Executive Summary – Environmental Conditions 511 Washington Avenue & 546 Washington Avenue Dumont, Bergen County, New Jersey

Due diligence investigations were previously performed on-site including a May 2013 Phase I Environmental Site Assessment (ESA) of the property in conformance with the scope and limitations of ASTM Practice E1527 which identified certain recognized environmental conditions (RECs) in connection with the property. Initial site investigations (SI) were performed in April 2013 which including geophysical surveys (magnetometer survey) and soil sampling to evaluate suspected impacts from the RECs identified. Supplemental soil sampling was performed in October 2016 and November 2016 to further evaluate impacts identified. The investigations identified the following areas of environmental concern:

> Stained millings were identified beneath an out-of-service 275-gallon heating oil AST. The stained millings and underlying soil were excavated to a depth of 3.0' below ground surface (bgs) by the property owner. The stained media was staged for subsequent off-site regulated management (e.g., recycling, disposal) on plastic sheeting at the time.

One soil sample was collected from 0.0 to 0.5 ft. below the bottom of the excavation. The soil sample was submitted to a New Jersey Department of Environmental Protection (NJDEP) certified laboratory for Extractable Petroleum Hydrocarbons (EPH) analyses by NJDEP Prescribed Method and naphthalene / 2-methylnaphthalene analyses by Method SW-846 8270C in accordance with the NJDEP's Technical Requirements for Site Remediation (TRSR, NJAC 7:26E) and the Protocol for Addressing Extractable Petroleum Hydrocarbons guidance document (EPH Protocol) targeting No. 2 heating oil as the contaminant of concern (COC). Results of analyses yielded no concentrations above the most stringent NJDEP Soil Remediation Standards (SRS, N.J.A.C. 7:26D).

The estimated volume of the millings/soil to be subjected to off-site regulated management was less than 5 cubic yards (CY). The impacted media is to be subjected to off-site regulated management at a facility permitted to accept those materials. The remediation will be performed under the purview of a Licensed Site Remediation Professional (LSRP) in accordance with the Site Remediation Reform Act (SRRA, N.J.S.A. 58:10C-1). Upon completion of the remedial work, a Remedial Action Outcome (RAO) will be issued by an LSRP. An RAO is the LSRP equivalent of a "No Further Action" letter.

An out-of-service ("orphaned") gasoline underground storage tank (UST) is present approximately 60 feet west of the office building. One soil sample was collected from adjacent to the UST from 0.0 to 0.5 ft. below the UST invert. The soil sample was submitted to an NJDEP Certified laboratory for volatile organic compounds plus forward library search (VOCs) analyses by Method SW-846 8260B and Lead analyses by Method SW-846 6010B in accordance with the NJDEP's TRSR targeting leaded gasoline as the COC. Results of analyses yielded no detectable levels of constituents above the NJDEP's most restrictive SRSs.

The gasoline UST is considered an NJDEP regulated UST and is out of compliance with NJDEP Underground Storage for Hazardous Substance Rules (UST Rules, N.J.A.C. 7:14B). The gasoline UST will be registered and delisted with the NJDEP UST Registry in accordance with the UST Rules. The tank will be removed in accordance with local and state requirements. The UST closure and remediation (if any) will be performed under the purview of an LSRP. Upon completion of the UST removal and remedial work (if any), an RAO will be issued by an LSRP.

An out-of-service heating oil UST associated with a former dwelling is situated in the southeast portion of Block 212, Lot 20. One soil sample was collected from adjacent to the UST from 0.0 to 0.5 ft. below the UST invert. The soil sample was submitted to an NJDEP certified laboratory for EPH analyses by NJDEP Prescribed Method in accordance with the NJDEP's TRSR and the EPH

Protocol targeting No. 2 heating oil as the COC. Results of analyses yielded no concentrations above the most stringent NJDEP SRSs.

This UST is out of compliance with Uniform Construction Code requirements. The orphaned No. 2 heating oil UST will be properly decommissioned (removed) in accordance with the Uniform Construction Code. Though not anticipated based on the prior soil sampling, any impacts identified during tank closure will be properly remediated under the purview of an LSRP or under the NJDEP Unregulated Heating Oil Tank (UHOT) program.

