MIDDLESEX
COUNTY • NJ

Nancy J. Pinkin
Middlesex County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

INSTR # 2021064485
O BK 18440 PG 757 Pgs 757 - 786; (30 pgs)
RECORDED 05/12/2021 03:04:57 PM
NANCY J. PINKIN, COUNTY CLERK BD
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: $325.00

Official Use Only

Date of Document	**Type of Document**
4/30/2021	Deed
First Party Name Hess Corporation	**Second Party Name**
Additional First Parties	**Additional Second Parties**

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block	**Lot**
664.01	1.01
Municipality Woodbridge	**Consideration**

Mailing Address of Grantee
1185 Avenue of the Americas, New York, New York 10036

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.

Original Book	**Original Page**

MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.
This cover page is for use in Middlesex County, New Jersey only.
Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

35

Return Address:
Earth Systems
1625 Highway 71
Belmar, NJ 07719

_____
Instrument Number

IN ACCORDANCE WITH THE FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) AS AMENDED BY THE HAZARDOUS AND SOLID WASTE AMENTMENTS (HSWA) OF 1984 AND N.J.S.A. 58:10B-13, THIS DOCUMENT IS TO BE RECORDED IN THE SAME MANNER AS ARE DEEDS AND OTHER INTERESTS IN REAL PROPERTY.

DEED NOTICE

Prepared by: _____
[Signature]

John Virgie
[Print name below signature]

Recorded by: _____
[Signature, Officer of County Recording Office]

_____
[Print name below signature]

DEED NOTICE

This Deed Notice is made as of the 30th day of April, 2021, by **Hess Corporation ("Hess")** of **1185 Avenue of the Americas, New York, New York** (together with his/her/its/their successors and assigns, collectively "Owner").

1. THE PROPERTY. **Hess** is the owner in fee simple of certain real property designated as Block(s) **664.01** Lot(s) **1.01**, on the tax map of **Woodbridge Township, Middlesex County**; the New Jersey Department of Environmental Protection Program Interest Number (Preferred ID) for the contaminated site which includes this property is **006148**; and the property is more particularly described in Exhibit A, which is attached hereto and made a part hereof (the "Property").

2. REMEDIATION.

i. **John Virgie, LSRP No. 576297** has approved this Deed Notice as an institutional control for the Property, which is part of the remediation of the Property.

ii. N.J.A.C. 7:26C-7 requires the Owner, among other persons, to obtain a soil remedial action permit for the soil remedial action at the Property. That permit will contain the monitoring, maintenance and biennial certification requirements that apply to the Property.

3. SOIL CONTAMINATION. **Hess** has remediated contaminated soil at the Property, such that soil contamination remains at certain areas of the Property that contains contaminants in concentrations that do not allow for the unrestricted use of the Property. Such soil contamination is described, including the type, concentration and specific location of such contamination, and the existing engineering controls on the site are described, in Exhibit B, which is attached hereto and made a part hereof. As a result, there is a statutory requirement for this Deed Notice and engineering controls in accordance with N.J.S.A. 58:10B-13.

4. CONSIDERATION. In accordance with the remedial action for the site which included the Property, and in consideration of the terms and conditions of that remedial action, and other good and valuable consideration, Owner has agreed to subject the Property to certain statutory and regulatory requirements that impose restrictions upon the use of the Property, to restrict certain uses of the Property, and to provide notice to subsequent owners, lessors, lessees and operators of the Property of the restrictions and the monitoring, maintenance, and biennial certification requirements outlined in this Deed Notice and required by law, as set forth herein.

5A. RESTRICTED AREAS. Due to the presence of contamination remaining at concentrations that do not allow for unrestricted use, the Owner has agreed, as part of the remedial action for the Property, to restrict the use of certain parts of the Property (the "Restricted Areas"); a narrative description of these restrictions is provided in Exhibit C, which is attached hereto and made a part hereof. The Owner has also agreed to maintain a list of these restrictions on site for inspection by governmental officials.

5B. RESTRICTED LAND USES. The following statutory land use restrictions apply to the Restricted Areas:

i. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(10), prohibits the conversion of a contaminated site, remediated to non-residential soil remediation standards that require the maintenance of engineering or institutional controls, to a child care facility, or public, private, or charter school without the Department's prior written approval, unless a presumptive remedy is implemented; and

ii. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(12), prohibits the conversion of a landfill, with gas venting systems and or leachate collection systems, to a single family residence or a child care facility.

