the middle of Chingarora Creek; thence (7) in a northerly and easterly direction along the center of Chingarora Creek 390 feet more or less to the southerly side of Second Street; thence (8) Curving to the left along the southerly side of Second Street 280 feet more or less to the Beginning.

The above descriptions are in accordance with a survey made by Robert Greenberg Associates, Middletown, N.J., dated June 28, 1969.

Being and intending to be the same land and premises conveyed to the grantor Elizabeth Williams by deed from Monel Corporation Inc. et als dated October 25th, 1960 and recorded in the Monmouth County Clerk's Office in Deed Book 3030 at page 129.

APPENDIX D
ENVIRONMENTAL DATABASE SEARCH REPORT

Aeromarine

55 Walnut Street
Keyport, NJ 07735

Inquiry Number: 2278673.6
July 29, 2008

The EDR-City Directory Abstract

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1970 through 2000. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources: July 29, 2008

Target Property:

55 Walnut Street
Keyport, NJ 07735

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Address Not Listed in Research Source	City's City Directory
1975	Address Not Listed in Research Source	City's City Directory
1980	Address Not Listed in Research Source	City's City Directory
1985	Address Not Listed in Research Source	City's City Directory
1990	Address Not Listed in Research Source	City's City Directory
1995	Address Not Listed in Research Source	City's City Directory
2000	Address Not Listed in Research Source	City's City Directory

Adjoining Properties

SURROUNDING

Multiple Addresses
Keyport, NJ 07735

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Address Not Listed in Research Source	City's City Directory
1975	<u>**Walnut Street**</u>	City's City Directory
	Residence (50)	City's City Directory
	Residence (53)	City's City Directory
	Residence (55)	City's City Directory
	Residence (60)	City's City Directory
	No other addresses in 50-199 range	City's City Directory
1980	<u>**Walnut Street**</u>	City's City Directory
	Residence (50)	City's City Directory
	Residence (53)	City's City Directory
	Residence (55)	City's City Directory

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Residence (60)	City's City Directory
	No other addresses in 50-199 range	City's City Directory
1985	<u>**Walnut Street**</u>	City's City Directory
	Residence (50)	City's City Directory
	Residence (53)	City's City Directory
	Residence (55)	City's City Directory
	Residence (60)	City's City Directory
	No other addresses in 50-199 range	City's City Directory
1990	<u>**Walnut Street**</u>	City's City Directory
	Residence (50)	City's City Directory
	Residence (53)	City's City Directory
	Residence (55)	City's City Directory
	Residence (60)	City's City Directory
	No other addresses in 50-199 range	City's City Directory
1995	<u>**Walnut Street**</u>	City's City Directory
	Residence (50)	City's City Directory
	Residence (53)	City's City Directory
	Residence (55)	City's City Directory
	Residence (60)	City's City Directory
	No other addresses in 50-199 range	City's City Directory
2000	<u>**Walnut Street**</u>	City's City Directory
	Residence (50)	City's City Directory
	Residence (53)	City's City Directory
	Residence (55)	City's City Directory

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	Residence (60)	City's City Directory
	No other addresses in 50-199 range	City's City Directory

APPENDIX E
HISTORIC SANBORN™ FIRE INSURANCE MAPS



Aeromarine

55 Walnut Street

Keyport, NJ 07735

Inquiry Number: 2278673.3s

July 28, 2008

Certified Sanborn® Map Report

Certified Sanborn® Map Report

7/28/08

Site Name:

Aeromarine
55 Walnut Street
Keyport, NJ 07735

Client Name:

Excel Env. Resources, Inc.
111 North Center Drive
North Brunswick, NJ 08902-



EDR Inquiry # 2278673.3s

Contact: Craig McCarrick

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Excel Env. Resources, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Aeromarine
Address: 55 Walnut Street
City, State, Zip: Keyport, NJ 07735
Cross Street:
P.O. # 07765
Project: Aeromarine
Certification # DA41-4264-A30A



Sanborn® Library search results
Certification # DA41-4264-A30A

Maps Identified - Number of maps indicated within "()"

1959 (1)
1947 (1)
1931 (1)
1923 (1)

Total Maps: 4

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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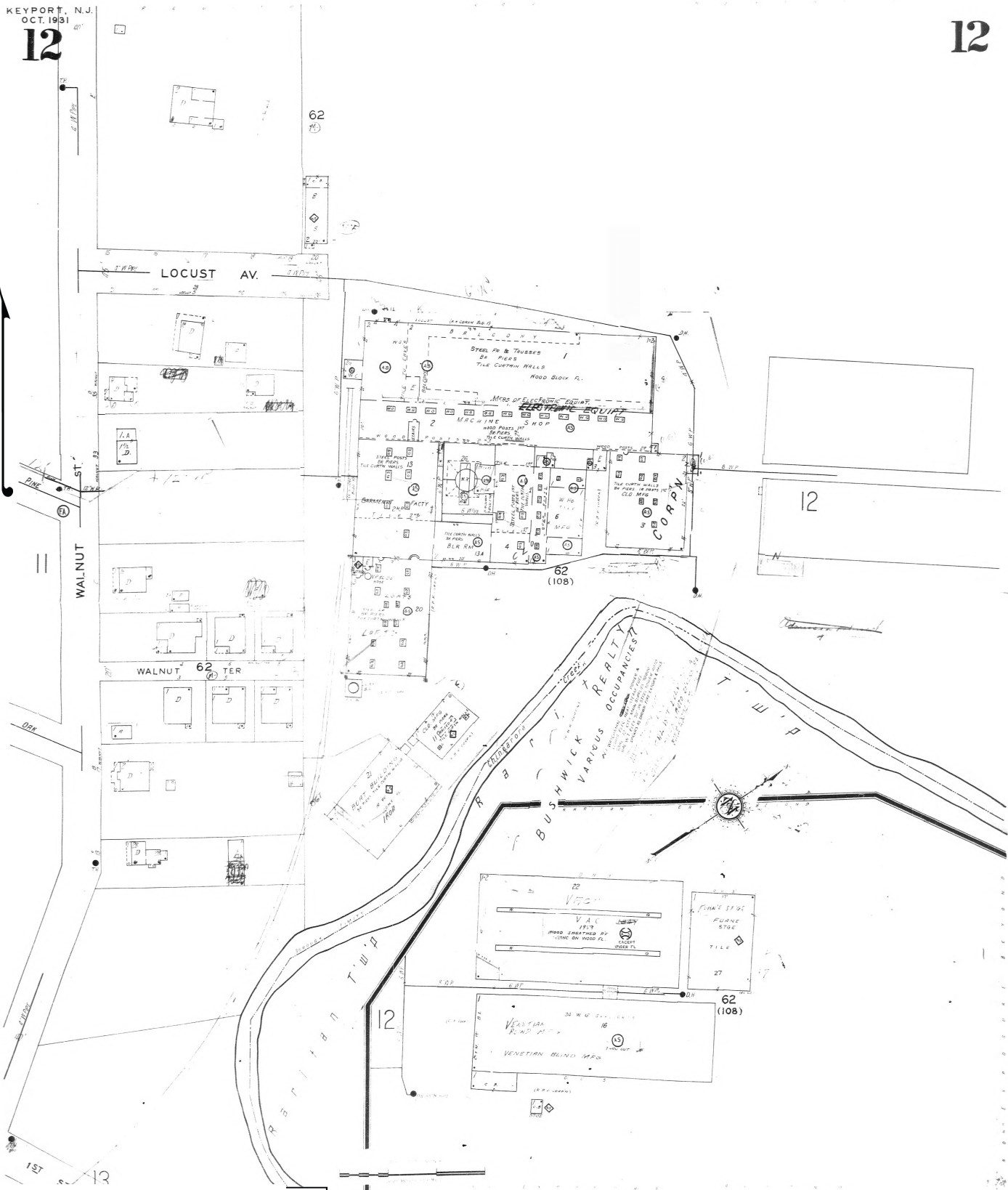
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KEYPORT, N.J.
OCT. 1931

