

**Exhibit G**

**Remediation Cost Estimate by SCE Environmental Group**



**ENVIRONMENTAL GROUP**  
WASTE IS A TERRIBLE THING TO MIND.

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October 15, 2015

Mr. Dustin W. Downey  
Southern Land Company  
410 Park Avenue; Suite 1500  
New York, New York 10022

Re: **SCE Proposal Number 15-5194-1**  
1904-1920 Sansom Street, Philadelphia, PA  
Café Building – 1904 Sansom Street  
Warwick Apartment Building – 1906-1916 Sansom Street  
Funeral Parlor Building – 1918-1920 Sansom Street

Dear Mr. Downey,

SCE Environmental Group Inc. (SCE) is pleased to submit our cost estimate for the abatement of asbestos, lead, pigeon guano, and mold, and the disposal of universal waste at the above-mentioned project. This estimate is based on our site visits and the report by Pennoni Associates Inc., dated February 11, 2015, and titled "*Environmental Building Survey.*"

SCE is a full service environmental remediation, demolition and construction company with one goal in mind; to turn adversity into peace of mind for our clients. We restore the value of land, remediate and resolve industrial, safety and construction challenges, dispose of hazardous materials, and manage and resolve emergency situations. We are committed to doing the work right the first time, every time.

At SCE, the 170+ people who will manage and resolve your situation are among the most knowledgeable, experienced professionals in the industry. SCE's staff consists of highly trained personnel including specialists in such fields as emergency response, environmental remediation, demolition, asbestos, lead and mold abatement, waste transportation and disposal, and environmental construction.

SCE understands the scope of work and will have adequate resources available to complete this project. SCE acknowledges the project's health and safety requirements. At SCE, safety is at the core of our culture and we are **very proud of our 0.783 EMR for 2015**. As further evidence of our commitment to safety, SCE maintains the highest levels of compliance with the rigorous client requirements of ISNetWorld.

SCE will hold health & safety meetings three times daily on the project: a tailgate meeting at the start of the day is followed by a session at 2 pm ("2 minutes at 2") and a day-end session at 5 pm ("5 minutes at 5"). Field supervisors will review with the crew Health & Safety (H&S) forms and Job Hazard Analyses (JHA's) that are relevant to the day's tasks. Any losses, near losses, or loss prevention observations are discussed at each meeting.

Our experienced, competent people will complete equipment safety inspections daily to ensure the proper operation of all equipment and vehicles.

SCE has extensive experience with Remediation of Mold, Lead-Based Paint, and Asbestos Containing Material. Specifically, SCE offers the following highlights of our experience:

- PEPCO - Delmarva Power - Wilmington, DE and NJ - SCE has performed numerous LBP and ACM projects for this power company since 2009 on substations, residential homes, and metering stations.
- Elementary School Mold Abatement (2004) - Abatement of mold in a 126,000 sf. elementary school in Central, New Jersey. This work included the removal and replacement of the entire ceiling grid system, cleaning of all HVAC systems, cleaning of lockers, floors, walls, furniture, drapes, and ductwork system. This work also consisted of the dismantling of all fixtures and furnishing in the classrooms and the complete cleaning of phones, clocks, cabinets, etc. This project was under budget, and ahead of schedule and the students were able to return to school on time.
- Department of Housing and Urban Development (2001 to 2011) - This multi-state Mold, ACM and LBP program was developed for remediation and cleanup of 200+ single family homes throughout the country that were foreclosed on by H.U.D and that were unoccupied for an extended period of time.
- Hurricane Katrina - SCE worked on US Naval Bases in Key West, FL and Biloxi, MS - SCE performed mold abatement activities on over 210 military housing units which included the mold abatement and water drying of these units. SCE deployed over 150 people for the disaster relief work.
- SCE recently completed ACM abatement on at project 51 Madison Avenue, New York. SCE removed 4700 LF of pipe insulation and 3220 SF of duct insulation from pipe shafts and stairways.
- Lackawanna College - Scranton, PA - SCE has performed many projects for this College including LBP and ACM survey, inspection and abatement.
- PQ - Avenel, NJ - SCE performed major ACM abatement on this former chemical plant in Avenel, NJ including transite siding, friable and non-friable materials.