5C. ENGINEERING CONTROLS. Due to the presence and concentration of these contaminants, the Owner has also agreed, as part of the remedial action for the Property, to the placement of certain engineering controls on the Property; a narrative description of these engineering controls is provided in Exhibit C.]

6A. CHANGE IN OWNERSHIP AND REZONING.

i. The Owner and the subsequent owners, lessors, and lessees, shall cause all leases, grants, and other written transfers of an interest in the Restricted Areas to contain a provision expressly requiring all holders thereof to take the Property subject to the restrictions contained herein and to comply with all, and not to violate any of the conditions of this Deed Notice. Nothing contained in this Paragraph shall be construed as limiting any obligation of any person to provide any notice required by any law, regulation, or order of any governmental authority.

ii. The Owner and the subsequent owners shall provide written notice to the U.S. Environmental Protection Agency (EPA) Region 2 and the N.J. Department of Environmental Protection (Department) on a form provided by the Department and available at www.nj.gov/srp/forms within 30 calendar days after the effective date of any conveyance, grant, gift, or other transfer, in whole or in part, of the Owner's or subsequent owner's interest in the Restricted Area.

iii. The Owner and the subsequent owners shall provide written notice to the EPA and the Department, on a form available from the Department at www.nj.gov/srp/forms, within thirty (30) calendar days after the owner's petition for or filing of any document initiating a rezoning of the Property to residential.

6B. SUCCESSORS AND ASSIGNS. This Deed Notice shall be binding upon Owner and upon Owner's successors and assigns, and subsequent owners, lessors, lessees and operators while each is an owner, lessor, lessee, or operator of the Property.

7A. ALTERATIONS, IMPROVEMENTS, AND DISTURBANCES.

i. The Owner and all subsequent owners, lessors, and lessees shall notify any person, including, without limitation, tenants, employees of tenants, and contractors, intending to conduct invasive work or excavate within the Restricted Areas, of the nature and location of contamination in the Restricted Areas, and, of the precautions necessary to minimize potential human exposure to contaminants.

ii. Except as provided in Paragraph 7B, below, no person shall make, or allow to be made, any alteration, improvement, or disturbance in, to, or about the Property which disturbs any engineering control at the Property without first retaining a licensed site remediation professional. Nothing herein shall constitute a waiver of the obligation of any person to comply with all applicable laws and regulations including, without limitation, the applicable rules of the Occupational Safety and Health Administration.

iii. A soil remedial action permit modification is required for any permanent alteration, improvement, or disturbance and the owner, lessor, lessee or operator shall submit the following within 30 days after the occurrence of the permanent alteration, improvement, or disturbance:

(A) A Remedial Action Workplan or Linear Construction Project notification and Final Report Form, whichever is applicable;

(B) A Remedial Action Report and Termination of Deed Notice Form; and

(C) A revised recorded Deed Notice with revised Exhibits, and Remedial Action Permit Modification or Remedial Action Permit Termination form and Remedial Action Report.

iv. No owner, lessor, lessee or operator shall be required to obtain a Remedial Action Permit Modification for any temporary alteration, improvement, or disturbance, provided that the site is restored to the condition described in the Exhibits to this Deed Notice, and the owner, lessee, or operator complies with the following:

(A) Restores any disturbance of an engineering control to pre-disturbance conditions within 60 calendar days after the initiation of the alteration, improvement or disturbance;

(B) Ensures that all applicable worker health and safety laws and regulations are followed during the alteration, improvement, or disturbance, and during the restoration;

(C) Ensures that human exposure to contamination in excess of the remediation standards does not occur; and

(D) Describes, in the next biennial certification the nature of the temporary alteration, improvement, or disturbance, the dates and duration of the temporary alteration, improvement, or disturbance, the name of key individuals and their affiliations conducting the temporary alteration, improvement, or disturbance, the notice the Owner gave to those persons prior to the disturbance.

