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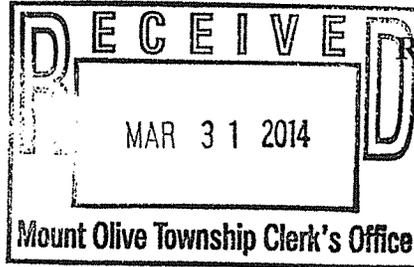
a: Bldg  
Health

# KEYSTONE E-SCIENCES GROUP, INC.

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27 March 2014

Mark Kasper  
AERC.com, Inc.  
2330 SW 26<sup>th</sup> Street  
Allentown, PA 18103



Ref: KES #12036

## Re: Response Action Outcome

**Remedial Action Type:** *Unrestricted Use*

**Scope of Remediation:** *ISRA Industrial Establishment as defined according to N.J.A.C. 7:26B - Leasehold*

**Case Name:** AERC.com, Inc.

**Address:** 3 Gold Mine Road

**Municipality:** Flanders

**County:** Morris

**Block:** 9001 **Lot:** 1

**Preferred ID:** G000003785

**ISRA Transaction:** Stock Transfer/Corporate Merger and Cessation of Business at End of Lease

**ISRA Case #** E20130029

Dear Mr. Kasper:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the *industrial establishment as defined according to N.J.A.C. 7:26B* specifically referenced above. I directly oversaw and supervised all of the referenced remediation, and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a *Preliminary Assessment* as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

## CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, AERC.com, Inc. and any other person who is liable for the cleanup and removal costs, and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection  
Bureau of Case Assignment and Initial Notice  
Mail Code 401-05H  
401 East State Street, 5th floor  
PO Box 420  
Trenton, New Jersey 08625-0420

## NOTICES

### Building Interiors Not Addressed (Non-Child Care)

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains.

### ISRA Specific - Multi-Tenant Situations - Bureau of Case Assignment and Initial Notice Referral

Please be advised that this Response Action Outcome is for the leasehold portion of the above referenced property only. The leasehold portion is the area defined by **the hatched area of approximately 12,825 square feet in the southern portion of a multi-tenant building** and

identified on the enclosed map (**Figure 2 from Preliminary Assessment Report**). It does not include any other areas of concern on the property.

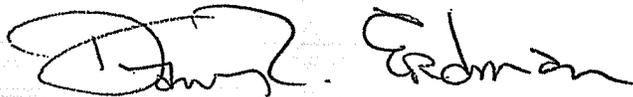
**[End APPLICABLE Notices]**

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Licensed Site Remediation Professional Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (610) 407-4002 x 27.

Sincerely,



Daniel E. Erdman, P.G., LSRP  
Keystone E-Sciences Group, Inc.  
Licensed Site Remediation Professional #576314

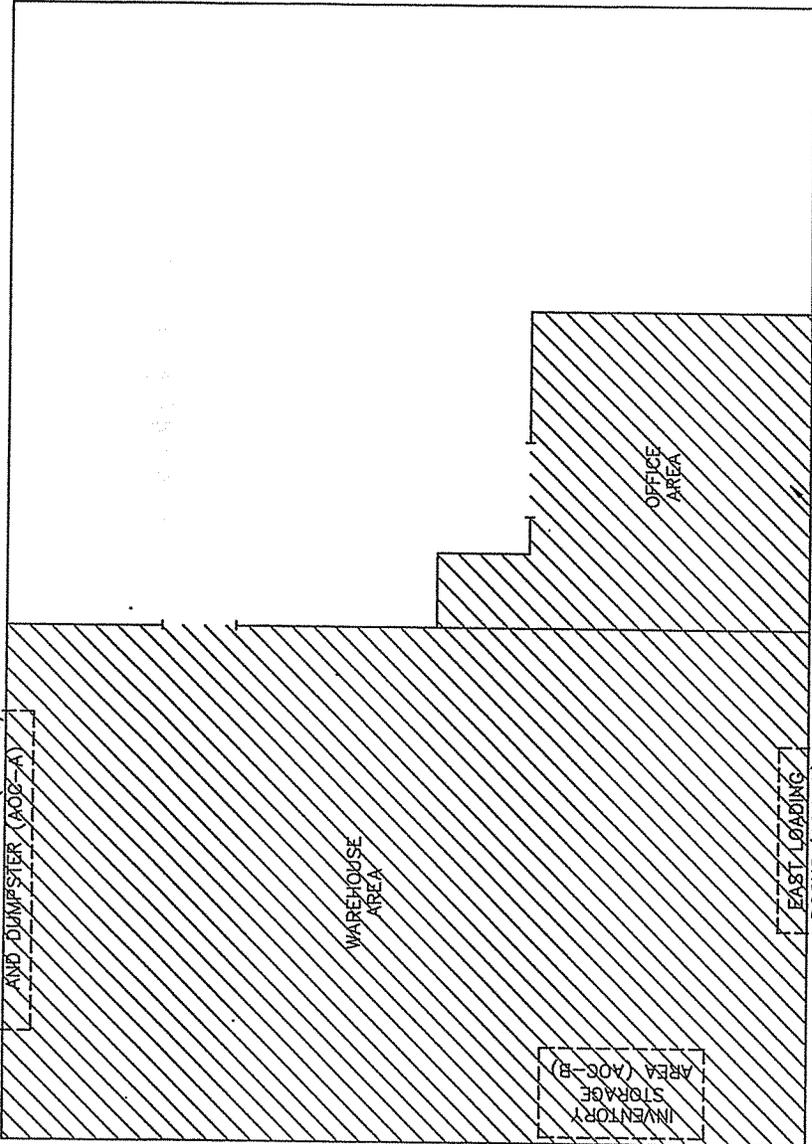
- c: Lisa Lachway (Municipal Clerk, Township of Mount Olive)
- Amy Rhead (Township Clerk, Township of Roxbury)
- Frank P. Wilpert (Director Health, Welfare & Sanitation- Mount Olive Township)
- Carlos Perez, Jr. M.P.A. (Health Officer, Morris County)
- NJDEP Bureau of Case Assignment and Initial Notice
- Robert Szanyi (AERC.com, Inc.)
- Shohn Montano (AERC.com, Inc.)
- Chris Raybeck, Esq. (Bone McAllester Norton PLLC)



GOLD MINE ROAD

EDEN LANE

WEST LOADING DOCKS (AOC-C)  
AND DUMPS (AOC-A)



EAST LOADING  
DOCKS (AOC-D)

OFFICE  
AREA

WAREHOUSE  
AREA

INVENTORY  
STORAGE  
AREA (AOC-B)

AERC.COM, INC  
LEASE SPACE



SCALE IN FEET

**PRELIMINARY ASSESSMENT**  
AERC.COM, INC.  
FLANDERS, NEW JERSEY  
MARCH 2014

FIGURE 2 PROJECT #12036

SUBJECT PROPERTY AND AOC'S

**KEYSTONE E-SCIENCES GROUP, INC.**  
FRAZER, PENNSYLVANIA