



February 23, 1989
File No. W-40285-C

General Electric Capital Corporation
81 Main Street, Suite 207
White Plains, New York 10601

Attention: Ms. Nicoline B. Carlson

Re: Preliminary Environmental Assessment
Shoppes of Hockessin
Hockessin, Delaware

Dear Ms. Carlson:

In accordance with your request for services dated October 12, 1988 and our contract dated April 1, 1987, Goldberg-Zoino & Associates, Inc. (GZA) has conducted a preliminary environmental site assessment of the Shoppes of Hockessin, Hockessin (New Castle County), Delaware. The purpose of this assessment was to render an opinion to General Electric Capital Corporation (GECC) as to the potential presence of oil or hazardous materials in site soil or groundwater.

The opinions rendered in this report are based solely on a site visit, a limited site history review, and discussions with personnel at the Delaware Department of Natural Resources and Environmental Control (DNREC) and various state and local agencies. A DNREC file review was not conducted as part of this site assessment. This report is subject to the limitations within the report as well as those described in Appendix A.

BACKGROUND

Physical Setting

The Shoppes of Hockessin site includes two slab-on-grade, one story, cinder block and brick buildings on approximately 2.9 acres located in a commercial/residential area of Hockessin, Delaware. A Site Locus is provided as Figure 1, and a Site Plan is provided as Figure 2. Site tenants present during our site visit are shown on Figure 2. Access to the Site is principally from New Lancaster Pike on the north. Additional access is provided from a bank driveway on the east side of the Site which also connects Old Lancaster Pike to New Lancaster Pike.

The Site is bounded to the north by New Lancaster Pike across which a garden center, a real estate office, Kellers Dry Cleaners and an Exxon Station are located. The Hockessin office of the Delaware Trust is located to the east. Gateway Townhomes are positioned to the south of the Site. A private residence is located to the west of the Site. Gulf and Mobil gasoline stations are located approximately 1000 and 2000 feet west of the Site respectively.

The facility is reportedly served with public water and sewer systems as supplied by the Artesian Water Company and the New Castle County Sewer Commission. The facility is heated with natural gas. The natural gas and electric power are reportedly supplied by Delmarva Power and Light.

The Site slopes downward towards the southwest. Topographic relief over the Site is approximately 10 feet falling from the northeast to the southwest. An unnamed stream flows south on the east border of the parcel, crosses the southern portion of the Site flowing west and enters a retention basin located on the southwestern corner of the Site. Based on regional topography, drainage considerations and area surface waters, Site groundwater is likely to flow in a southwesterly direction. However, we have not obtained any subsurface information to support this inference. Surface water runoff appears to be directed to the retention basin on the southwest portion of the Site.

Site History

Information regarding Site history was provided by Mr. Anthony Vari (a site owner), historic maps viewed at the Wilmington Institute and the Philadelphia Free Library, and aerial photographs supplied by the Engineering Department of New Castle County. The discussion below is based solely on these sources.

An 1868 "Atlas of the State of Delaware" published by Pomeroy and Beers, shows the Site to be undeveloped. A "1940 Plat Map of Northern New Castle County, Delaware", published by the Franklin Survey Company, shows the Site to be part of a 129 acre parcel owned by R.B. Walker. No structures are shown on the Site.

1968 and 1982 aerial photographs of the Site were viewed. The aeriels show the Site to be cleared vacant land. The surrounding area appears to be lightly developed.

Mr. Vari reported to GZA that he purchased the property, then vacant land, in late 1984 and began construction in early 1985. The construction is reported to have been complete in late 1985. Mr. Vari also reported that soil was removed from the Site and that no fill was placed on Site. The drainage retention area at the southwestern portion of the parcel is reported to have been constructed with a liner to limit infiltration into the groundwater. Mr. Vari, who was directly involved in the

construction of the site buildings, also reported that no asbestos was used during construction.