12

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Certification # DA41-4264-A30A



Site Name: Aeromarine
 Address: 55 Walnut Street
 City, ST, ZIP: Keyport NJ 07735
 Client: Excel Env. Resources, Inc.
 EDR Inquiry: 2278673.3s
 Order Date: 7/28/2008 1:04:08 PM
 Certification # DA41-4264-A30A



KEYPORT, N.J.
OCT. 1931

12

N.J. 509

12

48

62

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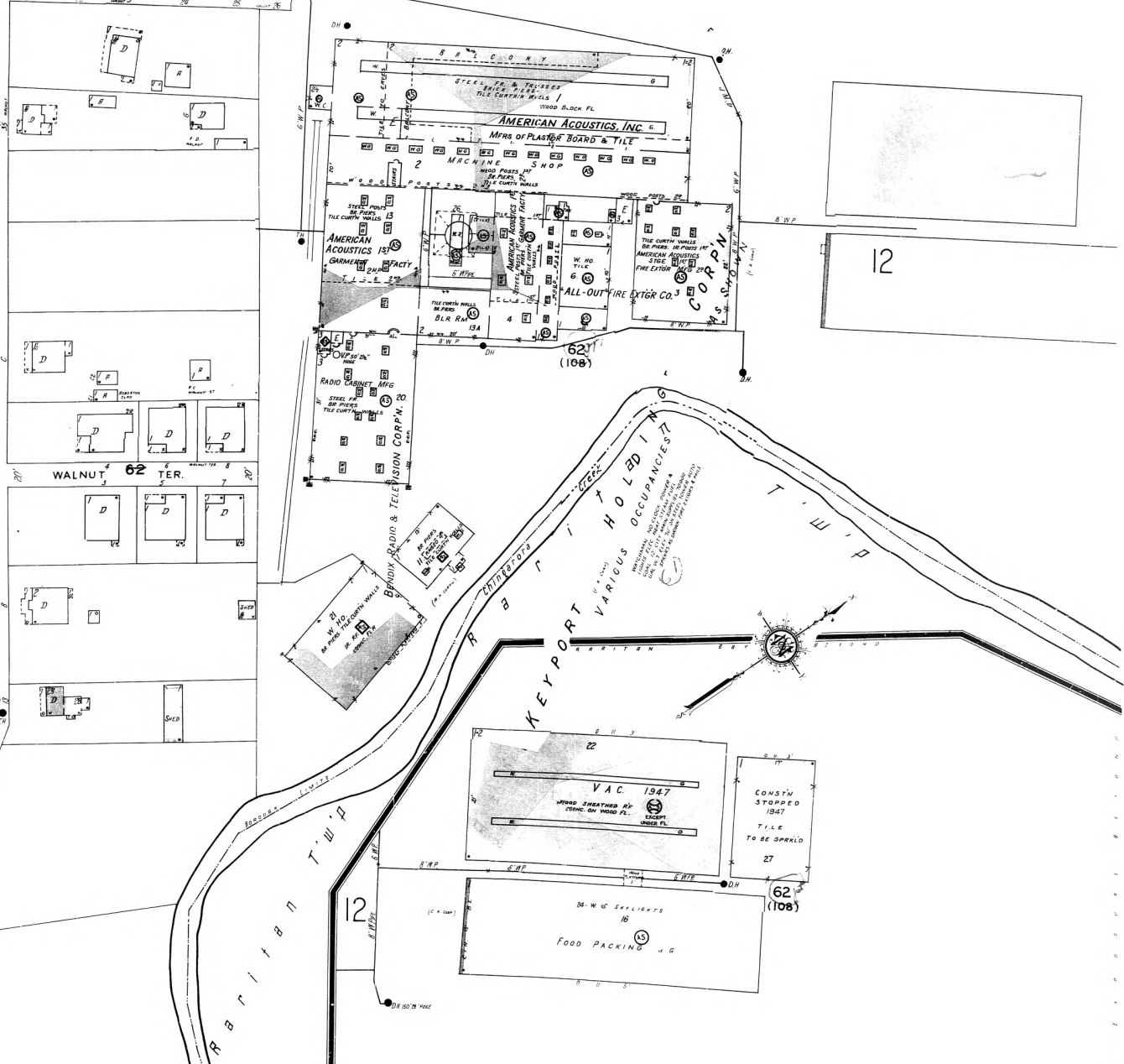
LOCUST AV.

WALNUT ST.

WALNUT TER.

