

**Casino Reinvestment Development Authority
Real Property Auction**

PUBLIC NOTICE IS HEREBY GIVEN that the **Casino Reinvestment Development Authority (CRDA)** will conduct the following:

**AUCTION VACANT LAND OWNED BY CRDA THROUGHOUT
ATLANTIC CITY, NEW JERSEY**

The Auction will be held at the offices of the CRDA, 15 S. Pennsylvania Avenue, Atlantic City, New Jersey on Thursday, February 7, 2019 at 1:00 p.m. eastern prevailing time.

The auction features 6 properties located within the Tourism District in the City of Atlantic City. The properties are located in various residential and commercial zoning districts.

Property Information Package is included below. Questions should be sent by email to CRDAquestions.com with a subject line of "Real Property Auction."

CRDA

Casino Reinvestment Development Authority

www.njcrda.com



How to Buy at CRDA Auction

**6 Lots Sold in the Tourism
District
February 7, 2019 @1:00PM**

1. Review the Property Information Package.
2. Attend the Auction and bring a bank/cashier's check in the amount of \$2,000 made payable to yourself and endorsed to escrow holder after completion of auction. A second personal check is required for the balance of the contract price. If you wish to purchase more than one package on Auction Day, you will need a bank/cashier's check for each package. **NO EXCEPTIONS PLEASE!**
3. During the auction as the auctioneer calls for bids, simply raise your card when you want to bid.

Bidding Process: Auction registration will begin at 1pm on February 7, 2019 and will end at 1:15pm on February 7, 2019. The 6 properties will be sold individually.

The Auction List is available on the CRDA website: www.njcrda.com. The Auctioneer reserves the right to remove properties and adjust the order of sale.

AUCTION DATE & TIME: Thursday, February 7, 2019 @ 1:00 PM.

AUCTION VENUE LOCATION: CRDA Board Room, 15 S. Pennsylvania Avenue, Atlantic City, NJ 08401



| Parcel # | Block | Lot | Address |
|----------|-------|-----|---------------------------|
| 1 | 65 | 26 | 502 Pacific Avenue |
| 2 | 72 | 12 | 328 Pacific Avenue |
| 3 | 72 | 15 | 102 S. Victoria Terrace |
| 4 | 72 | 23 | 302 Pacific Avenue |
| 5 | 128 | 28 | 18 S. Rhode Island Avenue |
| 6 | 128 | 37 | 12 S. Rhode Island Avenue |

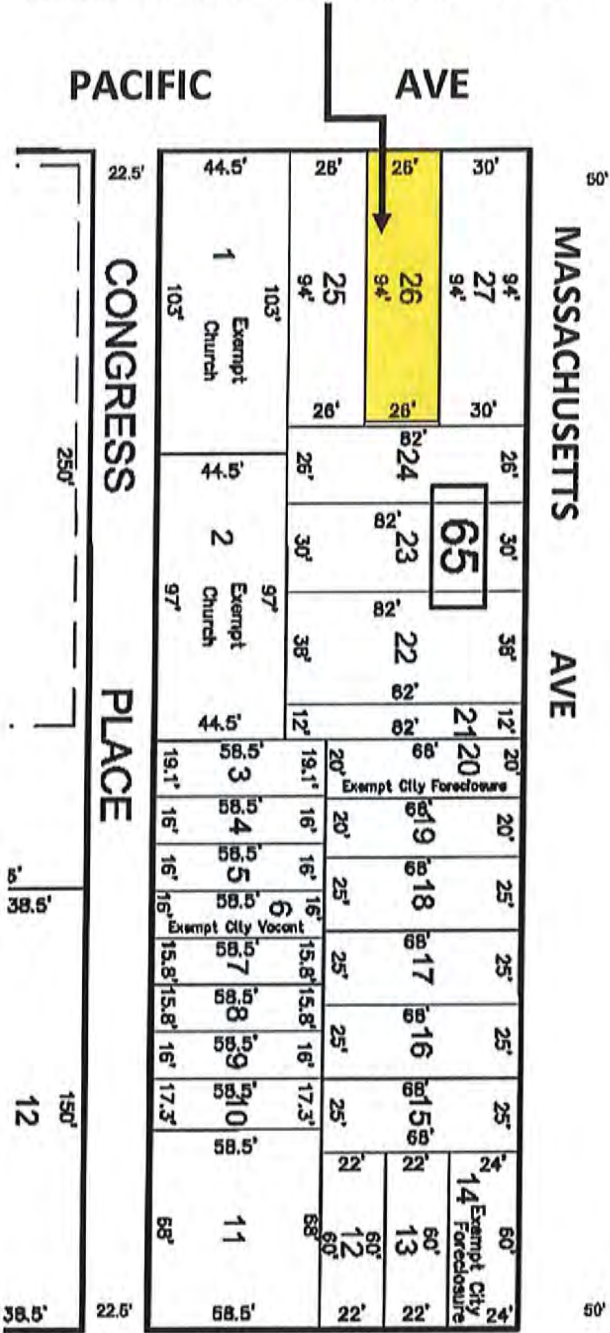
**CRDA SURPLUS LAND AUCTION
LOCATION MAP
JANUARY 16, 2019**

Legend
 Parcel Deemed As Surplus



New Jersey Avenue
 Oriental Avenue

BLOCK 65 LOT 26 502 PACIFIC AVE





MARATHON

Engineering & Environmental Services
WWW.MARATHONCONSULTANTS.COM

January 16, 2019

CRD 003.01

Glenn Monroe Sr., Project Development Officer
Casino Reinvestment Development Authority
15 S. Pennsylvania Avenue
Atlantic City, New Jersey 08404

RE: Environmental Summary Letter
502 Pacific Avenue
Block 65, Lot 26
City of Atlantic City, Atlantic County, New Jersey

Mr. Monroe:

Marathon Engineering & Environmental Services, Inc. (Marathon) has prepared this letter report to summarize the environmental assessment and investigations completed at the above referenced property, hereafter referred to as the Subject Property.

Marathon completed a Phase I Environmental Site Assessment of the Subject Property, which identified potential presence of underground storage tanks (USTs). On August 27, 2014, Marathon contracted TPI Environmental (TPI) to conduct a geophysical survey of the property to investigate the potential USTs and any other significant subsurface metallic anomalies. The geophysical survey identified three (3) irregular-shaped anomalies (designated A1, A2 and A3). TPI determined that while none of the anomalies were distinct UST style, they were large enough to be associated with a disguised or disfigured UST. Additionally, TPI was unable to include an area of the Subject Property in the survey due to a parked car.