Facility Operations

The Site contains a two building shopping plaza with 13 tenants. The following enumerated list of tenants is keyed to Figure 2:

1. Doc's Meat Market and Deli
2. Maxine's Books, Cards and Tobaccos
3. Hockessin Flowers
4. Country Treasures
5. Schagrin Gas Company
6. Wing and Shot Wildlife Gallery
7. Quality Food Market and Deli
8. Video Showplace
9. Pizza Express
10. For Kids Only
11. Unique Unicorn Hairstyles
12. Rita's Fashions, LTD
13. Sunrise Cleaners

Mr. Vari reported that no industrial or manufacturing processes are conducted on Site and that businesses on Site are limited to commercial retailing, food preparation, delicatessens and dry cleaning. Mr. Vari knew of no discharges of oil or hazardous materials to the Site soil or groundwater.

Mr. Wein of Sunrise Cleaners, reported that the dry cleaning machine used at the cleaners is a Miraclean RF-135 that was purchased new in late 1985. The machine uses perchloroethylene (also known as tetrachloroethylene or PCE) as a cleaning solvent and has three 40 gallon storage reservoirs. The filters used are reported to be three-stage diatomaceous earth filters. Approximately 200 gallons per year of PCE is reportedly used on site. Mr. Wein reported that no waste PCE is generated, either as non-useable fluid or as machine still bottom. All losses are reported to be due to evaporation or as a residual leaving in the washed garments. The spent filters are reportedly drained for three days into the machine then discarded into the dumpster. The hauling company is reported by Mr. Wein to have approved of the disposal of the filters in this manner. Spent soapy wash waters are discharged to a floor drain located in the dry cleaners. Mr. Wein reported that no PCE is discharged into this drain, which reportedly connects into the sanitary sewer system.

REGULATORY AGENCY REVIEWLocal Regulatory Agency

The local Fire Marshall's office was contacted regarding registrations of underground tanks and oil and hazardous materials incidents in the Site area. The Fire Marshall's office referred us to the state level for the information.

Mr. Thomas Russell of the Water Resources Agency for New Castle County was contacted regarding ground or surface water contamination and/or public water supply sources in the Site area. Mr. Russell reported that the area is serviced by the Artesian Water Company and that there are six public water supply wells in the Hockessin area. Four of the wells are located within the vicinity of the Site; from approximately 1500 to 3500 feet in the westerly direction. Mr. Russell reported to us that the bedrock underlying the Site is the Cockeysville Formation, a sole source limestone aquifer for the Hockessin area. Mr. Russell did not have information directly relating to private water supply wells in the Site area, but assumed, due to the rural nature of the area, that private wells are present.

Mr. Walter Long, the Laboratory Supervisor for the Artesian Water Company, was contacted with regard to the water quality of the wells. Mr. Long supplied water quality data collected by the water company. The data indicates trace levels of a variety of aromatic and halogenated volatile organics to have been present in the groundwater for at least the last seven years. The contaminants present have included methylene chloride, chloroform, 1,1,1-trichloroethane, tetrachloroethylene, dibromochloromethane, and benzene. Water Resources Agency and Artesian Water Company officials were uncertain as to the source for this contamination.

State Regulatory Agency

GZA submitted a letter to the DNREC in October 1988 and again in January 1989 requesting a file review for the Site and vicinity. To date we have not received an appointment. Information which we were able to collect during our visit to the DNREC at the time of the Site visit is described below.

Mr. Jim King of the State Fire Marshall's office was contacted concerning underground storage tanks or emergency responses of the fire personnel to oil or hazardous material emergencies at the Site or Site area. Mr. King referred us to the Department of Natural Resources and Environmental Control (DNREC).

Mr. Brad Smith of the DNREC Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Management Branch and Mr. James Crosby of the DNREC Underground Storage Tank Branch were contacted. The persons contacted were unwilling to discuss sites



without an appointment or provide file access without the opportunity to screen the files prior to GZA's reviewing them.

