PHASE I
ENVIRONMENTAL SITE ASSESSMENT

August 20, 2012

Report prepared for:

Mr. John Jones
P.O. Box 222
Buckingham, Pa. 18912

Prepared by:

Murray Snyder, CESA
August 20, 2012

Mr. John Jones
P.O. Box 222
Buckingham, Pa. 18912

RE: Phase I Environmental Site Assessment

Dear John,

On behalf of American Environmental Specialists, LLC. I am pleased to provide a copy of our Environmental Site Assessment report for the above-referenced property. This investigation was conducted in accordance with our proposal of August 2, 2012, and your subsequent approval of August 20, 2012. No out-of-scope services were required to complete this study.

This Environmental Site Assessment was conducted in accordance with the procedures set forth in ASTM 1527-05, “Standard Practice for Environmental Site Assessments”, and the industry standard for this type of investigation. In addition to the specific procedures in ASTM 1527-05, American Environmental Specialists, LLC. Incorporated supplemental procedures that are over and above those identified in the ASTM procedure. These items were included in order to satisfy the lending company’s requirements when seeking financial assistance.

Specifically, in addition to those items listed under ASTM 1527-05, potential limitations of the property were investigated, including the possible existence of wetlands and/or registered historic or archeological sites within the property limits.

Based upon the information obtained through our research, interviews and field reconnaissance, we have concluded that no visible environmental conditions of concern exist with regard to the planned property development. Information for this site assessment was obtained from Environmental Data Resources (EDR) # 3382488. EDR has no history of a reported spill or contamination and there is no evidence of contamination of said parcel.

John Jones, I would like to thank you on behalf of American Environmental Specialists, LLC. We appreciate the opportunity to assist you with the planned business opportunity and look forward to doing business with you in the future.

If any questions should arise during your review of the enclosed report, please do not hesitate to contact me at the provided number.

Sincerely,

Murray Snyder, CESA # 2780
American Environmental Specialists, LLC.
(800) 251-6110
# PHASE I ENVIRONMENTAL SITE ASSESSMENT

4000 Skyron Drive, Unit “A” Doylestown, Pa. 18912

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

4000 Skyron Drive, Unit “A” Doylestown, Pa. 18912

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Attachments

A  Property Location Target Map (Overall)
    Topographical Map
    Aerial Map
B  Water Supply Map (Overall)
C  Site Photographs
D  Certification and Statement of Limiting Conditions
1.0 SUMMARY

On August 2, 2012, American Environmental Specialists, LLC (A.E.S.) conducted a Phase I Environmental Site Assessment of 1 parcel of land (06-004-010-001-04B) located aside of Skyron Drive and Cold Spring Creamery Road.

This assessment was specifically designed to determine potential environmental liabilities that might be present within the subject property limits of one mile. Upon completing this Phase I Environmental Site Assessment, which was performed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (ASTM designation E 1527-05) and information required by the contracting company, it has been determined that no visible indication of significant environmental liability was found. There was information obtained from the Environmental Data Resources (EDR) report that one of the adjoining properties, Michael's Invitations, was identified as a Small Quantity Generator (SQG) of hazardous waste (100 kg to 1,000 kg per month). However, Michael’s Invitations has no history of a reported spill or contamination and there is no evidence of contamination of said parcels. There was information obtained from the Environmental Data Resources (EDR) report that one of the adjoining properties, EMC Global Tech Inc., was identified as a Small Quantity Generator (SQG) of hazardous waste (100 kg to 1,000 kg per month). However, EMC Global Tech Inc. has a history of violation FR - 40cfr262.34(d) for improper handling of hazardous waste on site but no reported spill or contamination concerns.
2.0 INTRODUCTION

On August 2, 2012, American Environmental Specialists, LLC submitted a proposal to Mr. John Jones for the completion of a Phase I Environmental Site Assessment. Mr. Humenuk faxed an approval on August 2, 2012, and the project was initiated.

2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment was to identify the presence or likely presence of any hazardous substance or petroleum product at the subject property under conditions that indicate an existing or past release, or a material threat of a release into structures on the property, or into the ground, ground water or surface water of the property. Also incorporated into this Phase I Environmental Site Assessment was an evaluation of the property for the presence of wetlands, Radon and verification that the property in question is not listed as an environmental concern.

2.2 SPECIAL TERMS AND CONDITIONS

This Phase I Environmental Site Assessment was performed in accordance with the scope and limitations of the ASTM Standard Practice for environmental Site Assessments (ASTM Designation E 1527-05). As noted above, a wetland evaluation, Radon review and a determination of whether the site is listed as an environmental concern by the Environmental Data Resources (EDR) report was included in the scope of this Environmental Site Assessment. A Radon review was conducted by utilizing information supplied by the Environmental Protection Agency (EPA), the Environmental Data Resources (EDR) report and the National Radon Map.

