JM Sorge, Inc.
environmental consultants

57 Fourth Street, Somerville, NJ 08876-3235
(908) 218-0066 • www.jmsorge.com

(c)

cc: Admin Bldg.

April 26, 2013

Mr. Shegun Holder
Mount Olive Industrial Realty Company, LLC
c/o J.P Morgan Investment Management, Inc.
270 Park Avenue, Seventh Floor
New York, NY 10017

MAY 1 2013

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: L3 Communications
Address: 450 Clark Drive
Municipality: Mount Olive
County: Morris
Block: 102 Lot: 12
Preferred ID: G000030945
ISRA Transaction: Sale of Property
ISRA Case # E20130075

Dear Mr. Holder:

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 personally reviewed and accepted 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, Mount Olive Industrial Realty Company, LLC 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. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

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 as an approximately 114,602 square-foot area within the western portion of the building at 450 Clark Drive, and is identified on the enclosed map (Figure 2). It does not include any other areas of concern on the property.

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 (908) 218-0066.

Sincerely,

Todd Huffman LSRP# 573645
Senior Manager
JM Sorge, Inc.

Enclosure(s): Leasehold map

cc: **Mount Olive Township Environmental Health Department**
Morris County Office of Health Management
Rob Greenbaum, Mayor of Mount Olive Township
Lisa Lashway, Mount Olive Township Clerk
NJDEP Bureau of Case Assignment and Initial Notice

Legend

Property Boundary

Tenant Space Boundary

NOTES:

1. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not State-authorized.

2. Property Boundaries are approximate. The borders are based on tax maps provided by NJGIN.

N

0 100 200 400 Feet

L3 COMMUNICATIONS

450 CLARK DR
BLOCK 102, LOT 12
MOUNT OLIVE, NEW JERSEY

PREPARED FOR:
MOUNT OLIVE INDUSTRIAL REALTY, LLC

Date: 04/12/2013	JMS #2012.219.003
JM SORGE, INC.	FIGURE 3