On October 22, 2014, a test pit investigation was conducted in the areas of the three (3) anomalies and the area where the geophysical investigation could not be completed. Large pieces of brick building foundations were identified in the areas of anomalies A1 and A3 and a layer of concrete was identified in the area of A2. A fourth excavation was completed in the area where a car had blocked the geophysical equipment revealing no evidence of an UST. No USTs were identified during the test pit investigation for the Subject Property.

Sincerely,

Marathon Engineering & Environmental Services, Inc.,

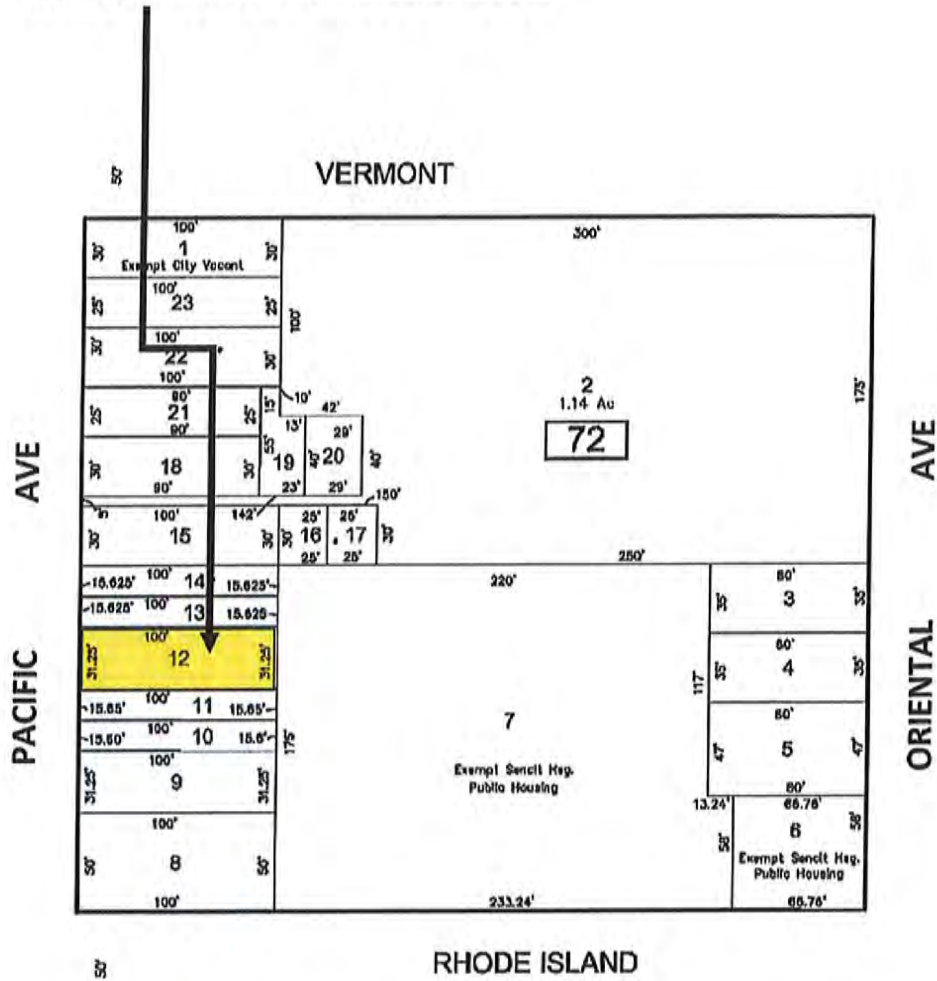
Kayleigh Sena
Environmental Scientist

Robert L Carter, Jr., LSRP
Principal Environmental Scientist

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553 BECKETT ROAD ▲ SUITE 608 ▲ SWEDSBORO ▲ NEW JERSEY 08085
TEL. (856) 241-9705 ▲ FAX (856) 241-9709

BLOCK 72 LOT 12 328 PACIFIC AVE





August 19, 2015

CRD 004.01

Bunny Rixey, Director
Real Estate & Development
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, New Jersey 08401

Re: Phase II Environmental Site Assessment/UST Closure Report
Former Inlet Management Property
328 Pacific Avenue (Block 72, Lot 12)
Atlantic City, Atlantic County, New Jersey

Ms. Rixey:

Marathon Engineering & Environmental Services, Inc. (Marathon) has prepared this letter report to summarize the findings of the Phase II Environmental Site Assessment (ESA) investigations and subsequent underground storage tank (UST) closure activities conducted at the above referenced property hereafter referred to as the Subject Property. Marathon has provided this scope of services in accordance with the Remediation Cost Estimate letter, dated November 11, 2014

SITE OVERVIEW

The Subject Property is currently a vacant parcel of land with no improvements. Historical records reviewed during the preparation of Marathon's October 2014 Phase I ESA indicate that the Subject Property was originally improved with a portion of a hotel in the late 1880's and then was redeveloped with a residential structure from at least 1921 to at least 1979, by the early 1980's the property was no longer developed and has been vacant since this time.

The following activities have been conducted to evaluate subsurface conditions at the Subject Property:

- Geophysical Survey: October 2, 2014
- UST Closure: August 7, 2015

553 BECKETT ROAD SUITE 608 SWEDESBORO NEW JERSEY 08085
TEL. (856) 241-9705 FAX (856) 241-9709

GEOPHYSICAL SURVEY

On October 2, 2014, TPI Environmental of New Hope, Pennsylvania (TPI) conducted a limited geophysical survey at the Subject Property. The geophysical survey was conducted in order to evaluate the presence of subsurface features including underground storage tanks (USTs), and utility conduits, and was conducted utilizing the following technologies; ground penetrating radar (GPR), Fisher TW6 electromagnetic metal detection (TW6 EM), a Geonics EM61-MK2 Time-Domain Electromagnetic Detector unit (EM61), radio frequency line locating (RF), and magnetics. A summary report prepared by TPI is provided as Attachment A. The geophysical survey identified the following subsurface feature at the Subject Property:

- A 22-foot (ft) X 8-ft EM anomaly containing one (1) 10 ft X 7 ft potential UST-style GPR anomaly, approximately 1-ft below ground surface (bgs).

This potential UST-style anomaly was detected below the concrete sidewalk located along Pacific Avenue. Due to the location of the anomaly no test pit was performed to confirm its presence during the October 22, 2014 test pit investigation.