This Phase I Environmental Site Assessment (ESA) consisted of five distinct components. These components, including a review of historical records, a site reconnaissance and interviews with persons knowledgeable of the property and the preparation of this assessment report were performed to identify, to the greatest extent reasonably feasible, recognized environmental concerns in connection with the subject property.
2.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The Scope of Services developed for this Phase I Environmental Site Assessment was outlined in our proposal of August 2, 2012, and was approved by Mr. Humenuk. All work associated with this assessment was performed as proposed. No work beyond the proposed scope was required to achieve the stated goals. The professional services performed during this Phase I Environmental Site Assessment did not include testing for the presence of lead-based paint, Radon testing or soil testing. In addition, during this Phase I Environmental Site Assessment no sampling of ground water or subsurface soil was performed at or on said property.

This assessment was based on a review of reasonably ascertainable federal, state and local environmental records, a site reconnaissance of the subject property and interviews with individuals who are familiar with the property’s historical uses.

The conclusions presented in this report are based only on information gathered during these activities. Therefore, others have provided much of the information and the accuracy of the conclusions drawn from this information is inherently related to the accuracy and reliability of the information that was provided.

This report presents a description of the conditions observed within and immediately surrounding the subject property at the time of the investigation. The conditions of this or any site under investigation may vary significantly with time and location. Should any additional data become available, this information should be reviewed by American Environmental Specialists, LLC and any subsequent conclusions presented herein modified, as deemed appropriate.

In addition to these limitations and exclusions, please refer to Attachment D for a Certification and Statement of Limiting Conditions.
3.0 SITE DESCRIPTION

This section provides a general description of the property. The information included in this section was obtained by reviewing reasonably ascertainable standard physical setting sources, interviewing persons knowledgeable of this property and by conducting a site reconnaissance.

3.1 LOCATION AND LEGAL DESCRIPTION

This Phase I Environmental Site Assessment was conducted on 1 parcel of land (#06-004-010-001-04B) located aside of Skyron Drive and Cold Spring Creamery Road (see Attachment A).

3.2 SITE AND VICINITY CHARACTERISTICS

At the time of this investigation, the one parcel, were developed with other commercial buildings.

Soils on-site are identified by the Environmental Data Resources (EDR) report and Horticulture Research International as primarily coarse grained soils, sands, sands with fines and silty sand average pH of 6.5 to 5.1. Bedrock is labeled at a depth of 200 inches. Due to the brushy overgrowth and vegetation in the rear, soils over the entire property could not be observed, but all areas were investigated.

3.3 LEGAL ENVIRONMENTAL HISTORY

A.E.S., has no knowledge of any environmental liens or other legalities that are known to exist at this time.

3.4 PAST AND PRESENT LAND USES

According to available information and various reports and information by A.E.S., the subject parcel #06-004-010-001-04B is part of a tract that has been developed for approximately 30 years. Research of the parcel was only attainable to 1938.
3.5 ADJACENT PROPERTY DESCRIPTION

The property located to the east of parcel #06-004-010-001-04B is currently being utilized by Diamond Environmental Consultants, Inc. and is separated by a cinder block wall. The property located to the north of parcel #06-004-010-001-04B is utilized by Christopher’s Invitations and is separated by a cinder block wall. There are other commercial buildings that are located within 300 ft. of the parcel area.

4.0 RECORDS REVIEW

This section presents the findings of the records review portion of this Phase I Environmental Site Assessment. The objective of this research was to obtain and review reasonably ascertainable information relating to the presence or likely presence of recognized environmental concerns at the subject property.

4.1 FEDERAL ENVIRONMENTAL RECORDS

As part of the historical investigation a review of relevant maps was conducted. This included a review of U.S. Geological Survey (USGS) topographic maps to verify the historical land use of the subject and adjacent properties.

In addition to the map review a regulatory database search was conducted for the subject property. This was done using a sophisticated on-line computer network that accesses files from several federal, state, and local regulatory agencies. The databases investigated included EDR, HRI, GIS and USGS. Information contained within these databases includes: sites regulated by the USEPA under RCRA, FINDS, CERCLA, The Clean Air Act, The Clean Water Act, TSCA, FIFRA, etc.; sites with past reports of spills or releases of oil and hazardous substances; and information on civil judicial cases filed by the Department of Justice on behalf of the USEPA.

Using the EDR database, which contains information pertaining to federal hazardous wasted handlers, and documented releases of oil and other hazardous substances, a one-mile search was conducted. Using this search parameter no facilities were noted.
4.2 STATE ENVIRONMENTAL RECORDS

A file review was performed. No files related to the property in question or any properties immediately adjacent were found.

4.3 OTHER RECORDS

A Radon review was conducted by utilizing information supplied by the Environmental Protection Agency (EPA), the Environmental Data Resources (EDR) report, and the National Radon Map. Area Radon information provided for Bucks County labels the average indoor first floor level to be 2.482 pCi/L and that is below the action limit.

