

# EXHIBIT 19

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**PRELIMINARY ASSESSMENT / SITE INVESTIGATION  
AND  
REMEDIAL ACTION REPORT  
FOR  
TAMCREST COUNTRY CLUB  
(CART WASH AREA)  
BOROUGH OF CRESSKILL AND BOROUGH OF ALPINE  
BERGEN COUNTY, NEW JERSEY  
Spill Case # 00-11-20-1215-12**

*Prepared for:*

New Jersey Department of Environmental Protection  
Division of Responsible Party Site Remediation  
Bureau of Field Operations - Northern Regional Office  
2 Babcock Place  
West Orange, New Jersey 07052

Attention: Mr. Rodger Fedak, Case Manager

*And*

Cresskill Hills, L.L.C.  
574 Grand Avenue, Englewood, New Jersey 07831

*Prepared by:*

EcolSciences, Inc.  
75 Fleetwood Drive, Suite 250  
Rockaway, New Jersey 07866

April 5, 2001

#### 4.0 SITE HISTORY

Available information pertaining to site history was reviewed by EcolSciences to identify potential areas of environmental concern resulting from past operations and land use practices on and in the vicinity of the subject property. The site history was compiled by reviewing municipal files, interviewing municipal officials, reviewing available deed/title information, and examining historical aerial photographs, maps, and directories, if available. This information was supplemented by discussions with the golf course superintendent, Mr. Ken Duggan. The following sections describe the findings of EcolSciences' historical review, including detailed interpretations of available historical aerial photographs and maps, and a summary of the known ownership and operational history.

##### 4.1 Ownership and Operational History

Complete title search or chain-of-title documentation was not readily available for EcolSciences' review at the time of report preparation. However, records on file at the Borough of Cresskill Tax Assessor's Office indicate that Tamerelli [sic] Property Associates currently owns the Cresskill portion of the subject property. Records on file at the Alpine Borough Tax Assessor Office indicate that the eastern portion of the site is owned by Cresskill Hills, L.L.C. Both Tamerelli [sic] Property Associates and Cresskill Hills L.L.C. have a mailing address of 574 Grand Avenue, Englewood, New Jersey. Prior to 1985, the western portion of the site was also reportedly owned by Cresskill Hills (Cresskill Tax Assessor, July 20, 2000). No other prior ownership information was available at the Tax Assessors Offices.

According to the property owner the following is a summary of owners and operators:

*Owners:*

Tamcrest Corp from May 23, 1970 to June 30, 1986  
Tamburelli Properties Associates from July 1, 1986 to September 31, 1996; and  
Cresskill Hills, L.L.C. from January 1, 1997 to present

*Operators:*

Tamcrest Corp. from 1970 to 1979; and  
Tamcrest Country Club, Inc. from 1980 to present.