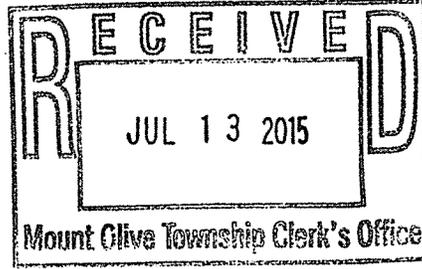




1805 Atlantic Avenue  
Manasquan, New Jersey 08736  
Tel: (732) 223-2225  
Fax: (732) 223-3666

(c)

7/13/15 } cc: Admin  
Plan  
Eng  
Health



Gap View Builders and Developers  
112 East Avenue  
Hackettstown, NJ 07840  
ATTN: Mr. Fred Romano

July 10, 2015

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: REM Manufacturing  
Address: 424 Sand Shore Road  
Municipality: Mount Olive Township  
County: Morris  
Block: 8300 Lot: 5.02  
Preferred ID: 697337  
ISRA Transaction: Cessation  
ISRA Case # E20150170  
Well Permit # E201503435

Dear Mr. Romano:

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, Site Investigation, 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, Gap View Builders and Developers 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

#### Well Decommissioning

Pursuant to N.J.A.C. 7:9D-3, all wells installed as part of this remediation have been properly decommissioned by a New Jersey licensed well driller of the proper class in accordance with the procedures set forth in N.J.A.C. 7:9D and the well driller's well decommissioning report has been submitted to the Bureau of Water Allocation and Well Permitting.

Response Action Outcome  
PI E20150170

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

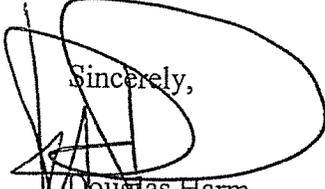
Please be advised that this Response Action Outcome is for the leasehold portion of the above referenced property only. The leasehold portion is the area defined by area formally occupied by REM Manufacturing and identified on the enclosed map. It does not include any other areas of concern on the property.

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

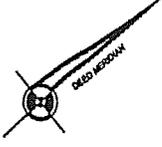
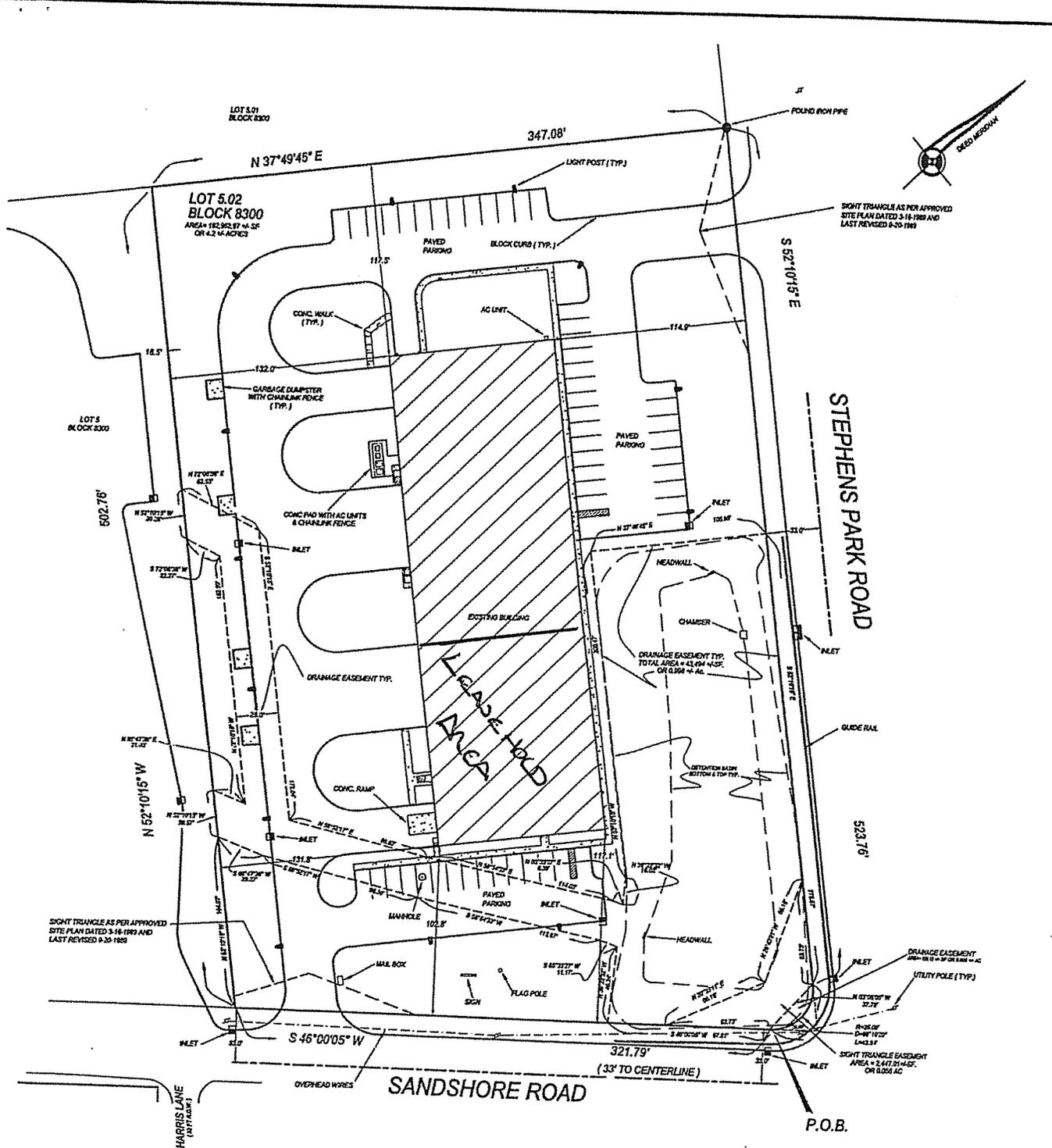
for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Site Remediation Professional Licensing 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 732-223-2225.