A review of the Regional Flood Control – Floodzone report was performed for the parcel in which, said parcel are not within a 100-year flood zone.

5.0 INFORMATION FROM INTERVIEWS

This section presents the findings of the interview portion of this Phase I Environmental Site Assessment. The objective of this work was to obtain information relating to the known or likely presence of recognized environmental liabilities at the subject property.

Interviews were conducted with the staff at Diamond Environmental Consultants Inc., however names of the staff were not given to the assessor. No environmental concerns were reported to the assessor during the interview process.

5.1 HAZARDOUS SUBSTANCES

The company staff above believed that hazardous substances have never existed on site.

5.2 STORAGE TANKS

Staff was not aware of any underground storage tanks ever existing at the subject property. Staff was aware that an above ground storage tank existed on the property and was used for storing water only.
5.3 PCBs

Staff was unaware of any PCBs existing or having been detected on-site.

5.4 SOLID WASTE DISPOSAL

To the best of knowledge, Diamond Environmental Consultants Inc. was unaware of any disposal activities that may have occurred either above or below ground on the property.

5.5 OTHER CONDITIONS OF CONCERN

To the best of knowledge, the Diamond Environmental Consultants, Inc. staff was unaware of any other concerns.

6.0 INFORMATION FROM SITE RECONNAISSANCE

This section describes the findings of the site reconnaissance portion of this Phase I Environmental Site Assessment. The objective of the field reconnaissance was to inspect the property for any indications of visible or implied environmental concerns in connection with the subject property. This process was accomplished by conducting a site visit to visually inspect the property and surrounding area. The site reconnaissance was conducted on August 13, 2012 by A.E.S.

6.1 HAZARDOUS SUBSTANCES

Visual observations made of the subject parcel on August 13, 2012, did not lead to any suspicion of hazardous substances. There was information obtained from the Environmental Data Resources (EDR) report that two of the adjoining properties, ABC Global Technologies, Inc. and Christopher’s Invitations, were identified as a Small Quantity Generator (SQG) of hazardous waste (100 kg to 1,000 kg per month). However, said companies have no history of a reported spill or contamination and there is no evidence of contamination of said parcel.

Although no subsurface excavations were performed to verify what could not be readily seen, no visible evidence of significant disturbance was noted.
6.2 STORAGE TANKS

A.E.S. observed no indications of underground storage tanks on the property at the time of this assessment. No subsurface excavations were performed to verify what could not be readily seen. A.E.S. did observed an aboveground storage tank on the property used for storing water at the time of this assessment.

6.3 PCBs

Although no in-depth PCB investigations were conducted during the site visit, visual observations revealed no indications of any current or historical oil/PCB contamination.

6.4 SOLID WASTE DISPOSAL

No visual evidence of illegal dumping or disposal was observed on the property at the time of this investigation. As undeveloped parcels no industrial, special handling or municipal wastes were previously produced on-site.

6.5 OTHER CONDITIONS OF POTENTIAL CONCERN

No other environmental concerns were noted.

7.0 FINDINGS AND CONCLUSIONS

On August 13, 2012, A.E.S. conducted a Phase I Environmental Site Assessment of 1 parcel of land (#06-004-010-001-04B) located at 4000 Skyron Drive, Unit A, Doylestown, PA 18902. Any exceptions to, or deletions from, this practice and/or our proposal are described in Section 2.2 of this report. This assessment has revealed no visual evidence of recognized environmental concerns in connection with the subject parcel.

A Radon review was conducted by utilizing information supplied by the Environmental Protection Agency (EPA), the Environmental Data Resources (EDR) report and the National Radon Map. According to Federal Area Radon information
provided for Bucks County labels the average indoor first floor level to be 2.482 pCi/L which is below the action limit.

There was information obtained from the Environmental Data Resources (EDR) report that two of the adjoining properties, ABC Global Technologies, Inc. and Christopher’s Invitations, were identified as a Small Quantity Generator (SQG) of hazardous waste (100 kg to 1,000 kg per month). However, said companies have no history of a reported spill or contamination and there is no evidence of contamination of said parcel.

8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Reviewed By: Murray Snyder
Title: President
Date: August 20, 2012

Consulting Firm: American Environmental Specialists, LLC
Address: 118 Westbury Court, Marlton, New Jersey 08053

Phone: (800) 251-6110

Used By: Mr. John Jones
Title: Business Owner
Firm: Buckingham Controls, LLC
Address: P.O. Box #222, Buckingham, PA 18912

Phone: (215) 840-4445

Reviewer represents that to the best of the Reviewer’s knowledge the above statements and facts are true and correct, and to the best of the reviewer’s actual knowledge no material facts have been suppressed or misstated.
ATTACHMENT A

Property Location
Target Map
ATTACHMENT B

Well Water Supply Map
ATTACHMENT C

Site Photographs
Front of 4000 Skyron Drive
Unit A,
Doylestown,
PA 18902

P #1 Parcel #06-004-010-001-04B

Back of 4000 Skyron Drive
Unit A,
Doylestown,
PA 18902

P #2 Parcel #06-004-010-001-04B
Front parking lot of 4000 Skyron Drive Unit A, Doylestown, PA 18902

P #3 Parcel #06-004-010-001-04B

Overgrown vegetation was observed.