### Scope of Work

The work consists of the abatement, removal and off-site disposal of asbestos-containing material (ACM), lead based paint (LBP), pigeon guano, mold, and universal waste. All work will be performed per Federal, State and Local laws, regulations, and standards.

### Proposal

As further detailed below, SCE's proposal is summarized as follows:

Cafe Building - Rittenhouse Coffee Shop	\$49,030.00
Warwick Apartment Building	\$1,455,470.00
Funeral Parlor	\$105,500.00
<b>Total Lump Sum Cost</b>	<b>\$1,610,000.00</b>

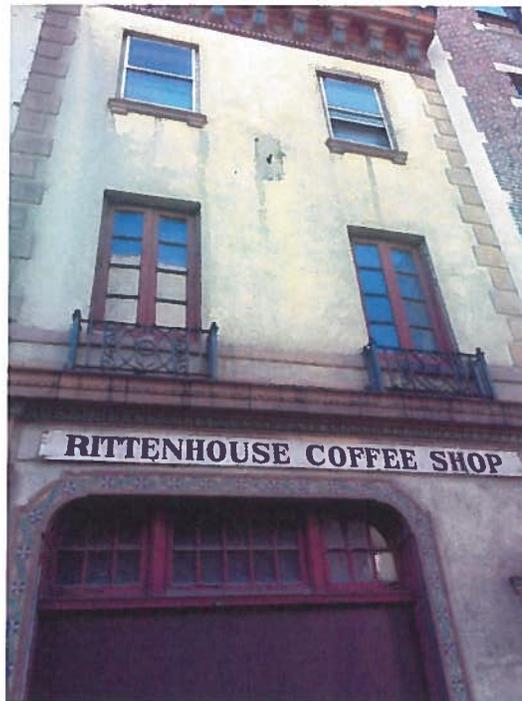
The following tables are taken from the Environmental Building Survey report provided by Pennoni Associates Inc.

**Cafe Building-Rittenhouse Coffee Shop**

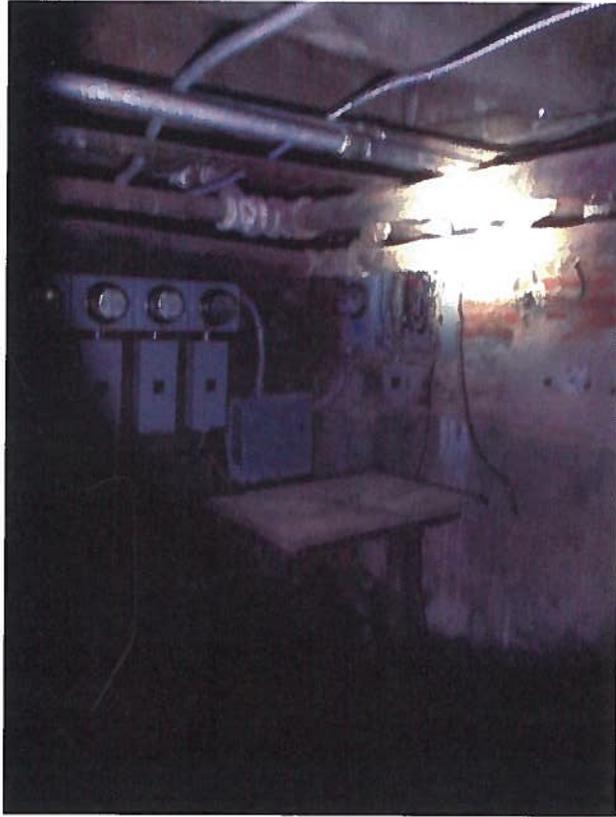
Homogenous Material	Approximate Quantity	Unit of Measure
Residual Pipe Insulation	80	lf
Ebonite Board	2	sf
Roofing Material	1400	sf
Lead Based Paint	1	LS
Pigeon Guano	1	LS
Mold Abatement	1	LS
Universal Waste	1	LS