7B. EMERGENCIES. In the event of an emergency which presents, or may present, an unacceptable risk to the public health and safety, or to the environment, or an immediate environmental concern, see N.J.S.A. 58:10C-2, any person may temporarily breach an engineering control provided that that person complies with each of the following:

i. Immediately notifies the National Response Center at 1-800-424-8802 and the Department of Environmental Protection of the emergency, by calling the DEP Hotline at 1-877-WARNDEP or 1-877-927-6337;

ii. Hires a Licensed Site Remediation Professional (unless the Restricted Areas includes an unregulated heating oil tank) to respond to the emergency;

iii. Limits both the actual disturbance and the time needed for the disturbance to the minimum reasonably necessary to adequately respond to the emergency;

iv. Implements all measures necessary to limit actual or potential, present or future risk of exposure to humans or the environment to the contamination;

v. Notifies the Department of Environmental Protection when the emergency or immediate environmental concern has ended by calling the DEP Hotline at 1-877-WARNDEP or 1-877-927-6337; and

vi. Restores the engineering control to the pre-emergency conditions as soon as possible; and

vii. Submits to the EPA and the Department of Environmental Protection within 60 calendar days after completion of the restoration of the engineering control, a report including: (a) the nature and likely cause of the emergency; (b) the measures that have been taken to mitigate the effects of the emergency on human health and the environment; (c) the measures completed or implemented to restore the engineering control; and (d) any changes to the engineering control or site operation and maintenance plan to prevent reoccurrence of such conditions in the future.

8. TERMINATION OF DEED NOTICE.

i. This Deed Notice may be terminated only upon recording a EPA/Department-approved Termination of Deed Notice, available at N.J.A.C. 7:26C Appendix C, with the office of the Clerk of Middlesex County, New Jersey, expressly terminating this Deed Notice.

ii. Within 30 calendar days after recording a EPA/Department-approved Termination of Deed Notice, the owner of the property should apply to the Department for termination of the soil remedial action permit pursuant to N.J.A.C. 7:26C-7.

9. ACCESS. The Owner, and the subsequent owners, lessors, lessees, and operators agree to allow the EPA and the Department, its agents and representatives access to the Property to

inspect and evaluate the continued protectiveness of the remedial action that includes this Deed Notice and to conduct additional remediation to ensure the protection of the public health and safety and of the environment if the subsequent owners, lessors, lessees, and operators, during their ownership, tenancy, or operation, and the Owner fail to conduct such remediation pursuant to this Deed Notice as required by law. The Owner, and the subsequent owners, lessors, and lessees, shall also cause all leases, subleases, grants, and other written transfers of an interest in the Restricted Areas to contain a provision expressly requiring that all holders thereof provide such access to the EPA and the Department.

10. ENFORCEMENT OF VIOLATIONS.

i. This Deed Notice itself is not intended to create any interest in real estate in favor of the Department of Environmental Protection, nor to create a lien against the Property, but merely is intended to provide notice of certain conditions and restrictions on the Property and to reflect the regulatory and statutory obligations imposed as a conditional remedial action for this site.

ii. The restrictions provided herein may be enforceable solely by the EPA or the Department against any person who violates this Deed Notice. To enforce violations of this Deed Notice, the EPA and the Department may initiate one or more enforcement actions pursuant to the RCRA as amended by HSWA and N.J.S.A. 58:10-23.11, and N.J.S.A. 58:10C, and require additional remediation and assess damages pursuant to N.J.S.A. 58:10-23.11, and N.J.S.A. 58:10C.

11. SEVERABILITY. If any court of competent jurisdiction determines that any provision of this Deed Notice requires modification, such provision shall be deemed to have been modified automatically to conform to such requirements. If a court of competent jurisdiction determines that any provision of this Deed Notice is invalid or unenforceable and the provision is of such a nature that it cannot be modified, the provision shall be deemed deleted from this instrument as though the provision had never been included herein. In either case, the remaining provisions of this Deed Notice shall remain in full force and effect.