UST CLOSURE

On August 7, 2015, Ambient and Marathon mobilized to the Subject Property to conduct UST closure activities. Due to the USTs located, which was determined to be partially under the sidewalk and partially under Pacific Avenue, it was decided the best closure option was the abandon the UST in-place. The UST closure activities were conducted under Atlantic City Construction Permit #XX-XXXX, provided as Attachment B. Prior to the abandonment in-place of the UST, Monarch Environmental Services, Inc., Woodstown, New Jersey (Monarch) removed approximately 78-gallons of residual heating oil product from the UST. A disposal manifest is for the residual product is provided as Attachment C. The UST was inspected upon removal and was observed to be a steel, 4-foot by 10.6-foot UST with an approximate capacity of 1,000-gallons. The UST was cleaned, and was observed in fair condition with no holes or pitting. After the UST was cleaned, two (2) holes were poked through the bottom spine of the UST to collect two (2) soil samples from the soil directly below the tank. After the samples were collected, the tank was backfilled with concrete supplied by Clayton Concrete of Egg Harbor Township, New Jersey (Clayton). Photographs of the UST Closure activities are provided as Attachment D.

At the time of UST closure activities, soils samples collected from below the tank were field screened with a photoionization detector (PID) to evaluate the presence/absence of volatile organic compounds (VOCs). PID readings recorded during UST closure activities were 106 parts per million (ppm) for sample SB-01 and 7.3 ppm for sample SB-02.

In accordance with NJDEP SRP Technical Guidance for Investigation of Underground Storage Tank Systems, two (2) soil samples; SB-01 and SB-02, as previously identified, were collected from the centerline of the zero to 6-inches below the bottom of the tank invert, approximately 5-5.5-feet below ground surface (bgs). The samples were

submitted to Test America, Inc., Edison, NJ (Test America) for laboratory analysis of NJDEP Category I (non-fractionated) extractable petroleum hydrocarbons (EPH), with contingent analysis for 2-methylnaphthalene, and naphthalene. EPH was detected in SB-01 at a concentration of 1,000 milligrams per kilogram (mg/kg) and SB-02 had a concentration of 12 mg/kg. The concentration of EPH within SB-01 exceeded the NJDEP's Contingent Analysis Trigger of 1,000 mg/kg; therefore, SB-01 was analyzed for the contingent analysis constituents. The contingent analysis revealed a detection of 2-methylnaphthalene at 2.3 mg/kg. Naphthalene was non-detect. The detection of 2-methylnaphthalene was below the NJDEP's Residential Direct Contact Soil Remediation Standard (RDCSRS) and Default Impact to Groundwater Soil Screening Level (IGWSSL). A site map identifying the location the UST and sample locations is provided as Figure 1. A laboratory analytical summary table is provided as Table 1. The laboratory data packed is provided as Attachment E.

The UST was back-filled with concrete to fill the tank. The section of sidewalk that was removed to complete the work was replaced.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the findings detailed in this letter report, no further action is warranted.

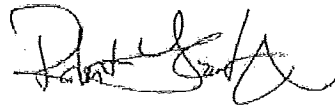
If you have any questions about Marathon's Environmental Site Investigation results of the above conclusion, please contact the undersigned at 856-241-9705.

Sincerely,

Marathon Engineering & Environmental Services

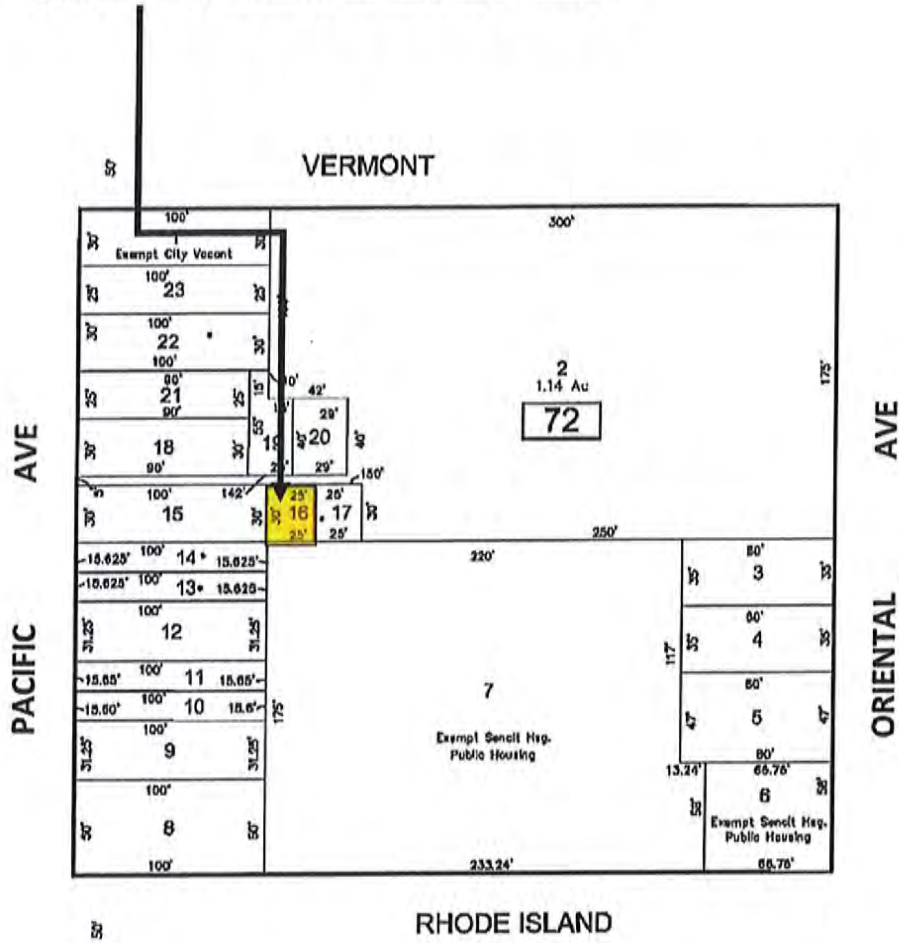


Kayleigh Tully,
Environmental Scientist



Robert L. Carter Jr., LSRP,
Principal Environmental Scientist

BLOCK 72 LOT 16 102 S. Victoria Terrace



Phase I
Environmental Site Assessment

For

The Culligan Property
101 & 102 S. Victoria Terrace
Block 72, Lots 16 & 19

City of Atlantic City, Atlantic County, New Jersey

January 11, 2016

Prepared for:
Glenn Monroe
Department Real Estate & Development
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, New Jersey 08401

Prepared by:
Marathon Engineering &
Environmental Services, Inc.
1616 Pacific Avenue, Suite 501
Atlantic City, New Jersey 08401
609-437-2100



Kayleigh Tully
Environmental Scientist



Robert L. Carter Jr.,
Principal Environmental Scientist

CRD 011.01

8.0 FINDINGS AND CONCLUSIONS

Based on historical site use, government agency records review, site reconnaissance, adjacent property usage, and site investigation, Marathon's findings are as follows:

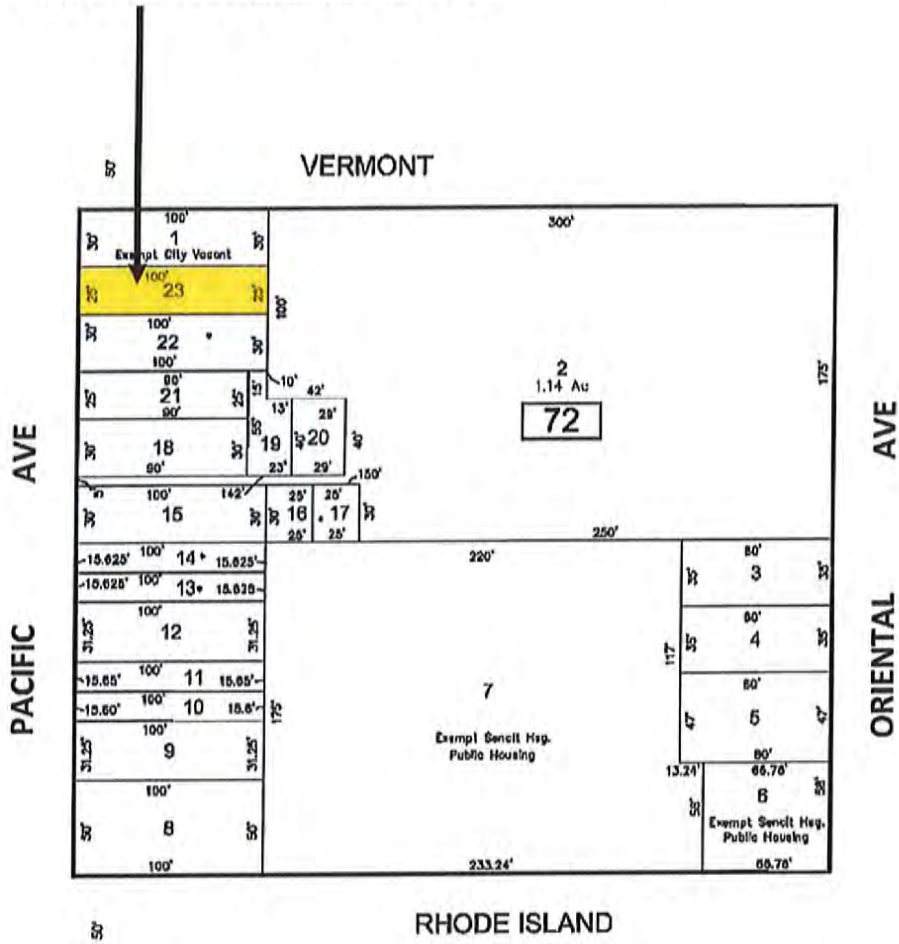
1. The Subject Property encompasses approximately 0.04± acres with no frontage along a road. Victoria Terrace is no longer a roadway and access to the Subject Property is provided via right-of-way from Pacific Avenue. Currently, the Subject Property is an undeveloped, vacant lot.
2. The Subject Property is bordered to the north, south and east by undeveloped land. The adjacent property to the west is developed with a portion of a large multistory residential apartment building.
3. A review of historic Sanborn maps of the Subject Property and adjacent properties from the years 1886, 1896, 1906, 1921, 1949, 1952, 1979, 1983, 1990, 1994, and 1999; aerial photographs from the years 1920, 1931, 1933, 1940, 1954, 1957, 1959, 1963, 1970, 1973, 1977, 1981, 1983, 1991, 1995, 2002, 2006, 2007, 2008, 2010 and 2013; and USGS maps from the years 1887, 1894, 1901, 1905, 1907, 1908, 1909, 1912, 1920, 1941, 1953, 1955, 1966, 1973, 1984, 1989, and 1998 reveals the Block 72, Lot 19 of the Subject Property was developed with a two-story residential dwelling in the early 1990s. The Block 72, Lot 19 of the Subject Property remained developed with the residential dwellings until the early 1980s when the structures were demolished. Block 72, Lot 19 of the Subject Property has been undeveloped since this time. Block 72, Lot 16 of the Subject Property has never been developed.
4. Marathon previously requested a City Directory search for S. New Hampshire Avenue from EDR. Marathon received the EDR-City Directory Image Report, dated August 20, 2014 for the 1938, 1941, 1964, 1966, 1971, 1976, 1981, 1992, 1995, 1999, 2003, 2008 and 2013. The physical address for the Subject Property, 101 Victoria Terrace is identified either as vacant or residential uses. 102 Victoria Terrace is not identified for any years.
5. A questionnaire was forwarded to the Subject Property's owner by the CRDA. To date this report Marathon has no received a completed questionnaire. Any information obtained from the questionnaire, if returned, that would change the findings and conclusions of this report will be forwarded upon receipt.
6. No previous environmental reports were provided to Marathon for review.
7. A review of the NJDEP's GIS data regarding deed notice sites and CEA reveals that the Subject Property is not located within the boundaries of either.
8. The EDR Report revealed no NPL sites, NPL-Delisted sites, CERCLIS sites, CERCLIS-NFRAP sites, RCRA-COR sites, RCRA-TSD sites, or State Landfills within the vicinity of the Subject Property.
9. The EDR Report revealed one (1) RCRA-GEN site within 0.25 mile of the Subject Property. ASTM E 1527-13 requires a review of RCRA-GEN sites located on or

adjacent to the Subject Property. The RCRA-GEN site identified in the EDR Report is located outside of this requirement.