Certification #

DA41-4264-A30A



Site Name: Aeromarine
Address: 55 Walnut Street
City, ST, ZIP: Keyport NJ 07735
Client: Excel Env. Resources, Inc.
EDR Inquiry: 2278673.3s
Order Date: 7/28/2008 1:04:08 PM
Certification #: DA41-4264-A30A



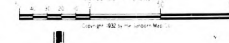
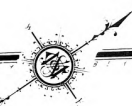
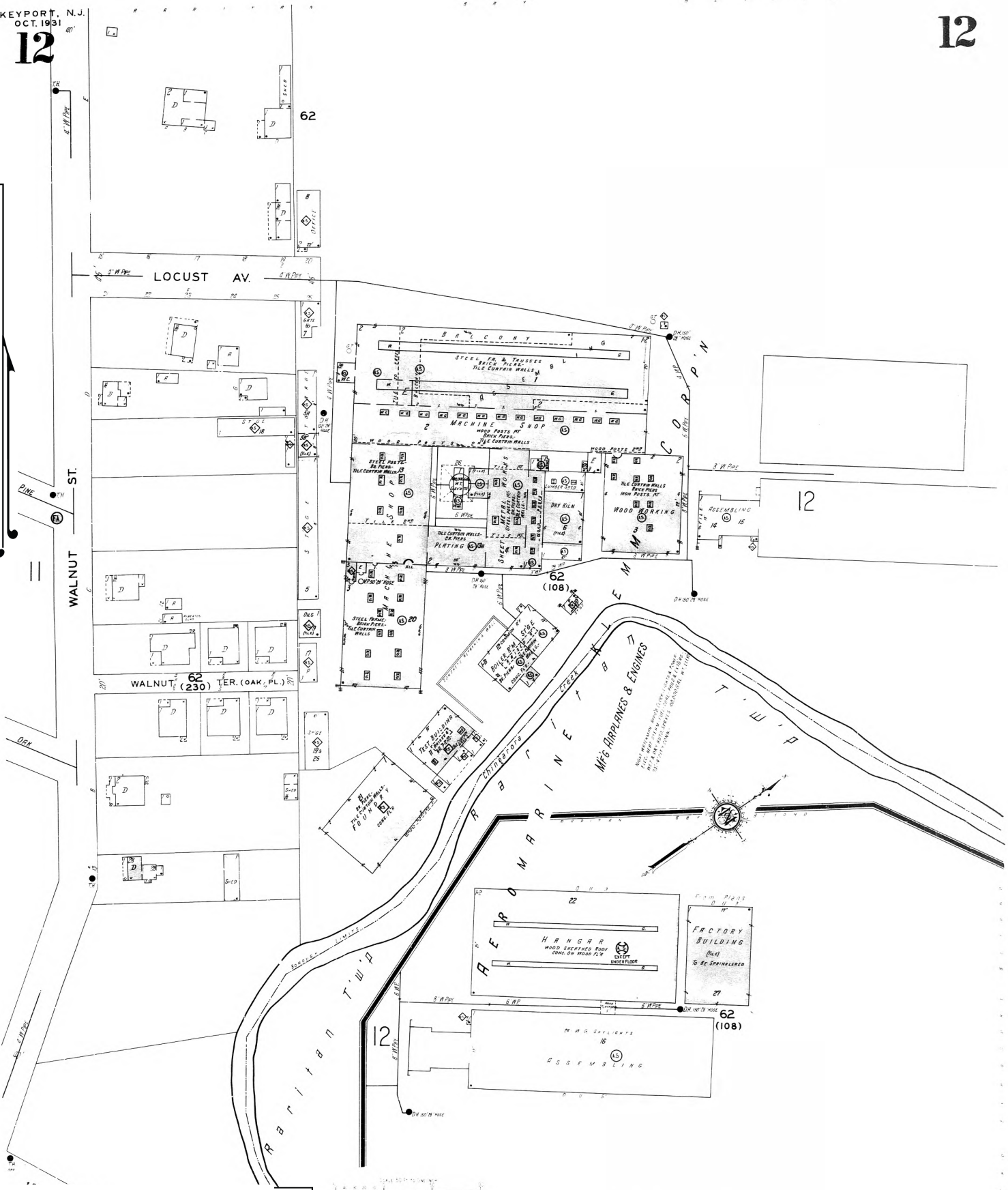
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Certification #
DA41-4264-A30A

Site Name: Aeromarine
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Client: Excel Env. Resources, Inc.
EDR Inquiry: 2278673.3s
Order Date: 7/28/2008 1:04:08 PM
Certification # DA41-4264-A30A



APPENDIX F
HISTORIC AERIAL PHOTOGRAPHS



SOURCE:
ENVIRONMENTAL DATA RESOURCES INC
MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
KEYPORT, NEW JERSEY

1933 AERIAL PHOTOGRAPH

DRAWN BY: N/A

SCALE: 1":750'

7/29/2008



SOURCE:
ENVIRONMENTAL DATA RESOURCES INC
MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.		
FORMER AEROMARINE PROPERTY KEYPORT, NEW JERSEY		
1954 AERIAL PHOTOGRAPH		
DRAWN BY: N/A	SCALE: 1":750'	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765



SOURCE:
ENVIRONMENTAL DATA RESOURCES INC
MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
KEYPORT, NEW JERSEY

1963 AERIAL PHOTOGRAPH

DRAWN BY: N/A

SCALE: 1":750'

7/29/2008

CHECKED BY:

REVISION: 0

PROJECT #: 07765

272-163

SITE



SOURCE:
ENVIRONMENTAL DATA RESOURCES INC
MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
KEYPORT, NEW JERSEY

1972 AERIAL PHOTOGRAPH

DRAWN BY: N/A

SCALE: 1":750'

7/29/2008

CHECKED BY:

REVISION: 0

PROJECT #: 07765



SOURCE:
ENVIRONMENTAL DATA RESOURCES INC
MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
KEYPORT, NEW JERSEY

1995 AERIAL PHOTOGRAPH

DRAWN BY: N/A

SCALE: 1":750'

7/29/2008

CHECKED BY:

REVISION: 0

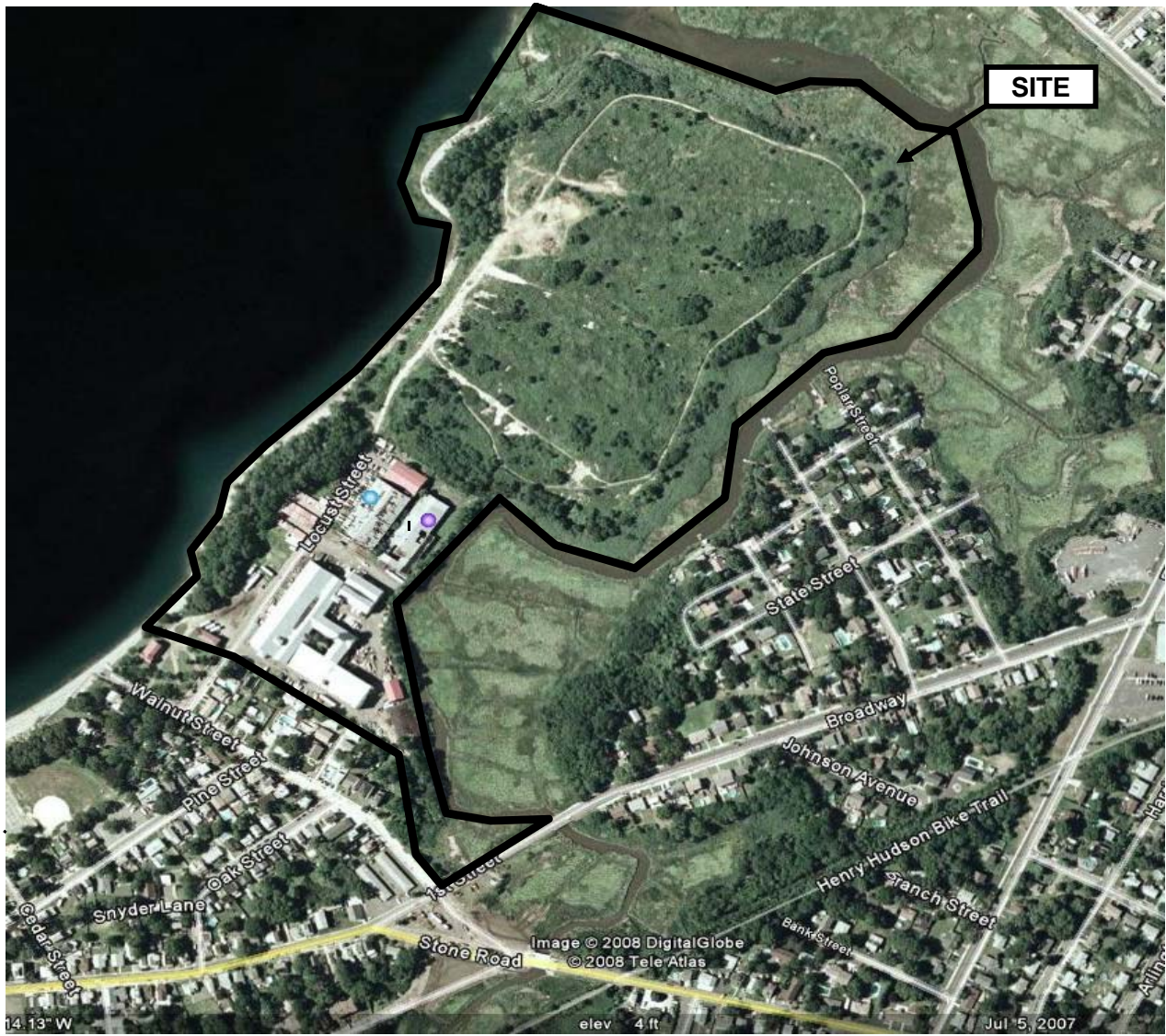
PROJECT #: 07765



SOURCE:
ENVIRONMENTAL DATA RESOURCES INC
MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.		
FORMER AEROMARINE PROPERTY KEYPORT, NEW JERSEY		
2006 AERIAL PHOTOGRAPH		
DRAWN BY: N/A	SCALE: 1":750'	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765



SOURCE:
GOOGLE EARTH



EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
KEYPORT, NEW JERSEY

2008 AERIAL PHOTOGRAPH

DRAWN BY: N/A

SCALE: 1":75'

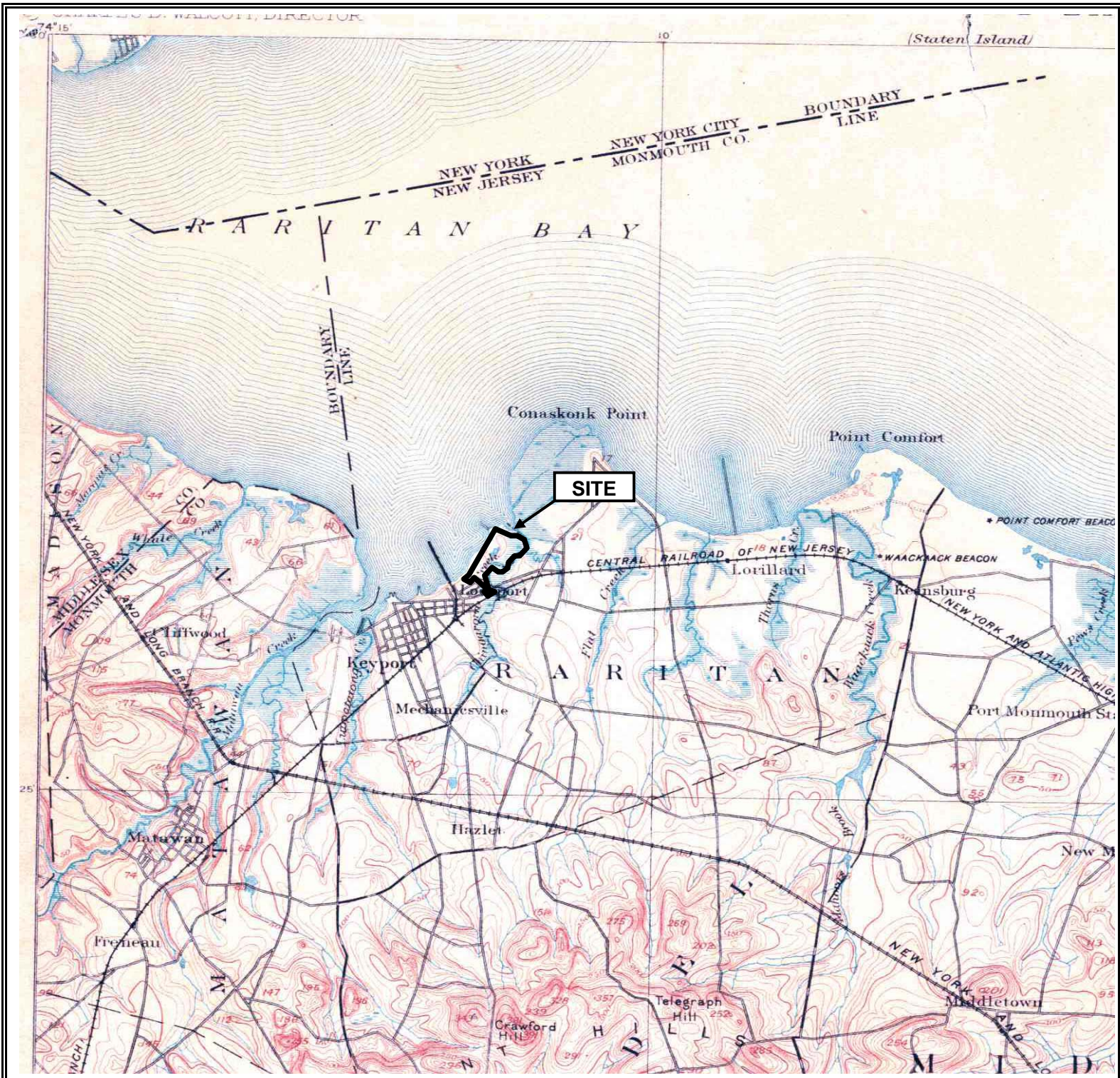
7/29/2008

CHECKED BY:

REVISION: 0

PROJECT #: 07765

APPENDIX G
HISTORIC TOPOGRAPHIC MAPS



SOURCE:
 ENVIRONMENTAL DATA RESOURCES
 MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

1901 HISTORIC TOPOGRAPHIC MAP

DRAWN BY: N/A	SCALE: 1:62,500	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765



SOURCE:
 ENVIRONMENTAL DATA RESOURCES
 MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

1902 HISTORIC TOPOGRAPHIC MAP

DRAWN BY: N/A	SCALE: 1:125,000	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765



SOURCE:
 ENVIRONMENTAL DATA RESOURCES
 MILFORD, CONNECTICUT

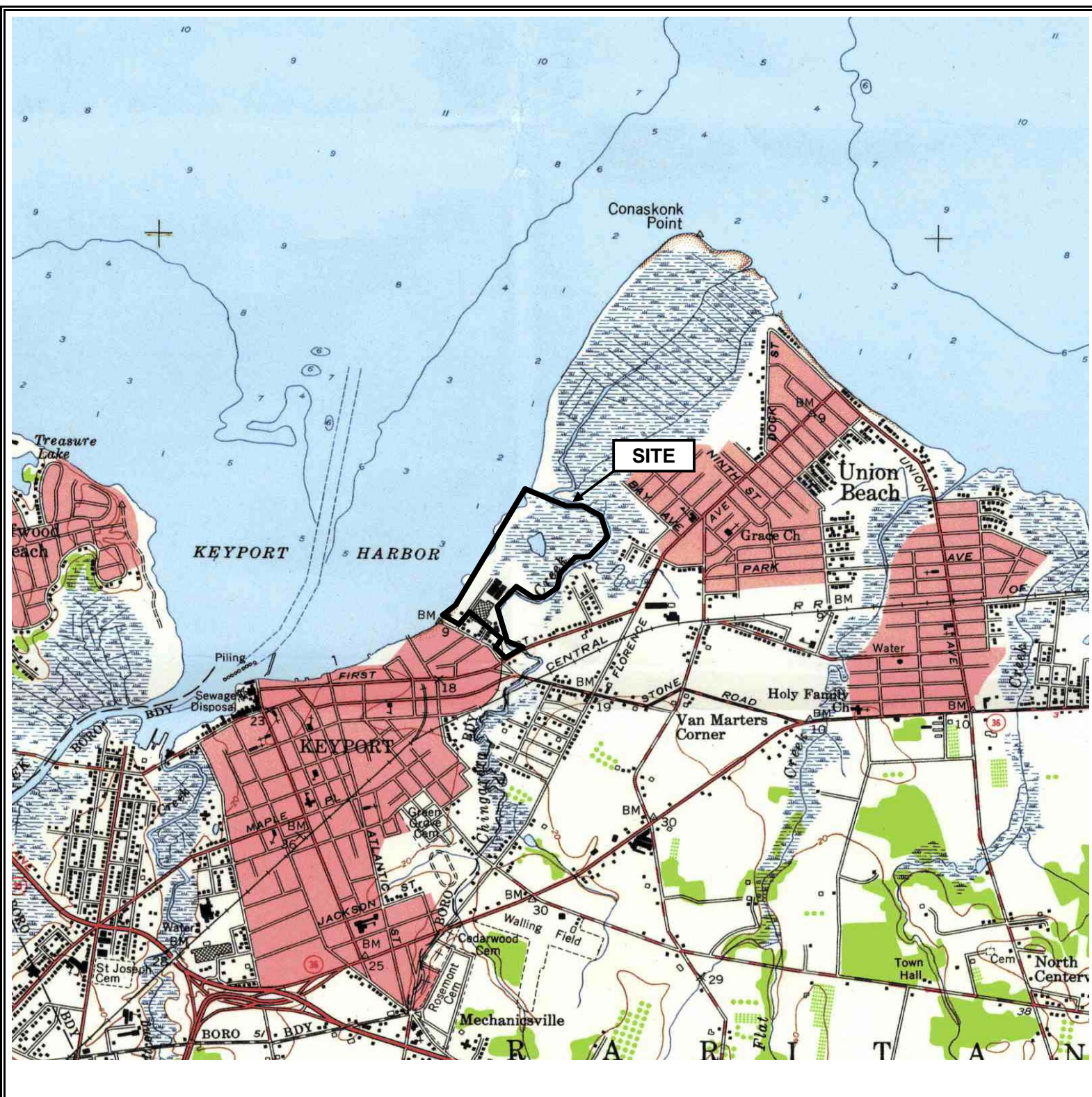


EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

1947 HISTORIC TOPOGRAPHIC MAP

DRAWN BY: N/A	SCALE: 1:25,000	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765