Mr. John Mohrman, the Supervisor of the Emergency Response Branch of the DNREC, reported that he was aware of no oil or chemical spills having been reported at the site.

The listing of State and Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites was reviewed. The CERCLIS list contains locations for possible inclusion on the National Priorities List (Superfund). Three sites were noted in the Hockessin area in the data reviewed. The Reeves and Reeves Clay Pit, located approximately one mile to the west of the site is listed as having had a discovery and preliminary assessment performed. The NVF Yorklyn Site, and NVF Stateline Landfill, both located in Yorklyn, are also listed as having had a discovery and preliminary assessment performed. Further, the landfill is listed as having an ongoing site investigation. The NVF sites are located approximately 1.5 miles north-northeast of the Site.

A list of National Pollution Discharge Elimination System (NPDES) permit holders was obtained from the Water Resources Branch of the DNREC. No discharges originating in Hockessin were observed on the list.

Federal Regulatory Agency

We have requested the preliminary assessments for the three CERCLIS listed Sites in the Hockessin area from the Environmental Protection Agency (EPA). To date we have not received this data.

SITE VISIT

On October 24, 1988, Mr. Justin Peach of GZA visited the Site and Site vicinity. Mr. Anthony Vari conducted a tour of the Site and provided introductions to shop owners prior to visiting the shops. Much of the information collected during the Site visit has already been included in previous sections of this report. Additional observations are provided below:

- . The Site buildings and grounds were generally neat and well maintained.
- . The bituminous pavement was observed to be cracked and repaired in several areas around the Site although principally in the area of the driveway between the buildings.
- . Mr. Anthony Vari reported that none of the buildings were constructed using asbestos based insulating materials. The buildings were erected outside of the time period when asbestos was commonly used in construction.

The businesses visited on site include the following:

Quality Food Market and Deli	Sunrise Cleaners
Video Showplace	Country Treasures
Pizza Express	Hockessin Flowers
For Kids Only	Rita's Fashions Ltd.
Maxines Books, Cards, & Tobacco	Doc's Meat Market and Deli

Businesses closed and not visited at the time of the Site visit include the Unique Unicorn Hairstyles, Wing and Shot Wildlife Gallery and the Schargrin Gas Company.

A floor drain for accepting wash water discharge was observed in Sunrise Cleaners. Reportedly this drain discharges to the sanitary sewer. Chemicals observed in the dry cleaners included containers labeled to contain bleaches, laundry soaps, boiler water treatment chemicals, stain remover, and material water proofing fluid. Perchloroethylene was stored in the dry cleaning machine. No waste or raw material perchloroethylene is reported by Mr. Wein to be stored on-site. Approximately 400 square feet of staining was observed on the bituminous pavement at the rear of the dry cleaners in the area of the dumpster (Figure 2). The nature of the staining can not be determined without laboratory analysis.

A transformer was observed at the north corner of the site. The pad mounted transformer was labeled "non-PCB". Mr. Vari reported the transformer to be owned by the Delmarva Power and Light Company.

A marshy area which is reportedly a stormwater retention basin was observed at the southwestern portion of the site. No oil sheen was observed in the free standing water visible at the time of the Site visit.

A 55 gallon drum, half full of what appeared to be fat or grease, was observed at the rear of the pizza restaurant. The bituminous pavement in the area of the drum and also at the rear of the delicatessens was observed to be stained (Figure 2).

In summary, no significant quantities of potentially hazardous materials were observed to be stored in the businesses visited with the exception of Sunrise Cleaners.

SUMMARY AND CONCLUSIONS

The conclusions presented below are subject to the limitations contained in Appendix A.



The Preliminary Environmental Site Assessment performed has not included subsurface explorations. Without such explorations we can not assume responsibility for the undetected presence of either identified potential conditions or latent conditions at the study site.