10. The EDR Report did not identify the Subject Properties as a Federal IC/EC sites, an ERNS sites, or State IC/EC sites.
11. The EDR Report revealed 584 SHWS within 1.0 mile of the Subject Property. 521 of the SHWS have received a status of closed; therefore, impact to the Subject Property from these sites is unlikely. The remaining SHWS are either located within a different subwatershed, located hydraulically sidegradient or downgradient, or located a significant distance away from the Subject Property; therefore, impact to the Subject Property from these sites is unlikely.
12. The EDR Report identified eight (8) LUST sites within 0.5 mile of the Subject Property. The LUST sites identified are either located hydraulically side/downgradient, a significant distance away or within a different subwatershed; therefore, impact is unlikely.
13. The EDR Report identified twelve (12) HIST LUST sites within 0.5 mile of the Subject Property. Seven (7) of the HIST LUST sites identified have received a No Further Action Letter determination from the NJDEP; therefore, impact is unlikely. The remaining HIST LUST sites are located hydraulically sidegradient; therefore, impact is unlikely.
14. The EDR Report revealed 14 UST/AST sites within 0.25 mile of the Subject Property. ASTM E 1527-13 requires a review of UST/AST sites located on or adjacent to the Subject Property. The UST sites identified are located outside of this requirement.
15. The EDR Report revealed 33 State VCP sites within 0.5 mile of the Subject Property. The VCP sites either have a file type of historical, are located either hydraulically sidegradient or downgradient, located within a different subwatershed, or a significant distance away from the Subject Property; therefore, impact is unlikely.
16. The EDR Report revealed 24 Brownfield sites within 0.5 mile of the Subject Property. The Brownfield sites either are located either hydraulically sidegradient or downgradient, within a different subwatershed, or a significant distance away from the Subject Property; therefore, impact is unlikely.
17. On November 12, 2015, a written inquiry was submitted to the USEPA Region II FOIA Coordinator. On November 17, 2015, Marathon received an email response from the US EPA, prompting Marathon to conduct a search of the US EPA's publicly available information at <http://www3.epa.gov/enviro/html/fii/myproperty/>. On December 1, 2015, Marathon completed a search of the property, which revealed the US EPA database did not located any environmental records for the property.
18. On November 12, 2015, an email inquiry was submitted online to the NJDEP's Office of Records Custodian in accordance with OPRA. On November 19 and 20, 2015, Marathon received email responses from the NJDEP, which stated responsive records were not located pertaining to the inquiry submitted.

19. On November 13, 2015, Marathon conducted on-line searches of the NJDEP's GIS databases of KCS in New Jersey and the Subject Property was not identified as a KCS.
20. On November 13, 2015, a written inquiry was submitted to the City Clerk and Environmental Health Department Atlantic City in accordance with OPRA. On November 30, 2015, Marathon received an email response from Kiem Tran, City Clerk's Office, which stated no records were located for the Subject Property. However, Ms. Tran also states that the absence of information and/or files does not indicate the absence of any underground storage tanks (USTs), contamination, or any other environmental problem.
21. On December 9, 2015, a geophysical survey was conducted and identified three (3) offsite potential UST-style anomalies, located directly adjacent to the Subject Property.
22. We prepared this report of findings including documentation to support analysis, opinion and conclusions. The report identified no RECs as defined by ASTM E 1527-13 or AOCs as defined in N.J.A.C. 7:26E et seq. associated with the Subject Property, except for the following:
 - According to review of the NJDEP's GIS data, the Subject Property is not mapped as being built up with historic fill material; however, it is Marathon's experience that the extent of historic fill is much greater than the NJDEP has it mapped and potentially underlies the Subject Property. Historic fill material typically has elevated concentrations of contaminants such as heavy metals and polynuclear aromatic hydrocarbons (PAHs). Typically, historic fill is remediated through engineering controls such as impervious surfaces and institutional controls (e.g., deed notices). Marathon recommends performing a soil investigation to determine the presence or absence of contamination typically associated with historic fill material.
 - On December 9, 2015, a geophysical survey was conducted and identified two (2) anomalies, which partially extend onto Block 72, Lot 19 of the Subject Property. Marathon recommends completing soil boring investigation to determine whether the USTs have impacted the Subject Property and notify the adjoining property owners of the presence of the tanks and request their removal and remediation.

BLOCK 72 LOT 23 302 Pacific Ave



Phase I
Environmental Site Assessment

For

Voluntary Landbank Property

**302 Pacific Avenue
Block 72, Lot 23**

City of Atlantic City, Atlantic County, New Jersey

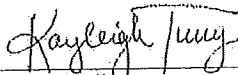
May 15, 2015

Prepared for:

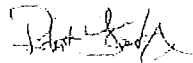
**Rachelle Knight
Department Real Estate & Development
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, New Jersey 08401**

Prepared by:

**Marathon Engineering &
Environmental Services, Inc.
1616 Pacific Avenue, Suite 501
Atlantic City, New Jersey 08401
609-437-2100**



Kayleigh Tully
Environmental Scientist



Robert L. Carter Jr.,
Principal Environmental Scientist

Marathon

CRD 008.01

8.0 FINDINGS AND CONCLUSIONS

Based on historical site use, government agency records review, site reconnaissance, adjacent property usage, and site investigation, Marathon's findings are as follows:

1. The Subject Property encompasses 0.06± acres with 25 feet of frontage along Pacific Avenue. Access to the Subject Property is provided via frontage along Pacific Avenue. Currently, the Subject Property is an undeveloped, vacant lot. Based upon a review of aerials, there are occasionally cars parked on the lot and the adjacent vacant lots.
2. The Subject Property is bordered to the south, east and west by undeveloped, vacant parcels of land; and to the north by Pacific Avenue, beyond which is the Absecon Lighthouse and park.
3. A review of historic Sanborn maps of the Subject Property and adjacent properties from the years 1886, 1896, 1906, 1921, 1949, 1952, 1979, 1983, 1990, 1994 and 1999; aerial photographs from the years 1920, 1931, 1933, 1940, 1954, 1957, 1959, 1963, 1970, 1973, 1977, 1981, 1983, 1991, 1995, 2002, 2006, 2007, 2008, 2010, 2013 and 2014; and USGS maps from the years 1887, 1894, 1901, 1905, 1907, 1908, 1909, 1912, 1920, 1941, 1953, 1955, 1966, 1973, 1984, 1989 and 1998 reveals the Subject Property was developed with a residential dwelling in the early 1900s. The Subject Property remained developed with the residential dwelling until the mid-1990s when the structure was demolished. The Subject Property has been undeveloped since this time.
4. Marathon requested a City Directory search for the Subject Property from EDR. Marathon received the EDR-City Directory Image Report, dated September 30, 2014. The City Directory included images from the Cole Criss-Cross Directory and Cole Information Services covering the years 1978, 1983, 1988, 1992, 1995, 1999, 2003, 2008 and 2013. The physical address for the Subject Property, 302 Pacific Avenue is identified on the images for the years 1978, 1983, 1988, 1992 and 1995. The property is identified as a dentist office owned by the Stern Family.
5. The current property owner, Charles B. Stern, completed an environmental questionnaire which stated that the Subject Property is currently vacant land. However, the property was formerly a four-story residential building of which the ground floor was a dental office from approximately 1946 through 1994 when the building was demolished. Mr. Stern stated the building had been heating by natural gas prior to demolition.
6. No previous environmental reports were provided to Marathon for review.