SOURCE:
 ENVIRONMENTAL DATA RESOURCES
 MILFORD, CONNECTICUT

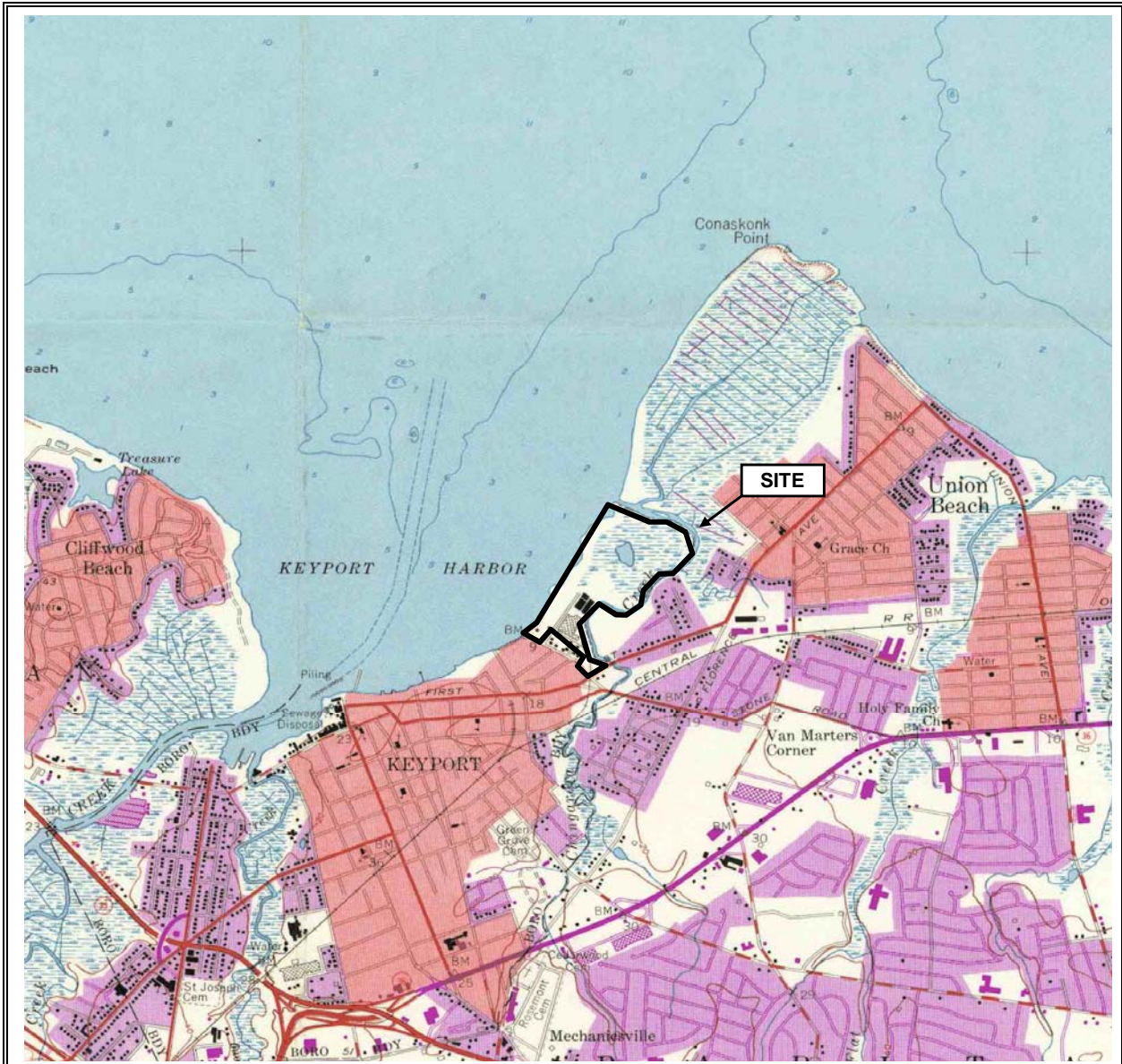


EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

1954 HISTORIC TOPOGRAPHIC MAP

DRAWN BY: N/A	SCALE: 1:24,000	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765



SOURCE:
 ENVIRONMENTAL DATA RESOURCES
 MILFORD, CONNECTICUT

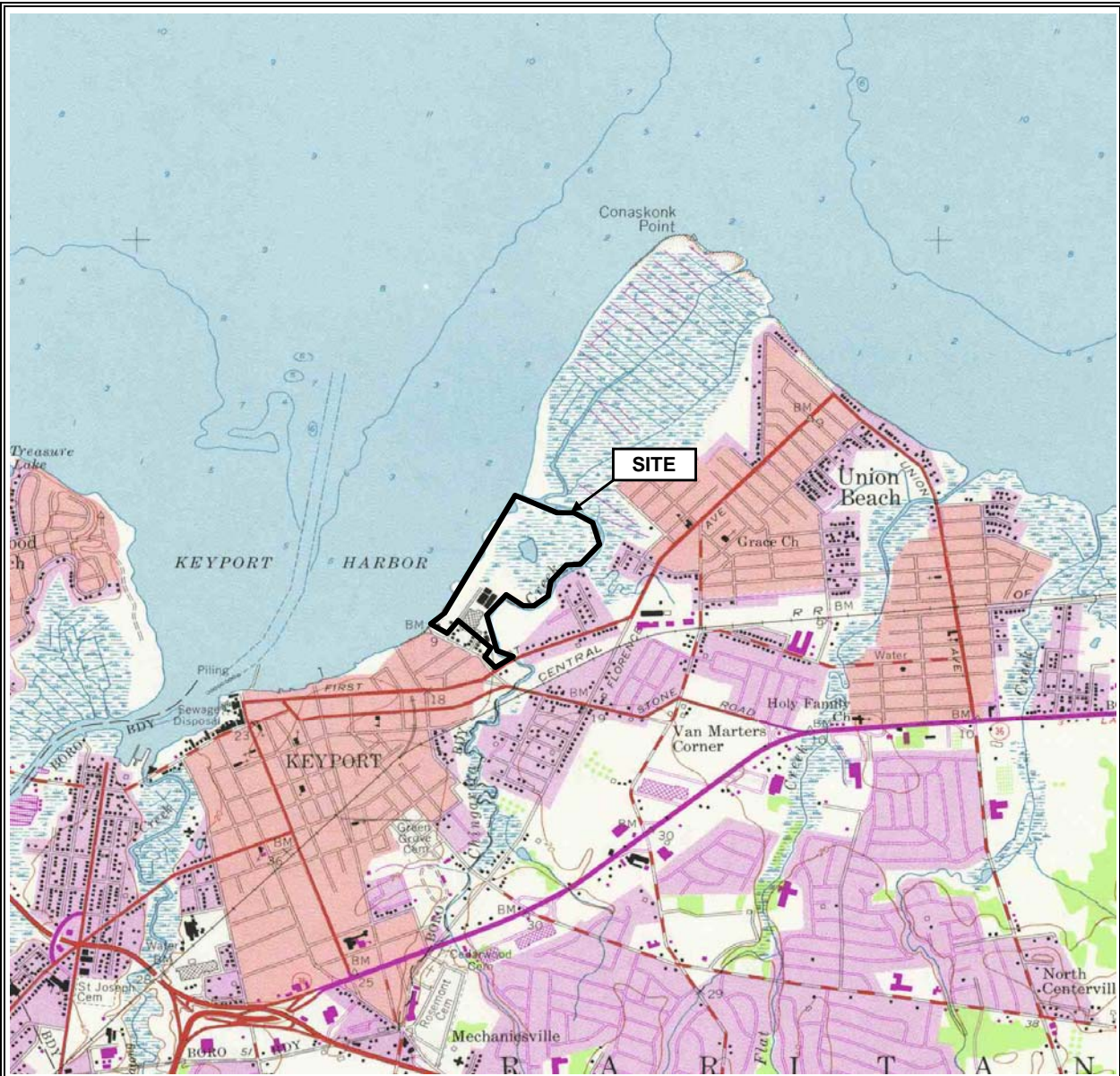


EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

1970 HISTORIC TOPOGRAPHIC MAP

DRAWN BY: N/A	SCALE: 1:24,000	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765