**Total Cost for Asbestos, Lead, Pigeon Guano, Universal Waste, and Mold Abatement: \$ 49,030.00**

**PHOTOS - CAFE BUILDING - RITTENHOUSE COFFEE SHOP**



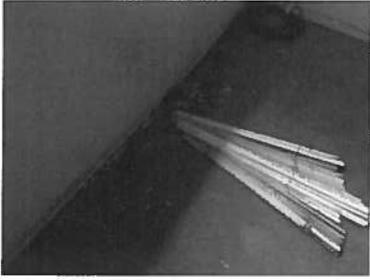
**Exterior of Rittenhouse Coffee Shop (1904 Sansom Street)**



**Residual Pipe Insulation**



**Mold Abatement**



**Pigeon Guano**

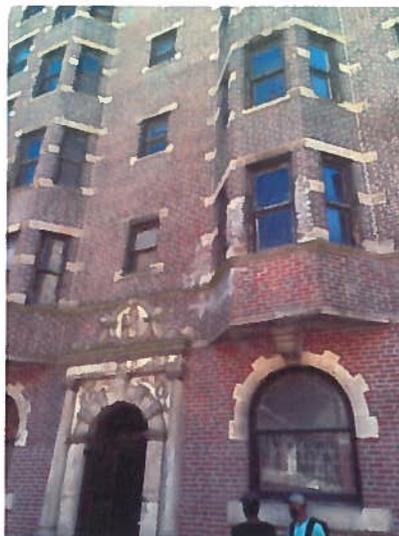
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## **Warwick Apartment Building**

<b>Homogenous Material</b>	<b>Approximate Quantity</b>	<b>Unit of Measure</b>
9"x9" White & Green Floor Tile Sheet Flooring (3rd Layer) 12"x12" White Floor Tile-Kitchens	2423	sf
12"x12" White Floor Tile	1664	sf
Paper Insulation a/w Pipe	23	lf
Joint Compound	5845	sf
Plaster Walls & Ceiling	105000	sf
Transite	20	sf
Roofing Material	4200	sf
Lead Based Paint	1	LS
Pigeon Guano	1	LS
Mold Abatement	1	LS
Universal Waste	1	LS

**Total Cost for Asbestos, Lead, Pigeon Guano, Universal Waste,  
and Mold Abatement: \$1,455,470.00**

### **PHOTOS - WARWICK APARTMENT BUILDING**



**Exterior of Warwick Apartment Building (1906-1916 Sansom Street)**



**Plaster Walls/Ceilings**



**Sheet Flooring**



**Lead Based Paint**



**Mold/Lead Based Paint**



**Pigeon Guano**

**Funeral Parlor Building**

<b>Homogenous Material</b>	<b>Approximate Quantity</b>	<b>Unit of Measure</b>
9"x9" Tan Floor Tile	3145	sf
9"x9" Lt Brown Floor Tile	456	sf
Window Glazing	1084	lf
9"x9" White and Black Floor Tile	800	sf
Roofing Material	3000	sf
Lead Based Paint	1	LS
Pigeon Guano	1	LS
Mold Abatement	1	LS
Universal Waste	1	LS

**Total Cost for Asbestos, Lead, Pigeon Guano, Universal Waste, and Mold Abatement: \$105,500.00**

**PHOTOS - FUNERAL PARLOR**



**Exterior of Funeral Parlor Building (1918-1920 Sansom Street)**



**9"x9" Tan Floor Tile**



**9"x9" Light Brown Floor Tile**



**Window Glazing (Exterior window photo)**



**9"x9" White & Black Checkered Floor Tile**



**Mold**



**Pigeon Guano**

## **Task Procedures:**

### **Worker Protection**

During the asbestos, lead, mold and pigeon guano portion of work, SCE personnel will employ the following PPE: Level C (Tyvek coveralls, respirator, hard toes boots, hard hats, goggles, double gloves (latex and nitrile) and taped wrists and ankles.