12A. EXHIBIT A. Exhibit A includes the following maps of the Property and the vicinity:

i. Exhibit A-1: Vicinity Map - A map that identifies by name the roads, and other important geographical features in the vicinity of the Property (for example, USGS Quad map, Hagstrom County Maps);

ii. Exhibit A-2: Metes and Bounds Description - A tax map of lots and blocks as wells as metes and bounds description of the Property, including reference to tax lot and block numbers for the Property;

iii. Exhibit A-3: Property Map - A scaled map of the Property, scaled at one inch to 200 feet or less, and if more than one map is submitted, the maps shall be presented as overlays, keyed to a base map; and the Property Map shall include diagrams of major surface topographical features such as buildings, roads, and parking lots.

Attached is Exhibit A.

12B. EXHIBIT B. Exhibit B includes the following descriptions of the Restricted Areas:

i. Exhibit B-1: Restricted Area Map -- A separate map for each restricted area that includes:

(A) As-built diagrams of each engineering control, including caps, fences, slurry walls, (and, if any) ground water monitoring wells, extent of the ground water classification exception area, pumping and treatment systems that may be required as part of a ground water engineering control in addition to the deed notice;

(B) As-built diagrams of any buildings, roads, parking lots and other structures that function as engineering controls; and

(C) Designation of all soil and all upland sediment sample locations within the restricted areas that exceed any soil standard that are keyed into one of the tables described in the following paragraph.

ii. Exhibit B-2: Restricted Area Data Table - A separate table for each restricted area that includes either (A) or (B) through (F):

(A) Only for historic fill extending over the entire site or a portion of the site and for which analytical data are limited or do not exist, a narrative that states that historic fill is present at the site, a description of the fill material (e.g., ash, cinders, brick, dredge material), and a statement that such material may include, but is not limited to, contaminants such as PAHs and metals;

(B) Sample location designation from Restricted Area map (Exhibit B-1);

(C) Sample elevation based upon mean sea level;

(D) Name and chemical abstract service registry number of each contaminant with a concentration that exceeds the unrestricted use standard;

(E) The restricted and unrestricted use standards for each contaminant in the table; and

(F) The remaining concentration of each contaminant at each sample location at each elevation.

Attached is Exhibit B.

12C. EXHIBIT C. Exhibit C includes narrative descriptions of the institutional controls and engineering controls as follows:

i. Exhibit C-1: Deed Notice as Institutional Control: Exhibit C-1 includes a narrative description of the restriction and obligations of this Deed Notice that are in addition to those described above, as follows:

(A) Description and estimated size of the Restricted Areas as described above;

(B) Description of the restrictions on the Property by operation of this Deed Notice; and

(C) The objective of the restrictions.

ii. Exhibit C-2 includes a narrative description of the engineering control(s) as follows:

(A) Description of the engineering control;

(B) The objective of the engineering control; and

(C) How the engineering control is intended to function.

Attached is Exhibit C.

13. SIGNATURES. IN WITNESS WHEREOF, Owner has executed this Deed Notice as of the date first written above.

ATTEST: **Hess Corporation**

By: **Jacqueline Asafu-Adjaye**
Assistant Corporate Secretary

Jacqueline Asafu-Adjaye
[Signature]

By: **Timothy B. Goodell**
Executive Vice President

Tim B. Goodell
[Signature]

STATE OF NEW YORK SS.:
COUNTY OF NEW YORK

I certify that on March 17, **2021**, **Jacqueline Asafu-Adjaye** personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the **Assistant Corporate Secretary of Hess Corporation**, the corporation named in this document;

(b) this person is the attesting witness to the signing of this document by the proper corporate officer who is a **Executive Vice President** of the corporation;

(c) this document was signed and delivered by the corporation as its voluntary act and was duly authorized;

(d) this person knows the proper seal of the corporation which was affixed to this document; and

(e) this person signed this proof to attest to the truth of these facts.

Jacqueline Asafu-Adjaye
[Signature]

JACQUELINE ASAFU-ADJAYE
[Print name and title of attesting witness]

Signed and sworn before me on March 17, **2021**

Tamiko Shinn, Notary Public

[Print name and title]