The subject property was used for agricultural purposes since prior to 1933 until recently. The initial SI included the collection of six surficial soil samples that were submitted for organic pesticides analyses by Method SW-846 8081A and Arsenic and Lead analyses by Method SW-846 6010B in accordance with the New Jersey Interagency Final Report – March 1999, Historic Pesticide Contamination Task Force Findings and Recommendations for the Remediation of Historic Pesticide Contamination guidance document (Pesticide Guidance Document). Results of initial SI soil sample analyses yielded elevated levels of Chlordane (organic pesticide) above NJDEP Residential Direct Contact SRSs in 2 samples and above Default Impact to Ground Water Soil Screening Levels (DIGWSSLs) in 4 samples. Levels of Dieldrin were also reported above DIGWSSLs in 2 soil samples. Lead concentrations were reported above DIGWSSLs in 3 soil samples. Since the initial sampling was performed, the NJDEP updated (lowered) their DIGWSSLs; hence, the Chlordane and Lead levels previously reported in one of initial samples are below current DIGWSSLs. DIGWSSLs are not Remediation Standards but may be conservatively used to evaluate the Impact to Ground Water pathway in lieu of a Site Specific Standard.

Supplemental soil sampling was performed in October 2016 and November 2016 in an effort to further quantify the extent of the surficial pesticide impacts. 43 soil borings were advanced including re-sampling in 4 of the previously sampled locations and 39 additional sampling locations were selected. The borings were extended across the entire property generally in a grid pattern of 100-ft by 100-ft. Surficial soil samples were submitted by Method SW-846 8081A and Lead analyses by Method SW-846 6010B, targeting contaminants previously identified during the 2013 SI. Shallow interval samples were submitted on an expedited basis in order to evaluate which of the lower interval samples would be submitted for conditional analyses for vertical delineation purposes and to evaluate which samples would be submitted for Synthetic Precipitation Leaching Procedure (SPLP) analyses in accordance with the NJDEP's Development of Site-Specific Impact to Ground Water Remediation Standards Using The Synthetic Leaching Procedure Guidance Document. SPLP analysis is used for development of Site Specific Impact to Ground Water Standards (SSIGWSSs) in lieu of DIGWSSLs. The lower interval soil samples were placed on hold pending review of the surficial soil sample laboratory results. Upon review of the expedited results from the surficial samples, select lower interval soil samples were submitted for analyses and additional SPLP analyses was performed on select samples that exhibited the highest total results above DIGWSSLs.

Based on the analytical soil sampling results, surficial pesticide impacts have been identified in five areas on-site covering a total of approximately 2.0 acres of the property. Four impacted areas are situated on Block 212, Lot 20 (west of Washington Avenue) and one area was identified on Block 215, Lot 1 (east of Washington Avenue). The surficial impacts have been delineated to within 1-ft of grade in all locations except two. The impacted limit was delineated to within 2-ft of grade in one portion of Block 212, Lot 20 (west of Washington Avenue) and the impacted limit was estimated by extrapolation to be within 3-ft of grade in one portion of Block 215, Lot 1 (east of Washington Avenue). There is some 4,160-CY of pesticide impacted soils that require remediation. Some 1,180-CY of the impacted soil is situated on Block 215, Lot 1 (east of Washington Avenue) with the balance (some 2,980-CY) being situated on Block 212, Lot 20 (west of Washington Avenue).

The pesticide impacted soils will be remediated (subjected to off-site regulated management) under the purview of an LSRP in accordance with the SRRA. Upon completion of the remediation, an unrestricted use RAO will be issued by an LSRP.

Though not considered an area of environmental concern in terms of potential for contamination, there is currently an inactive irrigation well on-site that that was serviced by two water storage USTs. The former water storage USTs will be properly decommissioned (removed) in accordance with the Uniform Construction Code. The irrigation well will be properly decommissioned (sealed) by a NJ Licensed Well Driller (as required) and a Well Abandonment Report filed with NJDEP.