### **Asbestos Containing Materials (ACM)**

ACM materials include: Roofing, Floor Tile, Residual Pipe Insulation, Ebonite Board, Transite, Joint Compound, Window Glazing and Plaster walls and ceilings. The roofing, transite, tile and ebonite board are considered non-friable. The others are considered friable.

The floor tile, plaster and joint compound materials will require full negative pressure containment of the areas where these materials will be removed. The containment area will utilize negative air pressure so that air is always flowing into the containment area from the outside, passing through a HEPA filter, and then being discharged to the outside through ducts. Containment will consist of sealing the floor, windows, HVAC ducts and other openings with fire resistant 6 mil polyethylene sheeting. Before the containment(s) are removed, they will be vacuumed and cleaned and wet wiped. All tools and equipment will be removed through equipment decon areas. Next, the containment poly sheets will be removed from the ceilings and walls, folded in on themselves, and taped so that the inside surfaces are wrapped with the outside clean layer. Pressure manometers will monitor the differential in pressure within and outside of the containment and will be conducted until work areas are deemed to be cleared.

There will be two openings in the containment with drapes to allow the flow of air only into the contained area. One opening will be for personnel entering and leaving the area. This opening will be directly connected with the personnel decontamination area.

The other opening to the containment will be at a door, window, or hole in the exterior wall for the waste to be removed.

Monitoring of the abatement area will be done by others.

The non-friable ebonite board and transite materials are minimal on this site. They will be removed carefully without breaking, wrapped with polyethylene sheeting, and removed to the waste containers for disposal.

Roofing materials will be removed with roof saw, shovel bars and other tools. The roofing will be removed by cutting sections of the areas with a roof saw. Water will be added sparingly to the cutting surface as needed to prevent dust from being released.

Floor tiles will be removed with hand tools including shovel bars, ride-on floor scrapers and hand grinding tools. The floor tiles will be collected and double bagged as described above.

Plaster on the walls and ceilings and the joint compounds will be removed by cutting

sections of the areas with a circular saw fitted with a dust collecting HEPA vacuum at the cutting blade. Water will be added sparingly to the cutting surface as needed to prevent dust from being released.

The cut sections will be removed from the supporting studs and joists with crow bars, scrapers, and other tools. Wire backing and lath will be removed down to the supporting studs and joists. The plaster and joint compound materials will be double bagged in 6 mil polyethylene bags as described above before removal to the waste decon and removal areas.

The residual pipe insulation materials will be removed inside the containment and double bagged.

A telescoping boom forklift will be used to remove roofing materials and bagged ACM from upper floors. The forklift will lower the roofing materials to the ground level and dump the roofing materials directly into containers for disposal. Bagged material including plaster walls, ceilings, floor tiles and other may be placed in closed containers and lowered to ground level and then put directly into containers for disposal.

### **Lead Based Paint**

Lead paint coated surfaces will be scraped with scrapers and wire brushes to remove loose paint chips and edges. The area will be vacuumed of all lead paint chips and then wet wiped.

After the paint chips and loose paint have been removed, the surfaces will be coated with an encapsulant to bind the remaining paint to the surfaces.

Lead paint removed will be placed into drums, sampled for characterization, and disposed at a facility licensed to dispose of this waste.

In the Warwick Apartment Building, the majority of lead coated surfaces will be removed and disposed during removal of the asbestos-containing plaster. Lead coated baseboards, window components and door components affixed to asbestos-containing plaster will be removed and disposed as asbestos-containing debris as part of the asbestos-abatement process.

The lead painted surfaces in the other two buildings will be removed with the scraping process described above.

### **Universal Waste**

Universal waste items includes fluorescent light bulbs, ballasts (PCB or non-PCB), mercury containing switches, emergency exit light batteries, refrigerants (ozone causing agents in refrigerators and air conditioners), and smoke detectors. Also considered universal waste are a 100-200 gallon oil storage tank, some paint cans, and an oil can.