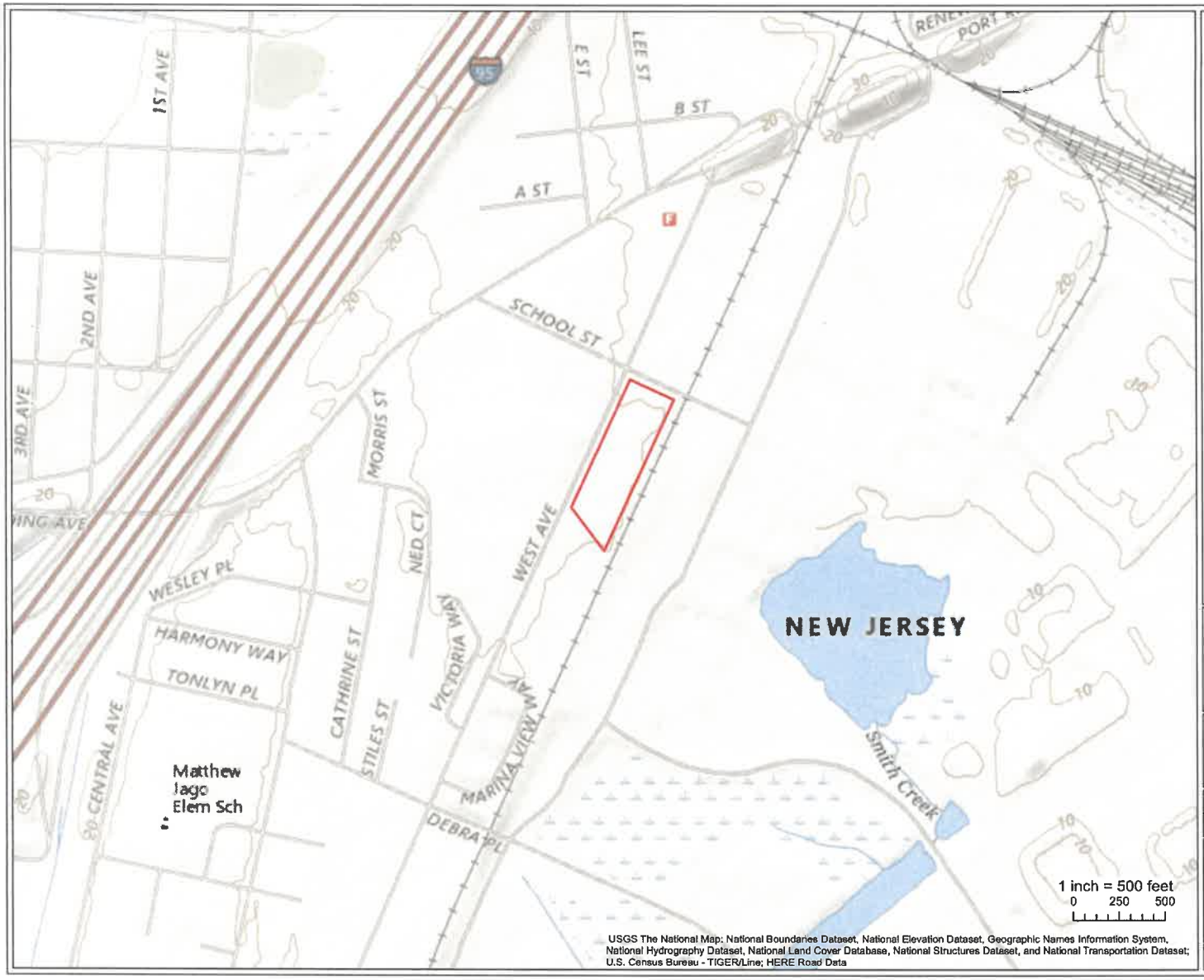
TAMIKO SHINN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01SH6402820
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES JANUARY 13, 2024

EXHIBIT A:

Figure A-1: USGS Map

Figure A-2: Tax Map

Figure A-3: Property Map



USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

LEGEND

Site

N

Notes:
1. Street adjacent to the northern border of the site is incorrectly labeled in the underlying USGS National Map as "SCHOOL ST." The correct street designation according to local tax maps is "MILOS WAY."

FIGURE: Exhibit A-1
USGS Map

QC LABORATORY
835 WEST AVENUE
PORT READING,
MIDDLESEX COUNTY, NEW JERSEY

Project #:	1114J01	**Drawn:**	1/29/2021
SRP PI#:	006148	**Drawn By:**	RC

Earth Systems
Environmental Engineering
1625 Highway 71, Belmar, NJ 07719
T. 732.739.6444 | F. 732.739.0451

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 NJDEP and is not state Authorized. Source: NAD 1983 (2011) New Jersey State Plane FIPS 2900 US FT.