7. The EDR Report revealed no NPL sites, NPL-Delisted sites, CERCLIS sites, CERCLIS-NFRAP sites, RCRA-COR sites, RCRA-TSD sites, or State Landfills within the vicinity of the Subject Property.
8. The EDR Report revealed one (1) RCRA-GEN site within 0.25 mile of the Subject Property. ASTM E 1527-13 requires a review of RCRA-GEN sites located on or adjacent to the Subject Property. The RCRA-GEN site identified in the EDR Report is located outside of this requirement.
9. The EDR Report did not identify the Subject Properties as a Federal IC/EC sites, an ERNS sites, or State IC/EC sites.
10. The EDR Report revealed five hundred and eighty (580) SHWS within 1.0 mile of the Subject Property. Five hundred and fifteen (515) of the SHWS have received a status of closed; therefore, impact to the Subject Property from these sites is unlikely. The remaining SHWS are either located within a different subwatershed, located hydraulically sidegradient or downgradient, or located a significant distance away from the Subject Property; therefore, impact to the Subject Property from these sites is unlikely.
11. The EDR Report identified seven (7) LUST sites and twelve (12) HIST LUST sites within 0.5 mile of the Subject Property. Seven (7) of the HIST LUST sites have received a NFA determination from the NJDEP; therefore, impact to the Subject Property from these sites is unlikely. The remaining HIST LUST sites and the LUST sites are either located hydraulically sidegradient or downgradient or within a different subwatershed from the Subject Property; therefore, impact is unlikely.
12. The EDR Report revealed fourteen (14) UST/AST sites within 0.25 mile of the Subject Property. ASTM E 1527-13 requires a review of UST/AST sites located on or adjacent to the Subject Property. The UST/AST sites identified in the EDR Report are located outside of the requirement.
13. The EDR Report revealed thirty-two (32) State VCP sites within 0.5 mile of the Subject Property. The VCP sites either have a file type of historical, are located either hydraulically sidegradient or downgradient, located within a different subwatershed, or a significant distance away from the Subject Property; therefore, impact is unlikely.
14. The EDR Report revealed twenty-four (24) Brownfield sites within 0.5 mile of the Subject Property. The Brownfield sites either are located either hydraulically sidegradient or downgradient, within a different subwatershed, or a significant distance away from the Subject Property; therefore, impact is unlikely.

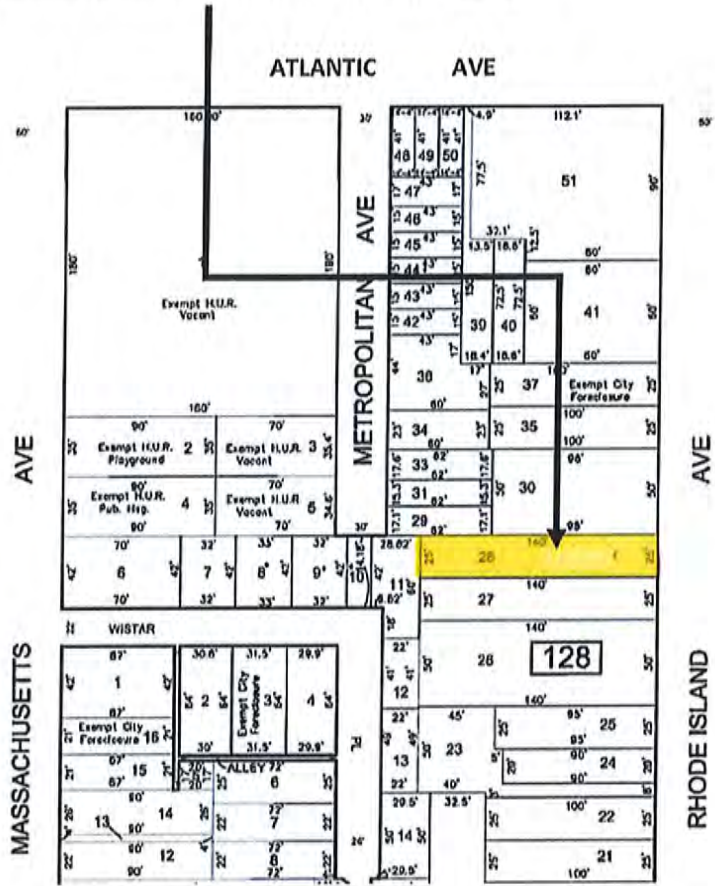
15. On April 15, 2015, a written inquiry was submitted to the USEPA Region II FOIA Coordinator. To date, Marathon has not received a response from the USEPA pertaining to the inquiry made for the Subject Property. Any information obtained from the USEPA that would change the findings and conclusions of this report will be forwarded upon receipt.
16. On April 15, 2015, an email inquiry was submitted online to the NJDEP's Office of Records Custodian in accordance with OPRA. On April 23, 2015, Marathon received an email response from the NJDEP stating no responsive records were located pertaining to the inquiry submitted.
17. On April 15, 2015, Marathon conducted on-line searches of the NJDEP's GIS databases of KCS in New Jersey and the Site Remediation and Waste Management in New Jersey, Office of Community Relations, and the Subject Property was not identified as a KCS.
18. On April 15, 2015, a written inquiry was submitted to the City Clerk and Environmental Health Department Atlantic City in accordance with OPRA. On April 27, 2015, Marathon received an email response from Kiem Tran, of the City Clerk's Office which stated their search found nothing that pertains to the inquiry submitted. Ms. Tran's response also stated that the absence of a file does not indicate the definite absence of a UST, contamination or any other type of environmental problem.
19. Marathon observed no evidence of a UST on the Subject Property during the site reconnaissance. TPI Environmental conducted a geophysical survey of the Subject Property on April 27, 2015 which revealed no UST-style anomalies.
20. Marathon observed no ASTs on the Subject Property during the site reconnaissance.
21. Marathon observed no evidence of PCB containing materials on the Subject Property during the site reconnaissance.
22. The Subject Property is currently vacant, undeveloped land. Marathon observed no evidence of chemical and raw material storage on the Subject Property during the site reconnaissance.
23. The Subject Property is currently vacant, undeveloped land. Marathon observed no waste generation on the Subject Property during the site reconnaissance.

