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12/3/15 cc: Adm. Plan Gene - Eng. Health

RANSOM
Environmental

November 25, 2015

James A. Daywalt
Exeter 850 Clark, LLC
c/o Exeter Property Group
140 West Germantown Pike
Suite 150
Plymouth Meeting, Pennsylvania 19462

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: SKC Powertech
Address: 850 Clark Drive
Municipality: Mount Olive Township
County: Morris
Block: 102, Lot: 16
Program Interest (PI) #: G000015529
ISRA Transaction: Sale of Property
ISRA Case # E20150325

Dear Mr. Daywalt:

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, Exeter 850 Clark, 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 by the 18,620 square foot SKC Powertech leasehold and identified on the enclosed map. It does not include the pad-mounted transformer located at the above referenced property which service(s) the multi-tenant facility including non-subject tenants.

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 (609) 584-0090.

Sincerely,
RANSOM ENVIRONMENTAL

Craig A. Kunz
Licensed Site Remediation Professional
573632

c: Morris County Health Department
Mount Olive Township Mayor/Clerk
Mount Olive Township Health Officer
Catherine E. Bostock, Cole, Schotz, P.C.
Highlands Commission
BCAIN