SOURCE:
 ENVIRONMENTAL DATA RESOURCES
 MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

1977 HISTORIC TOPOGRAPHIC MAP

DRAWN BY: N/A	SCALE: 1:24,000	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765



SOURCE:
 ENVIRONMENTAL DATA RESOURCES
 MILFORD, CONNECTICUT

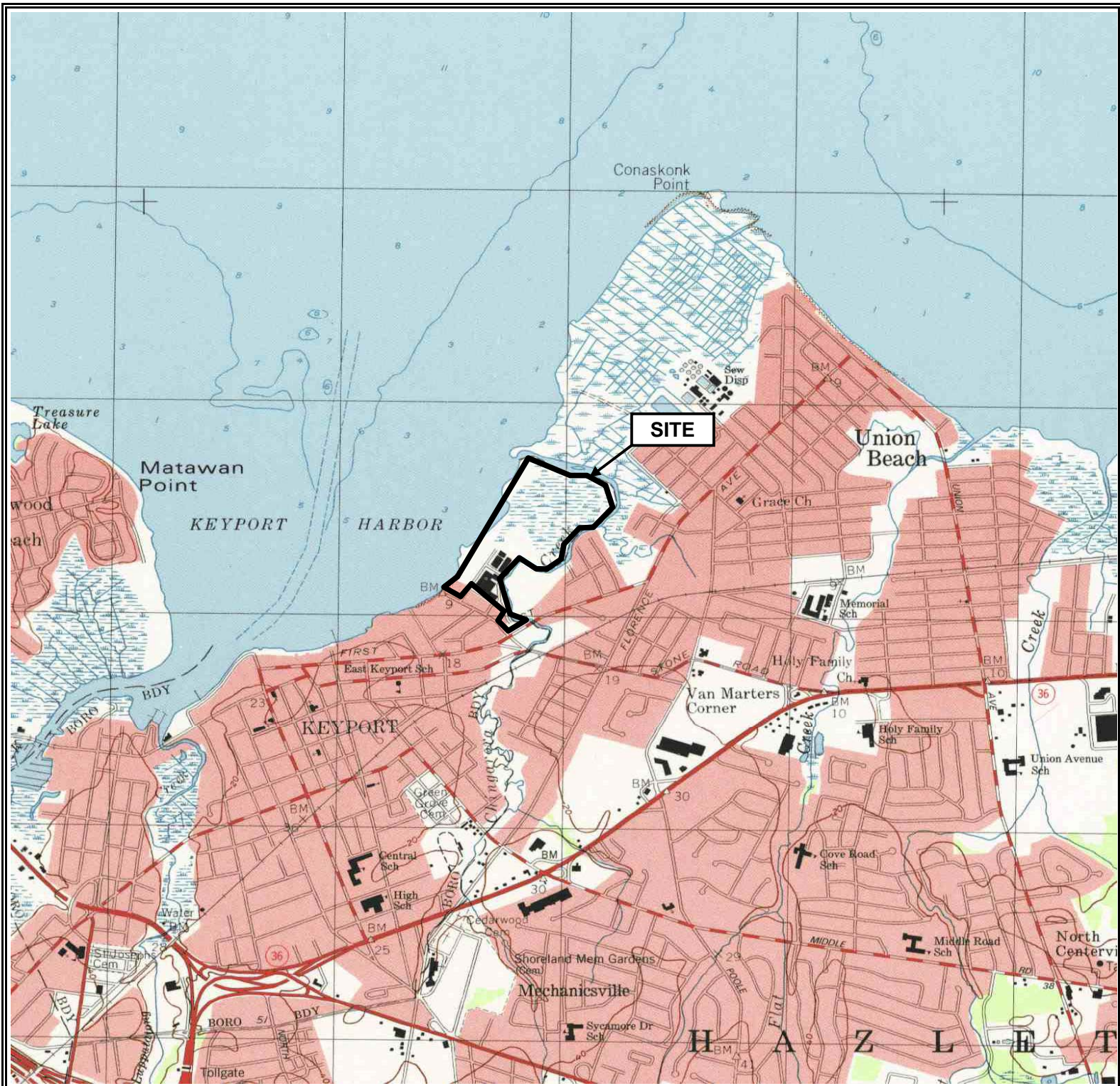


EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

1984 HISTORIC TOPOGRAPHIC MAP

DRAWN BY: N/A	SCALE: 1:50,000	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765



SOURCE:
 ENVIRONMENTAL DATA RESOURCES
 MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.

FORMER AEROMARINE PROPERTY
 KEYPORT, NEW JERSEY

1995 HISTORIC TOPOGRAPHIC MAP

DRAWN BY: N/A	SCALE: 1:24,000	7/29/2008
CHECKED BY:	REVISION: 0	PROJECT #: 07765

APPENDIX H
GOVERNMENT RECORDS

APPENDIX I
INDUSTRIAL DIRECTORY REPORT



2055 East Rio Salado Parkway, Suite 201
Tempe, Arizona 85281
Phone: (480) 967-6752
Fax Number: (480) 966-9422
Web Site: www.netronline.com

INDUSTRIAL DIRECTORY REPORT

**AEROMARINE
55 WALNUT STREET
KEYPORT, NEW JERSEY**

Submitted to:

**ENVIRONMENTAL DATA RESOURCES, INC.
C/O
EXCEL ENV. RESOURCES, INC.**

,

Attention: Craig McCarrick

Project No. D08-04678

Thursday, July 31, 2008

INDUSTRIAL DIRECTORY REPORT

As a part of this Industrial Directory Report, NETR reviewed all readily available industrial directories. The Trenton City Library and the New Jersey State Library both located in Trenton, New Jersey maintain a collection of Industrial Directories from 1901 to current. These directories began in 1901 under the auspices of the New Jersey State Department of Labor. Intervening editions were published in 1906, 1909, 1915, 1918, 1927, 1931, 1934, 1938, 1940-41, 1943-44, 1946-47 and 1949-1950 and continued the biennial issuance until 1961. The 1962 addition was the first annual edition and was continued annually, thereafter until 1981. From 1982 to 1994 the directories were called MacRae Directories. The most recent directories' reviewed are the 1995 to 2008 Harris Official New Jersey Manufacturers Directory and the 1999 to 2008 New Jersey Manufacturers Register. A review of all available resources listed above produced the included Industrial Directory Report.