This study and Report have been prepared on behalf of and for the exclusive use of the General Electric Capital Corporation, solely for use in an environmental evaluation of the site. This report and the findings contained herein shall not, in whole or part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of GZA. The report has been prepared in accordance with the conditions of our contract with GECC. No other warranty, express or implied, is made.

Very truly yours,

GOLDBERG-ZOINO & ASSOCIATES, INC.

Michael J. Talbot/oe

Michael J. Talbot
Reviewer/Consultant

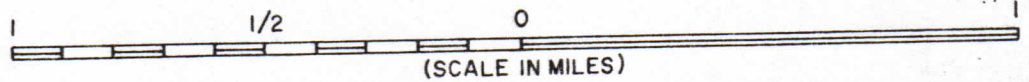
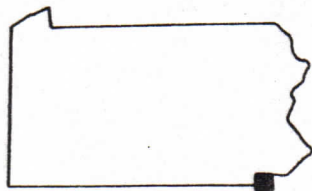
Bruce H. Nickelsen

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Kevin J. O'Reilly

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BHN, KJO/bb/HD

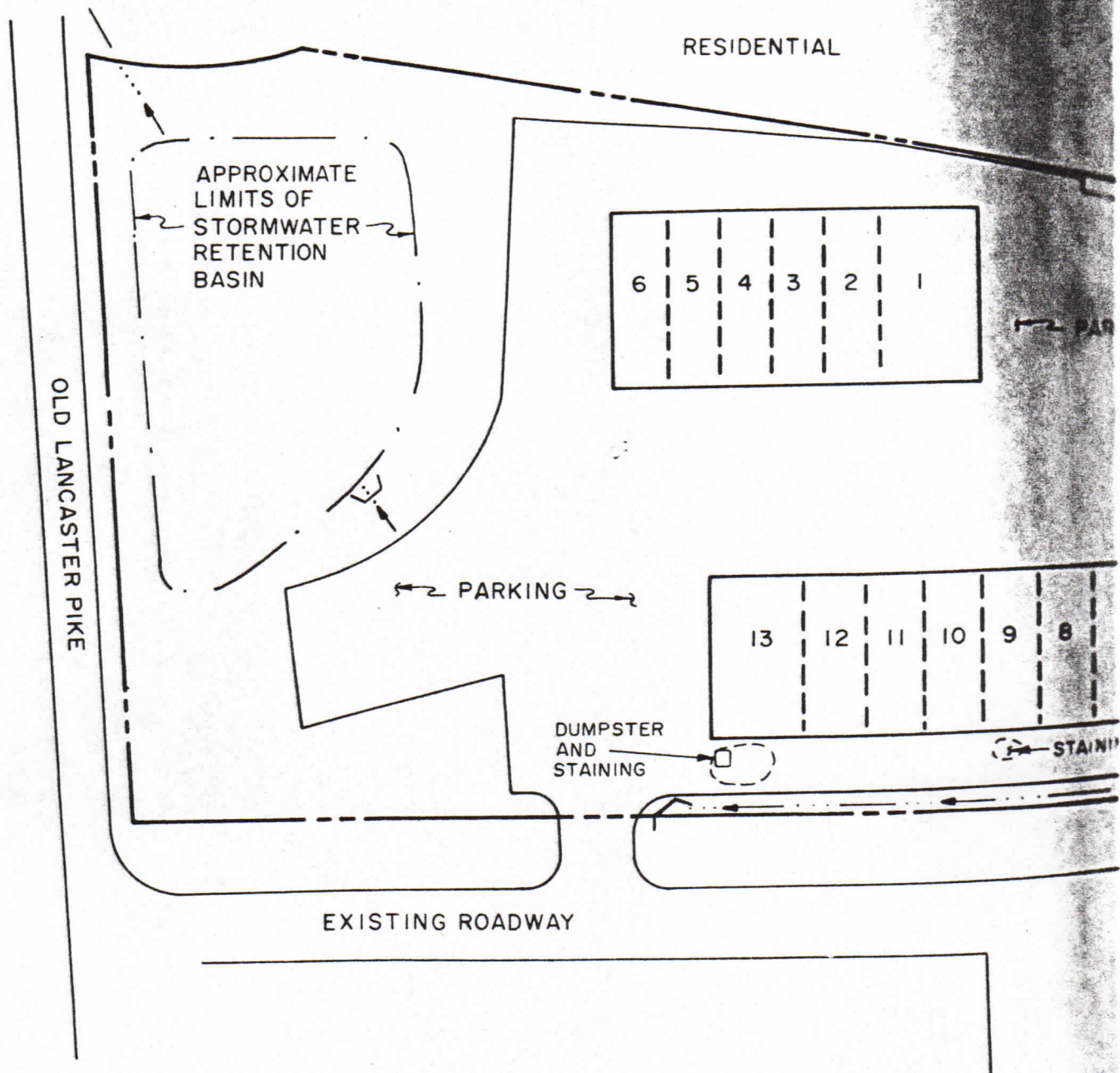


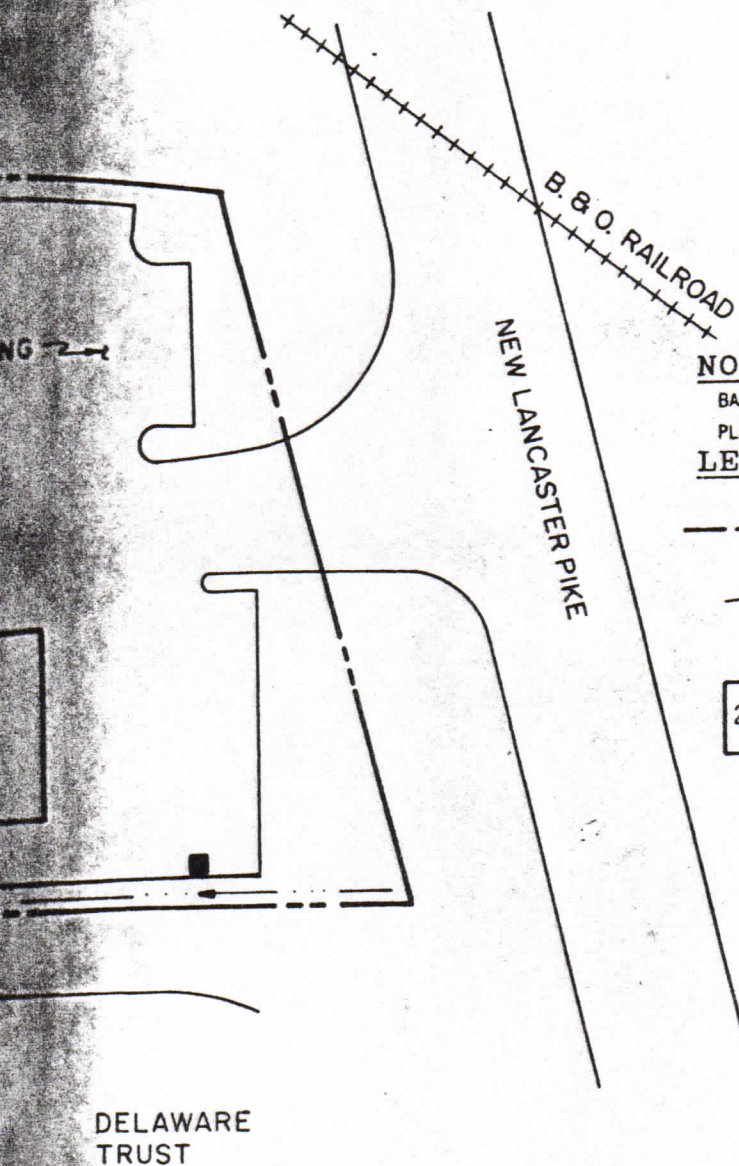
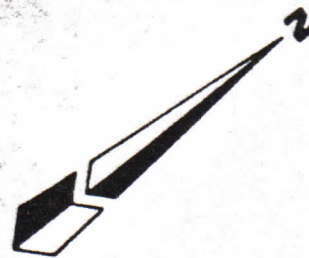
TAKEN FROM U.S.G.S. MAP, QUADRANGLE KENNETT SQUARE, PENNSYLVANIA DELAWARE, DATED 1954 (PHOTOREVISED 1986).