LEGEND

- Site
- Lot Boundary
- Block Boundary
- 1.01 LOT
- 664.01 BLOCK

N

FIGURE: Exhibit A-2
Tax Map

QC LABORATORY
835 WEST AVENUE
PORT READING,
MIDDLESEX COUNTY, NEW JERSEY

Project #:	1114J01	**Drawn:**	1/29/2021
SRP PI#:	006148	**Drawn By:**	RC

Earth Systems
Environmental Engineering
1625 Highway 71, Belmar, NJ 07719
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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 NJDEP and is not state Authorized. Source: NAD 1983 (2011) New Jersey State Plane FIPS 2900 US FT.

DPK CONSULTING
LAND SURVEYORS
Service Without Boundaries™

Date: March 13, 2020
DPK Job No. 20-8716

Description of a Deed Notice Area across Tax Lots 1.01 & 1.02 Block 664.01 in the Township of Woodbridge, Middlesex County, New Jersey.

BEGINNING at a point of intersection of the southeasterly line of West Avenue (66 foot wide right of way per tax map) and the southwesterly line of Milos Way, formerly known as School Street, (60 foot wide Right of Way per tax map) said point having State Plane Grid coordinates, NAD 83 of North: 630,470.9 East: 560,809.7 (US Survey feet) and running; thence,

1. Along Milos Way, South 65° 23' 01" East, 200.00 feet to a point; thence,

2. Along Conrail Railroad, South 24° 36' 59" West, 688.46 feet to a point; thence,

3. Along the dividing line between Tax Lot 1.02 Block 664.01 & Tax Lot 1.02 Block 668, North 36° 57' 09" West, 227.43 feet to a point; thence,

4. Along West Avenue, North 24° 36' 59" East, 580.18 feet to the point and place of BEGINNING.

Containing 126,864 square feet or 2.9124 acres of land, more or less.

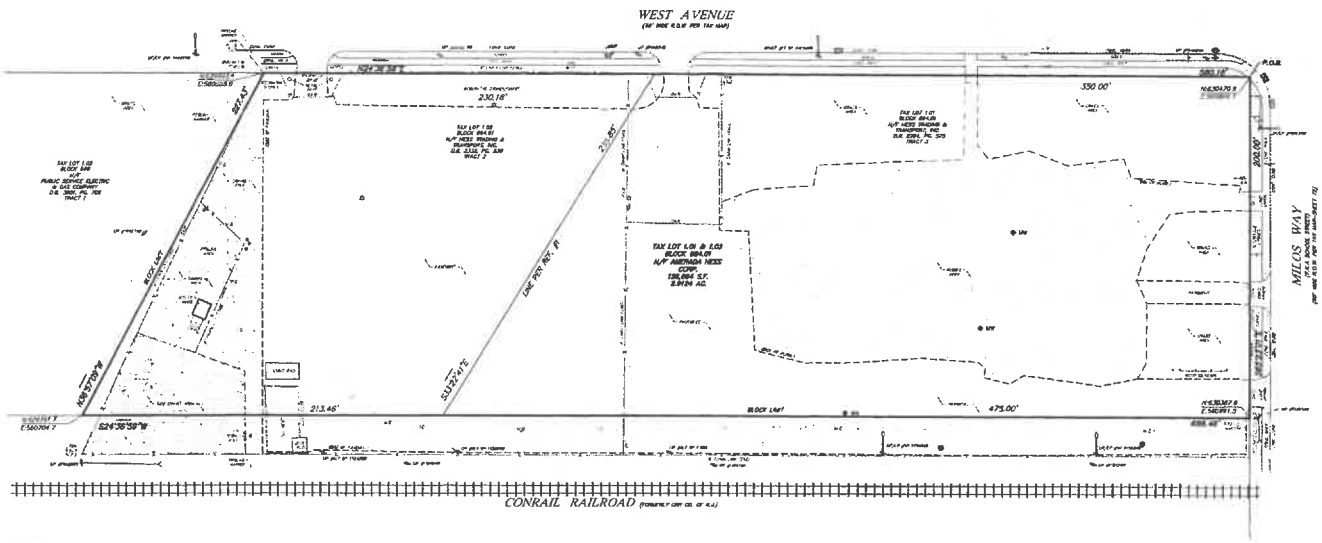
The above description is prepared with reference to a map entitled "Boundary Survey Tax Lots 1.01 & 1.02 Block 664.01 West Avenue & Milos Way Township of Woodbridge, Middlesex County, New Jersey" dated March 13, 2020 prepared by DPK CONSULTING, LLC.