24. Marathon observed several areas of surficial disturbance throughout the Subject Property that included the foundation of the former building located on the property and partially buried bricks and concrete.
25. Marathon observed no pits, ponds, or lagoons on the Subject Property during the site reconnaissance.
26. The Subject Property is currently vacant, undeveloped land. Marathon observed no floor drains and/or sumps on the Subject Property during the site reconnaissance.
27. Marathon observed no stressed vegetation, stained soils or pavement on the Subject Property during the site reconnaissance.
28. Marathon observed no evidence of a septic system on the Subject Property during the site reconnaissance.
29. Marathon observed no evidence of pipelines on the Subject Property during the site reconnaissance.
30. Marathon observed no railroad easements on the Subject Property during the site reconnaissance.
31. Marathon observed no evidence of wells on the Subject Property during the site reconnaissance.
32. On April 27, 2015, Marathon contracted TPI to conduct a Geophysical Survey of the Subject Property to investigate the potential for USTs or other significant subsurface metallic features. The Geophysical Survey identified no UST-style anomalies or any other significant subsurface metallic features on the Subject Property.
33. We prepared this report of findings including documentation to support analysis, opinion and conclusions. The report identified no RECs as defined by ASTM E 1527-13 or AOCs as defined in N.J.A.C. 7:26E et seq. associated with the Subject Property, except for the following:

According to review of the NJDEP's GIS data, the Subject Property is not mapped as being built up with historic fill material; however, it is Marathon's experience that the extent of historic fill is much greater than the NJDEP has it mapped and potentially underlies the Subject Property. Historic fill material typically has elevated concentrations of contaminants such as heavy metals and PAHs. Typically, historic fill is remediated through engineering controls such as impervious surfaces and institutional controls (e.g., deed notices). Marathon recommends performing a soil investigation

to determine the presence or absence of contamination typically associated with historic fill material.

BLOCK 128 LOT 28 18 S RHODE ISLAND AVE



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Of

18 South Rhode Island Avenue
Block 128, Lot 28
Atlantic City, Atlantic County, New Jersey 08401

Prepared For:

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
15 South Pennsylvania Avenue
Atlantic City, New Jersey 08401

Prepared By:



ACER ASSOCIATES, LLC

1012 Industrial Drive
West Berlin, New Jersey 08091

June 18, 2013

ACER Project Number: 2013241.03



8.0 FINDINGS, CONCLUSIONS, & OPINIONS

ACER has prepared this Phase I ESA at the request of the CRDA. The assessment was performed on a property located at 18 South Rhode Island Avenue in Atlantic City, Atlantic County, New Jersey. ACER conducted a site reconnaissance visit on April 5, 2013. At the time of the assessment, the subject property was a vacant lot.

As part of the Land Swap Project, the CRDA plans on acquiring Block 128, Lot 28 (18 South Rhode Island Avenue). The ESA was conducted to satisfy CRDA's environmental due diligence associated with this land purchase. The ESA was performed on the entire lot.

In conducting this Phase I ESA, ACER has adhered to the standards set forth in ASTM E-1527-05, The Standard Practice for Environmental Site Assessments (Phase I ESA) except where noted otherwise.

The scope of the assessment included a review of federal and state environmental database information provided by an independent database search firm, a visual inspection of the subject property and surrounding properties, interviews of owners, tenants and local government officials.

During our visual inspection, records review, and interviews, the following potential recognized environmental conditions (RECs) were evaluated and determined unlikely to impact the proposed activities at the site:

- I. 414 Wistar Place, EDR site #A1, located approximately 130 feet to the south following Wistar Place and side-gradient of the subject property was identified in the SHWS and HWS RE-EVAL databases. The HWS RE-EVAL database contains a listing of locations that were removed from the Known Contaminated Sites list for a variety of reasons. Inspectors from the DEP are now undertaking a full re-evaluation of each of the locations statewide. The HWS RE-EVAL database reported 414 Wistar Place has a PI number of G000010120 and no confirmed contamination data existed. The SHWS database reported a site ID of 64258 and the site status was pending. ACER reviewed the Site Remediation Program (SRP) case oversight report for 414 Wistar Place on the NJDEP data miner website. The SRP case oversight report identified the site was awaiting assignment and had a remedial level of C2: Formal Design – Known Source or Release with Groundwater Contamination. Due to the distance and gradient of the site from the subject property, ACER recommends no further investigation of this potential concern.



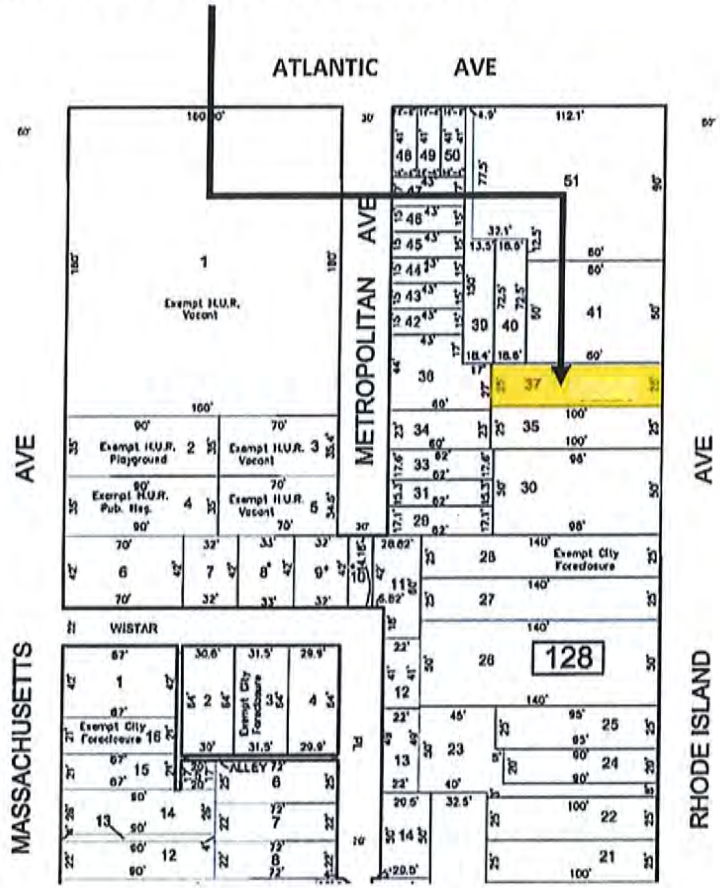
ACER has performed a Phase One Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the site. Any exceptions to, or deletions from, this practice are described in Section [9.0] of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property, except for the following.

1. Historic fill material is common throughout Atlantic City; therefore, the potential exists for its presence at the subject property. Historic fill material is a non-indigenous material including, but not limited to construction debris, dredge spoils, incinerator residue, demolition debris, fly ash, or non-hazardous solid waste, deposited to raise the topographic elevation of a site. This type of fill material commonly exhibits contaminant concentrations that exceed the NJDEP Soil Clean-Up Criteria. ACER recommends soil and/or groundwater sampling be conducted.

