

STERLING

Sterling Environmental Engineering, P.C.

June 10, 2014

Mr. Tunnie Ping
OCCR Enterprises, LLC
601 East Pratt Street, 6th Floor
Baltimore, MD 21202

Subject: 4-14 Fairway Drive & NYS Route 208, Village of South Blooming Grove, NY
Phase I Environmental Site Assessment
STERLING File #2014-10

Dear Mr. Ping,

Enclosed please find three (3) hard copies of Phase I Environmental Site Assessment (ESA) report for the above referenced property. Electronic copies on CD are provided with each report.

Subject to the stated limitations, STERLING's assessment revealed no Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), Controlled Recognized Environmental Conditions (CRECs) or Vapor Encroachment Conditions in connection with the subject property. Accordingly, performance of a Phase II ESA is not recommended.

Please note that inspections of the buildings at the subject property identified the likely presence of asbestos-containing materials (ACM) and lead-based paint. Such will need to be considered when the buildings are demolished. Additionally, tenants at the property were observed storing various waste materials within, near the buildings and at locations in the mine. Waste materials observed include furniture, mattresses, white goods, roofing design and construction debris. These materials and wastes will need to be removed from the property.

Please contact me should you have any questions.

Very truly yours,

STERLING ENVIRONMENTAL ENGINEERING, P.C.



Mark P. Millspaugh, P.E.

President

mark.millspaugh@sterlingenvironmental.com

MPM/bc
Email/First Class Mail
Enclosures

"Serving our clients and the environment since 1993"

cc: Charles Jacobs, The Cordish Companies (Email only)
Alfred Luciani, Maryland Live! Casino (Email only)

2014-10-Cordish/Correspondence/Phase I ESA Submittal_ltr