James J. Heiser, PLS
NJ Professional Land Surveyor
License #24GS04331100

DPK Consulting, LLC
220 Old New Brunswick Rd., Suite 201, Piscataway, NJ 08854
P: 732-764-0100 F: 732-764-0990
www.dpkconsulting.net

SYMBOL LEGEND

CONC. MONUMENT FND	FIRE HYDRANT	MAIL BOX	CLEAN OUT		
I.P. / I.B. FND	DEPRESSED CURB	CABLE TV BOX	GAS		
TACK / STAKE FND	LANDSCAPED AREA	TELEPHONE BOX	WATER		
WETLAND FLAG	DETECTABLE WARNING PAD	A/C UNIT	ELECTRIC		
SPOT ELEVATIONS	MANHOLE	TRANSFORMER	TELEPHONE		
TRAFFIC SIGNAL POLE	"S"-INLET	ELECTRIC METER	CABLE TV		
UTILITY POLE	"A"-INLET	GAS METER	TREE		
GUY WIRE	"B"-INLET	WATER METER	SIGN		
LIGHT POLE	"E"-INLET	WATER VALVE	BOLLARD		
UTILITY POLE W/LIGHT	YARD INLET	GAS VALVE	MONITORING WELL		
SIGN	FLARED END SECTION		WELL		



GENERAL NOTES:

1. THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND THOSE OBTAINED THROUGH SUPPLEMENTAL RESEARCH BY DPK. THE DOCUMENTS UTILIZED MAY OR MAY NOT REPRESENT ALL THE TITLE DOCUMENTS RELEVANT TO THE SUBJECT PROPERTY. IT IS STRONGLY SUGGESTED THAT A COMPLETE TITLE SEARCH BE SUPPLIED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
3. THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF FEBRUARY 6, 2020.
4. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. DPK CONSULTING MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. DPK CONSULTING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. DPK CONSULTING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. PREMISES ARE COMMONLY CORNER OF WEST AVENUE & MILOS WAY, WOODBRIDGE, NEW JERSEY.
6. ALSO KNOWN AS LOTS 1.01 & 1.02 IN BLOCK 664.01 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF WOODBRIDGE, MIDDLESEX COUNTY, NEW JERSEY.
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
8. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

MAP REFERENCES:

1. MAP ENTITLED "MAP OF PROPERTY SURVEYED FOR NESS TRADING & TRANSPORT INC. SITUATED IN WOODBRIDGE TOWNSHIP, MIDDLESEX CO. N.J." PREPARED BY CARL F. WHEELER, LS & PE. DATED NOVEMBER 6, 1981, LAST REVISED MARCH 22, 1982