A crew will pass through all the rooms of the building and place universal waste into shipping containers provided by the disposal facility. The paint cans will be drummed, sampled and characterized, and disposed. The oil storage tank will be emptied, cleaned, and disposed as scrap steel. The contents, cleaning agents, and materials will be drummed, characterized, and disposed at a licensed facility.

The refrigerants in the refrigerators and air conditioners will be removed by licensed contractors for recycling.

PPE for the removal of the Universal Waste will be Level D Modified. (Tyvek coveralls, goggles, steel-toed boots, kevlar coated gloves, and hard hats.

### **Mold**

SCE will remediate the apparent presence of mold in accordance with the New York City Department of Health and Mental Hygiene Guidelines on Assessment and Remediation of Fungi in Indoor Environments (the "Guidelines") which are incorporated herein by reference. Under the Guidelines, the size of the area impacted by Mold contamination primarily determines the type of remediation. The Guidelines set forth five different levels of abatement based on the size of the area impacted: Level I, Level II, Level III, Level IV and Level V.

In accordance with the Guidelines, semi-porous materials (such as gypsum wallboard) that are structurally sound and that may have discoloration indicative of the presence of mold can be cleaned and reused. SCE can assess the condition of gypsum wallboard and determine if the gypsum wallboard is structurally sound and can be reused.

The following protocols will be used for the mold abatement in all three buildings:

- **Isolate the contaminated area.** Close all doors and windows between the contaminated area and other rooms of the building for both levels. For Level 2 remediation, also cover all doorways and any other openings with 6 mil polyethylene sheeting. Seal all seams of the sheeting with duct tape and slip openings in the sheeting to enter the contaminated area.
- **Suppress dust.** Do this by misting the contaminated areas.
- **Remove materials.** Remove all wet and mold-damaged porous materials.
- **Place materials in plastic bags.** Discard all wet and moldy materials in plastic bags that are at least 6 mil thick, double-bag the materials, and tie the bags closed. The bags can be disposed as regular trash once the outside of the bags are wiped with a damp cloth and detergent solution prior to leaving the contamination area.
- **Clean.** All non-porous materials and wood surfaces that are moldy must be cleaned. Use a wire brush on all moldy surfaces and then wipe the area with disposable wipes. To dispose as regular trash, discard wipes in 6 mil polyethylene bags, double-bag and tie closed. Finally, scrub all moldy surfaces using a damp cloth and detergent solution until all mold has been removed and rinse cleaned surfaces with clean water.
- **Clean the affected area and egress.** The process for Level 1 differs from Level 2 at this point. For Level 1, clean with a damp cloth and/or mop with detergent solution. Level 2 requires vacuuming of all surfaces with a HEPA vacuum, and then clean all surfaces with a damp cloth and/or mop and detergent solution. Discard wipes as described above.
- **Visibility test.** All areas should be visibly free of contamination and debris — no dust and dirt means no mold.
- **Dry.** Cleaned materials should be dried to allow leftover moisture to evaporate. To speed up the drying process, use fans, dehumidifiers or raise the indoor air

temperature.

### Quality Assurance Indicators

Measures to ensure the quality and effectiveness of remediation should be undertaken regardless of the project size. Evaluations during as well as after remediation should be conducted to confirm the effectiveness of remedial work, particularly for large-scale remediation. At minimum, these quality assurance indicators should be followed and documented:

1. The underlying moisture problem was identified and eliminated
2. Isolation of the work area was appropriate and effective
3. Mold removal and worksite cleanup was performed according to the site-specific plan
4. Any additional moisture or mold damage discovered during remediation was properly addressed
5. Upon completion of remediation, surfaces are free from visible dust and debris.

SCE will deploy the following mold remediation activities in the implementation of this project:

1. Construct containment to isolate the area.
2. Remove and dispose non-structural mold affected materials.
3. HEPA Vacuum structural wall components and floors
4. Wipe remaining affected areas.
5. Re-HEPA Vacuum walls and floor area
6. Spray, wipe and/or "fog" the area with IAQ 2500 Anti-Microbial coating
7. Encapsulate any areas that have embedded mold that cannot be removed (i.e. structural components). SCE will utilize a mold encapsulating primer.
8. Perform final clearance air sampling. Two inside work area, one outside containment, two outdoor as background.