Thank you for your business
Please contact EDR at 1-800-352-0050
with any questions or comments

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HISTORY OF PROPERTY

1. 1931 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

2. 1940-1941 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

3. 1949 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

4. 1954-1955 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

5. 1960-1961 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

6. 1965 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

7. 1970 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

8. 1975 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

9. 1980 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

10. 1985 MACRAE DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

11. 1990 MACRAE DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

12. 1994 MACRAE DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

13. 1995 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

14. 1996 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

15. 1998 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:
16. 2000 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:
17. 2000 NEW JERSEY MANUFACTURERS REGISTER:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:
18. 2001 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:
19. 2001 NEW JERSEY MANUFACTURERS REGISTER:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:
20. 2002 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:
21. 2004 NEW JERSEY MANUFACTURERS REGISTER:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

22. 2006 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:
23. 2007 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:
24. 2008 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:
OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

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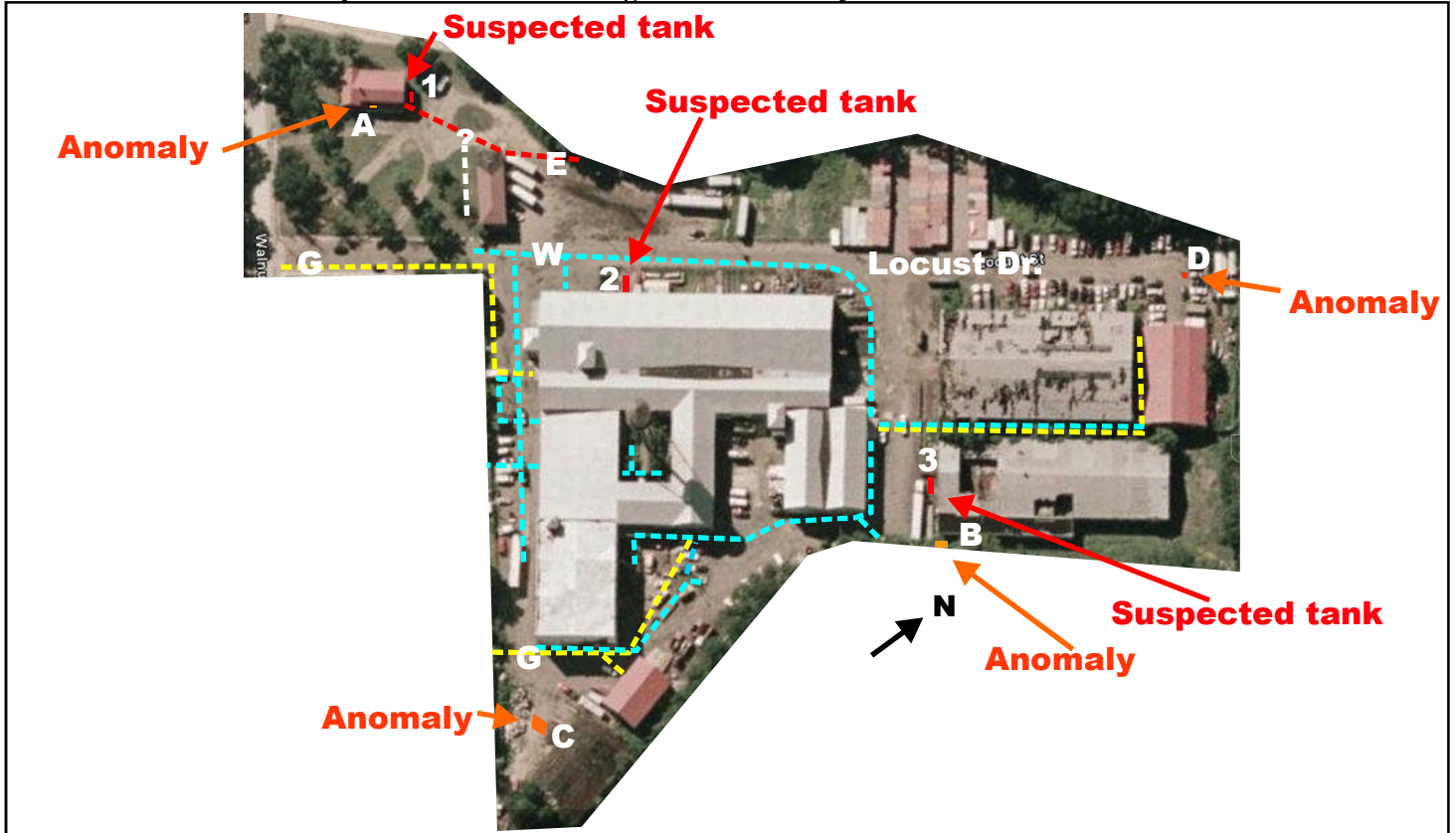
APPENDIX J
SUBSURFACE DELINEATION REPORT

EnviroPhysics, Inc.

Subsurface Delineation Report

Date	7/9/2009	Client	Excel
Location	Aeromarine facility Keyport, NJ	Geophysicist	Philip Duran, P.G.

Equipment Used Radiodetection RD-4000 Line tracer,
 Fisher TW-6 metal detector, Schoenstadt GA72CD fluxgate magnetometer,
 GSSI SIR-3000 radar system with 200 mhz antenna ERA radar system with 500 Mhz antenna.
 Geophex GEM-2 electromagnetic conductivity meter



Electromagnetic metal detection data were collected throughout the accessible portions of this site within 30 feet of existing buildings along parallel transects separated by five feet in an effort to detect buried steel fuel tanks. This was followed by a magnetometry, EM and ground-penetrating radar survey of any detected anomalies and by a line-tracing survey of exterior water and gas lines. Parked cars, stockpiled equipment, heavy vegetation and soil piles did not allow for a complete survey of all areas.

Three suspected buried storage tanks (1 to 3 above) and four anomalous areas of buried metal (A through D above) were detected and marked with spray paint at this site, along with the alignment of water and gas lines. Photographs and descriptions of these targets are shown on the reverse of this sheet.

NOTICE: The methods used at this site have been used successfully at many sites to locate buried targets. There can be no guarantee, however, that every target will be detected at a particular site. Sub-surface conditions may prevent some or all geophysical methods from detecting a particular buried target. This is particularly true for non-metallic targets and areas paved with steel-reinforced concrete. Target locations should be considered accurate to one foot on each side for targets defined by radar, and two feet per end for targets defined by other means.