SHOPPES OF HOCKESSIN
HOCKESSIN, DELAWARE

LOCUS PLAN





NOTES:

BASE MAP DEVELOPED FROM PLAN PROVIDED BY ANTHONY VARI ENTITLED "AS BUILT PLAN, SHOPPES OF HOCKESSIN" DATED AUGUST 5, 1988, ORIGINAL SCALE 1"=30'.

LEGEND:

--- PROPERTY LINE

--- STREAM



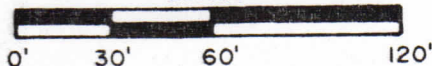
TRANSFORMER



BUILDING TENANT LAYOUT

- 1 DOC'S MEAT MARKET AND DELI
- 2 MAXINE'S BOOKS, CARDS AND TOBACCO
- 3 HOCKESSIN FLOWERS
- 4 COUNTRY TREASURES
- 5 SCHAGRIN GAS COMPANY
- 6 WING AND SHOT WILDLIFE GALLERY
- 7 QUALITY FOOD MARKET AND DELI
- 8 VIDEO SHOWPLACE
- 9 PIZZA EXPRESS
- 10 FOR KIDS ONLY
- 11 UNIQUE UNICORN HAIRSTYLES
- 12 RITAS FASHIONS LTD
- 13 SUNRISE CLEANERS

SCALE:



SHOPPES OF HOCKESSIN
HOCKESSIN, DELAWARE

SITE PLAN

FEBRUARY, 1989

FIGURE No. 2

APPENDIX A LIMITATIONS

1. The observations described in this Report were made under the conditions stated therein. The conclusions presented in the Report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by Client. The work described in this report was carried out in accordance with the attached Statement of Terms and Conditions.
2. In preparing this Report, GZA has relied on certain information provided by state and local officials and other parties referenced therein, and on information contained in the files of state and/or local agencies available to GZA at the time of the site assessment. Although there may have been some degree of overlap in the information provided by these various sources, GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.
3. Observations were made of the site and of structures on the site as indicated within the Report. Where access to portions of the site or to structures on the site was unavailable or limited, GZA renders no opinion as the presence of hazardous material or oil, or to the presence of indirect evidence relating to hazardous material or oil, in that portion of the site or structure. In addition, GZA renders no opinion as the presence of hazardous material or oil, or to the presence of indirect evidence relating to hazardous material or oil, in that portion of the site or structure. In addition, GZA renders no opinion as to the presence of hazardous material or oil, or to the presence of indirect evidence relating to hazardous material or oil, where direct evidence relating to hazardous material or oil, where direct observation of the interior walls, floor, or ceiling of a structure on a site was obstructed by objects or coverings on or over these surfaces.
4. Unless otherwise specified in the Report, GZA did not perform testing or analyses to determine the presence or concentration of asbestos or polychlorinated biphenyls (PCB's) at the site or in the environment at the site.
5. The purpose of this report was to assess the physical characteristics of the subject site with respect to the presence in the environmental of hazardous material oil, or asbestos. No specific attempt was made to check on the compliance of present or past owners or operators of the site with federal, state, or local laws and regulations, environmental or other wise.
6. Except as noted within the text of the Report, no quantitative laboratory testing was performed as part of the site assessment. Where such analyses have been conducted by an outside laboratory, GZA has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these data.