### Pigeon Guano

SCE's plan utilizes Sporidicin® Disinfectant products in the cleaning and disinfecting of surfaces and materials contaminated with fecal matter from birds, bats and rodents. Sporidicin® Disinfectant products are intended for the cleaning and removal of feces, urine, and other contamination from porous and non-porous surfaces or materials, and the disinfection of hard, non-porous surfaces.

Employees shall be trained and experienced in hazardous/infectious material cleaning, removal and disposal procedures, as well as be physically and mentally capable of working in close quarters or confined spaces, while wearing protective clothing and equipment for extended periods of time.

### Removal of Live Pests

Any live pests (pigeons) will be removed from the premises prior to starting the project.

### Removal of Gross Fecal Material

To suppress and prevent fungal and bacterial spores from becoming airborne during the removal of heavy contamination, the fecal matter will be lightly misted with Sporidicin®

Disinfectant Solution using ULV foggers or airless sprayers. Once contaminants are thoroughly dampened, the debris will be scooped or scraped, placed into double-bagged trash bags, and sealed with tape.

### **Cleaning of Surfaces and Materials**

Once all fecal matter has been removed, all surfaces and materials will be thoroughly disinfected by saturating with Sporidicin® Disinfectant and allowed to remain wet for at least 10 minutes, then wiped clean and air dried.

### **Disinfection**

All tools, equipment and individual personal protective equipment used in the clean up of contaminated areas will be cleaned and disinfected using Sporidicin® prior to removal from the contaminated area. Used respirator HEPA filters will be treated as infectious materials and disposed of accordingly as described below.

### **Disposal of Infectious Materials**

Soiled cleaning materials, such as paper towels, cloths, sponges and mop heads, will be placed in double-bagged trash bags, sealed with duct tape, labeled and disposed of as infectious materials.

### **General Assumptions:**

1. Owner shall be responsible for acquiring and paying for, if necessary, all public and private property easements required by the project.
2. The proposal is based on union labor.
3. Water is available at site;
4. Electric - SCE will tap into an owner provided source.
5. Active parking lot adjacent to funeral home will be closed during abatement/demo. SCE will use for lay down.
6. SCE assumes the grass area behind buildings can be used for trailers, equipment, etc. (No building debris). Office/lunch trailer will be located for personnel.
7. This estimate excludes any additional costs to SCE associated with Owner Controlled Insurance (OCIP) or WRAP insurance programs that will be added to SCE's prices.
8. This estimate excludes any costs associated with ARRA (American Recovery and Reinvestment Act) reporting requirements that may be flowed down to SCE.
9. Owner is responsible for electrical connections and compliance with applicable permits, regulations and code requirements.
10. SCE assumes water and electric will be available on site at no cost to SCE.
11. SCE standard payment terms are 30 days from invoice date.
12. Excludes bonding.
13. 3rd Party monitoring by others.
14. Assumes one mobilization/demobilization.
15. SCE assumes no variance or permit required, other than those required for asbestos abatement.
16. SCE typically excludes tax as we assume this is a "capital improvement to real estate project" and is not subject to sales and use tax. SCE would require a tax exemption certificate if no tax is to be paid as assumed.

**Conclusion:**

SCE Environmental Group's dedication to quality assures that your project will be undertaken in a safe, environmentally sound, cost effective manner. It is our goal to build long-term relationships with our clients. We will provide a superior level of service while developing cost effective solutions. We want to earn our clients' trust. We want our clients to know their interests always come first.

Thank you for allowing SCE the opportunity to provide this cost estimate. I can be reached at 215-901-4333 (cell), or [KGawason@scenv.com](mailto:KGawason@scenv.com) with any questions. I look forward to your favorable review.

Very truly yours,

*transmitted electronically*

Kevin Gawason  
Director of Client Services  
SCE Environmental Group, Inc.