2. During the assessment, ACER located four (4) subsurface anomalies on Lot 28. ACER identified ferromagnetic objects using the magnetic locator and four (4) anomalies, one measuring approximately 3 feet by 5 feet in size, one measuring approximately 4 feet by 6 feet in size, one measuring approximately 6 feet by 5 feet in size, and one measuring approximately 3 feet by 5 feet in size using ground penetrating radar (GPR). Two (2) anomalies (Scan #054) were located approximately 5 feet from the property boundary between Lots 28 & 30 and approximately 28 and 47 feet from the edge of the Rhode Island Avenue sidewalk. One (1) anomaly (Scan #059) was located approximately 4 feet from the property boundary between Lots 28 & 30 and approximately 82 feet from the edge of the Rhode Island Avenue sidewalk. One (1) anomaly (Scan #062) was located approximately 5 feet from the property boundary between Lots 11 & 28 and approximately 10 feet from the edge of the property boundary between Lots 27 & 28. ACER recommends uncovering these anomalies prior to soil and groundwater sampling to further investigate this potential concern.

END OF SECTION

BLOCK 128 LOT 37 12 S RHODE ISLAND AVE



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Of

**12 South Rhode Island Avenue
Block 128, Lot 37
Atlantic City, Atlantic County, New Jersey 08401**

Prepared For:

**CASINO REINVESTMENT DEVELOPMENT AUTHORITY
15 South Pennsylvania Avenue
Atlantic City, New Jersey 08401**

Prepared By:



ACER ASSOCIATES, LLC

**1012 Industrial Drive
West Berlin, New Jersey 08091**

June 26, 2013

ACER Project Number: 2013241.04



8.0 FINDINGS, CONCLUSIONS, & OPINIONS

ACER has prepared this Phase I ESA at the request of the CRDA. The assessment was performed on a property located at 12 South Rhode Island Avenue in Atlantic City, Atlantic County, New Jersey. ACER conducted a site reconnaissance visit on April 5, 2013. At the time of the assessment, the subject property was a vacant lot.

As part of the Land Swap Project, the CRDA plans on acquiring Block 128, Lot 37 (12 South Rhode Island Avenue). The ESA was conducted to satisfy CRDA's environmental due diligence associated with this land purchase. The ESA was performed on the entire lot.

In conducting this Phase I ESA, ACER has adhered to the standards set forth in ASTM E-1527-05, The Standard Practice for Environmental Site Assessments (Phase I ESA) except where noted otherwise.

The scope of the assessment included a review of federal and state environmental database information provided by an independent database search firm, a visual inspection of the subject property and surrounding properties, interviews of owners, tenants and local government officials.

During our visual inspection, records review, and interviews, no potential recognized environmental conditions (RECs) were evaluated and determined unlikely to impact the proposed activities at the site.

ACER has performed a Phase One Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the site. Any exceptions to, or deletions from, this practice are described in Section [9.0] of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property, except for the following.

1. Historic fill material is common throughout Atlantic City; therefore, the potential exists for its presence at the subject property. Historic fill material is a non-indigenous material including, but not limited to construction debris, dredge spoils, incinerator residue, demolition debris, fly ash, or non-hazardous solid waste, deposited to raise the topographic elevation of a site. This type of fill material commonly exhibits contaminant concentrations that exceed the NJDEP Soil Clean-Up Criteria. ACER recommends soil and/or groundwater sampling be conducted.
2. JK Gulf Service Station, EDR sites #B4 and #B5, located at 400 Atlantic Avenue approximately 60 feet to the northwest and side-gradient of the subject property was identified in the RCRA-CESQG, FINDS, LUST, UST, and EDR Historical Auto Stations



databases. The RCRA-CESQG database identified the site as a conditionally exempt small quantity generator with EPA ID NJD982529992 in 2007. The site was identified as a large quantity generator with no violations from 1998 to 2006. The FINDS database identified the JK Gulf Service Station was found in the New Jersey Environmental Management System (NJ-NJEMS) database. The LUST database identified a Case ID of 15275. The UST database identified five (5) out of service underground storage tanks (USTs) were located on the subject property. The table below provides additional information for each of the tanks.

| Tank Id | Tank Contents | Tank Size (gallons) | Tank Installation Date | Tank Status | Tank Status Date |
|---------|-------------------|---------------------|------------------------|----------------|------------------|
| TANK-1 | Unleaded Gasoline | 3,000 | 1/1/1960 | Out of Service | 8/1/1989 |
| TANK-2 | Unleaded Gasoline | 3,000 | 1/1/1967 | Out of Service | 1/1/1967 |
| TANK-3 | Waste Oil | 500 | 1/1/1960 | Out of Service | 8/1/1989 |
| TANK-4 | Unleaded Gasoline | 2,500 | 1/1/1960 | Out of Service | 8/1/1989 |
| TANK-5 | Leaded Gasoline | 2,500 | 1/1/1960 | Out of Service | 8/1/1989 |

The EDR Historical Auto Station database identified JK & Guss Auto Repair & Service was listed as a historical auto station in 2003, 2004, 2009, 2010, 2011, and 2012.

ACER reviewed all applicable information concerning 400 Atlantic Avenue on the NJDEP data miner website. The JK Gulf Service Station was listed under the Right-to-Know, Site Remediation, and Hazardous Waste programs. No violations were found. The Site Remediation Program case oversight report identified the site's remedial level was not yet determined as of August 13, 2012. The LSRP in charge of oversight was John M Marion. No additional information was provided.

Due to the nature of auto repair facilities, the potential exists for soil and groundwater contamination to be present at the JK Gulf Service Station. This contamination can migrate onto surrounding properties. ACER recommends soil and/or groundwater sampling be conducted.

2. During the assessment, ACER located four (4) subsurface anomalies on Lot 37. ACER identified ferrometallic objects using the magnetic locator and four (4) anomalies, one



measuring approximately 3 feet by 5 feet in size, one measuring approximately 3.5 feet by 4 feet in size, one measuring approximately 6 feet by 3 feet in size, and one measuring approximately 3 feet by 5 feet in size using ground penetrating radar (GPR). One (1) anomaly (Scan #066) was located approximately 1 foot from the property boundary between Lots 35 & 37 and approximately 30 feet from the edge of the Rhode Island Avenue sidewalk. One (1) anomaly (Scan #068) was located approximately 8 feet from the property boundary between Lots 35 & 37 and approximately 5 feet from the edge of the Rhode Island Avenue sidewalk. One (1) anomaly (Scan #069) was located approximately 4 feet from the property boundary between Lots 35 & 37 and approximately 10 feet from the edge of the Rhode Island Avenue sidewalk. One (1) anomaly (Scan #070) was located approximately 5 feet from the property boundary between Lots 41 & 37 and approximately 45 feet from the edge of the Rhode Island Avenue sidewalk. ACER recommends uncovering these anomalies prior to soil and groundwater sampling to further investigate this potential concern.

END OF SECTION