Rear parking lot of 4000 Skyron Drive Unit A, Doylestown, PA 18902.

P #6 Parcel #06-004-010-001-04B
Inside view of interior existing warehouse area.

P #6 Parcel #06-004-010-001-04B

Inside view of interior existing warehouse area.

P #11 Parcel #06-004-010-001-04B
Aboveground storage tank observed in the rear of the building behind Diamond Environmental Consultants, Inc.

P #13 Parcel #06-004-010-001-04B

Close up of aboveground storage tank warning label observed in the rear of the building behind Diamond Environmental Consultants, Inc.

P #14 Parcel #06-004-010-001-04B
ATTACHMENT D

Certification and Statement of Limiting Conditions
American Environmental Specialists, LLC.

CERTIFICATION AND
STATEMENT OF LIMITING CONDITIONS
FOR THE
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Certification: The current Owner of the subject property [herein referred to as “Principal Party,”] and the Environmental Specialist agreed that:

1. The Environmental Specialist has no present or contemplated future (a) partnership with the Principal Party nor (b) interest in the property inspected which could adversely affect the Environmental Specialist’s ability to perform an objective inspection; and neither the employment of the Environmental Specialist to conduct the inspection, nor the compensation for it, is contingent on the results of the inspection.

2. The Environmental Specialist has no personal interest in or bias with respect to the subject matter of the inspection report or any parties who may be of a financial transaction involving the property. The conclusions and recommendations of the report are not based in whole or in part upon the race, color, creed, sex or national origin of the Principal Party or the Environmental Specialist.

3. The Environmental Specialist, or an inspector under the direct supervision of the Environmental Specialist, has inspected the property, and has made visual inspection of adjacent properties, to the extent possible by readily available access.

4. All contingent and limiting conditions are contained herein (imposed by the terms of the inspection assignment or by the undersigned affecting the conclusions and recommendations contained in the report).

5. This environmental inspection report has been made in conformity with and is subject to the requirements of the Code of Ethics of American Environmental Specialists, LLC.

6. All opinions, conclusions and recommendations concerning the inspected property that are set forth in the inspection report were prepared by, or under direct supervision of the Environmental Specialist whose signature appears on the report. No change of any item in the report shall be made by anyone other than the Environmental Specialist, and the Environmental Specialist shall have no responsibility for any such unauthorized change.

Contingent and Limiting Conditions: The environmental inspection report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Environmental Specialist in the report.

1. The Environmental Specialist assumes no responsibility for matters of a legal nature affecting the property inspected or the titles thereto. The property is inspected assuming responsible ownership.

2. Any Sketch appearing in or attached to the inspection report, and/or any statement of dimensions, capacities, quantities or distances, are approximate and are included to assist the reader in visualizing the property. The Environmental Specialist has made no survey of the property.

3. The Environmental Specialist is not required to give testimony or appear in court because of having made the inspections with reference to the property in question, unless arrangements have been previously made therefore.

4. This report is not intended to have any direct effect on the value of the property inspected but simply to provide a visual environmental assessment solely for the benefit of the Principal Party.

5. The Environmental Specialist assumes that there are no hidden, unapparent, or latent conditions or defects in or of the property, subsoil, or structures, other than those noted in the inspection report or any addendum to the report which might be required to discover or correct such factors.

6. Information, estimates and opinions furnished to the Environmental Specialist, and contained in the report, were obtained from sources considered reliable, and are believed to be true and correct. However, the Environmental Specialist has made no independent investigation as to such matters and undertakes no responsibility for the accuracy of such items.

7. The inspections and inspection report are certified by the Environmental Specialist solely for the benefit and personal use of the Principal Party. No disclosure may be made of the inspection report without the prior written consent of the Environmental Specialist and the Environmental Specialist undertakes no responsibility for harm or damages to any party other than the Principal Party.

8. Neither the inspection report, any part thereof, nor any copy of the same (including conclusions or recommendations, the identity of the Environmental Specialist, professional designation, reference to any professional organization, or the firm with which the Environmental Specialist is connected), shall be used for any purposes by anyone but the Principal Party. The report shall not be conveyed by anyone to the public through advertising, public relations, news, sales or other media, without the prior written consent and approval of the Environmental Company.
END OF REPORT