Sincerely,  
  
Douglas Harm  
Licensed Site Remediation Professional #  
574862

Enclosure: Site Map

c: Mt Olive Township Health Department, PO Box 450, Budd Lake, NJ 07828  
Mt. Olive Township Clerk's Office, PO Box 450, Budd Lake, NJ 07828  
NJDEP Bureau of Case Assignment and Initial Notice



**GENERAL NOTES:**

- 1) A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2002 & 14 (R.S. 8:30) AND N.J.A.C. 12:44-1.2
- 2) PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
- 3) THE PROPERTY IN QUESTION IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, EXCEPTIONS OR COVENANTS THAT MAY EXIST.
- 4) ONLY SURFACE CONDITIONS ARE SHOWN; NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIPES, SEPTICS, WELLS, ETC.
- 5) THE PROPERTY IN QUESTION IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION THEREOF LYING WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.
- 6) PROPERTY IS SUBJECT TO AN ACCURATE TITLE SEARCH.
- 7) THIS MAP IS INTENDED FOR USE BY ONLY THOSE PARTIES TO WHOM IT IS CERTIFIED AND SHALL BE DEEMED VOID UNLESS APPROVED WITH A RAISED SEAL.

**CERTIFIED TO:**

- 1) Gap View Builders, A New Jersey Partnership.
- 2) Valley National Bank, its successors and/or assigns.
- 3) Ralph A. Grieco, Esq.
- 4) Commonwealth Land Title Insurance Company.

**WARNING**

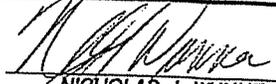
AS PER N.J.A.C. 15:40-3.1 THIS PLAN DOES NOT HAVE A RAISED SEAL. THIS PLAN REFLECTS CONDITIONS AS OF 8/16/06 AND MAY NOT SHOW CURRENT CONDITIONS AS OF 08/17/2006.

**REFERENCES:**  
 1) PRELIMINARY AND FINAL SITE PLAN MOUNT OLIVE BUSINESS CAMPUS, BUILDING No. 2, LOT 5 BLOCK 8300, BY WUNNER ENGINEERING ASSOCIATES, DATED 03-13-2003 AND REVISED TO 03-16-2003.  
 2) FINAL AS-BUILT LOCATION SURVEY LOT 4.04 BLOCK 307 (NOW LOT 5.02 BLK. 8300), BY WUNNER ENGINEERING ASSOCIATES DATED 08-03-1992.

LOCATION SURVEY

**TAX LOT 5.02 BLOCK 8300**

TOWNSHIP OF MOUNT OLIVE  
 MORRIS COUNTY NEW JERSEY

  
**NICHOLAS J. WUNNER** P.E., P.L.S.  
 PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. # 22704  
 PROFESSIONAL PLANNER N.J. LIC. # 1776

**WUNNER ENGINEERING ASSOCIATES**  
 ENGINEERS-LAND SURVEYORS-PLANNERS  
 P.O. BOX 303 SUCCASUNNA, N.J. 07876  
 PHONE # (973) 584-2233 FAX # (973) 584-0848

SCALE: 1" = 40' DESIGNED BY: NJW SHEET  
 DATE: 08-17-2006 SURVEYED BY: L.A. 1 OF 1 FILE #: 88-1658