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION	BY	CHKD

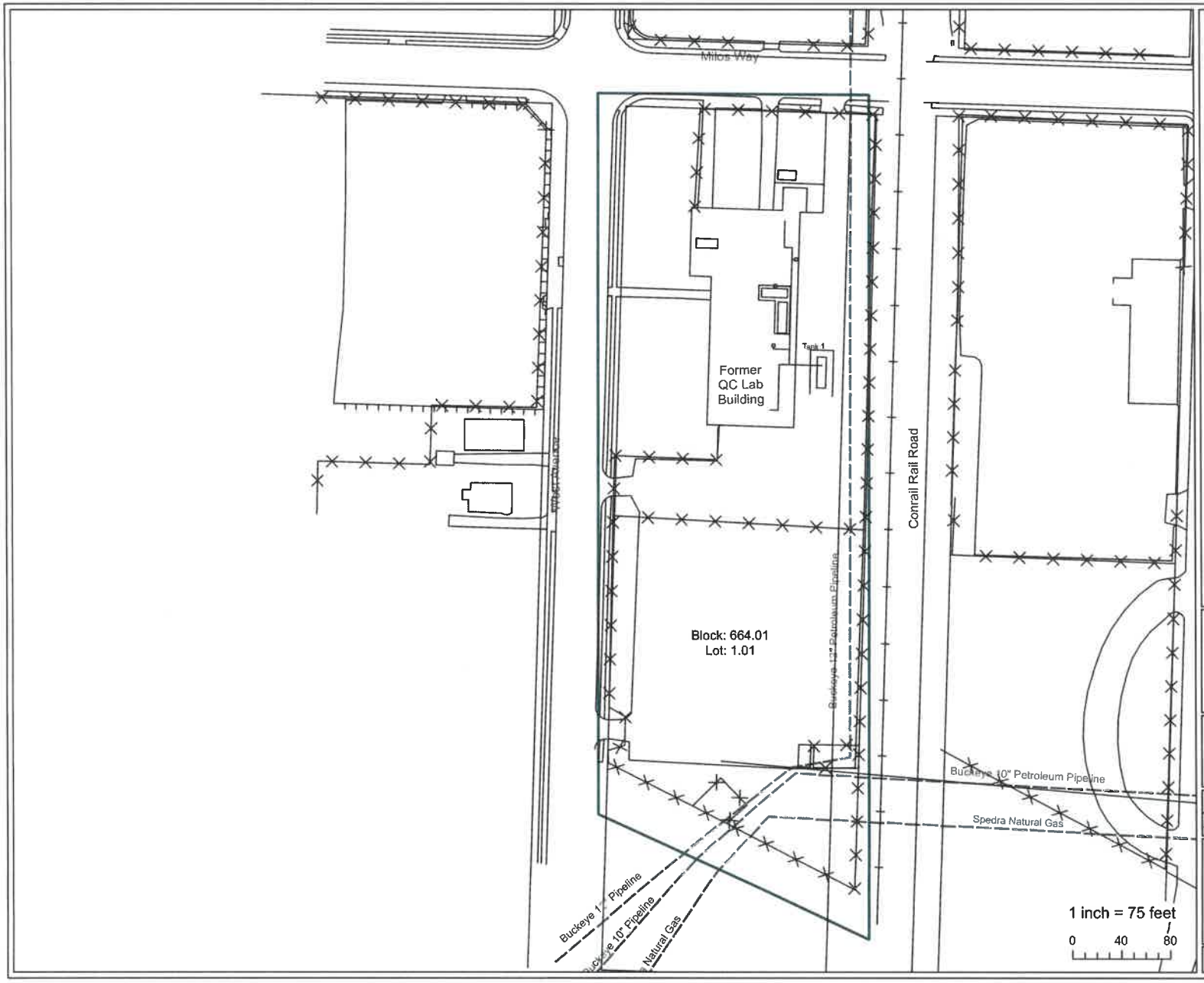
James T. Heiser
Professional Land Surveyor
N.J. Lic. No. 24GS03611700

DRAWN BY: B.D.B.
CHK'D BY: J.J.H.
SCALE: 1" = 30'
DATE: 3/17/2020

DPK CONSULTING
DPK CONSULTING, LLC
1000 CENTRAL AVENUE, SUITE 2
FORT LEE, NEW JERSEY 07024
(201) 947-0700 / (877) 947-0700 / WWW.DPKCONSULTING.COM

BOUNDARY SURVEY
TAX LOTS 1.01 & 1.02
BLOCK 664.01
WEST AVENUE & MILOS WAY
TOWNSHIP OF WOODBRIDGE
MIDDLESEX COUNTY NEW JERSEY

DRAWING FILE: 20-8716BL500
PROJECT NUMBER: 20-8716
SHEET 1 / 1
REV. 0



LEGEND

Deed Notice Boundary

=Third Party Pipelines

N

FIGURE: Exhibit A-3
Property Map

QC LABORATORY
835 WEST AVENUE
PORT READING,
MIDDLESEX COUNTY, NEW JERSEY

Project #:	1114J01	**Drawn:**	2/05/2020
SRP PI#:	006148	**Drawn By:**	AE

Earth Systems
Environmental Engineering
1625 Highway 71, Belmar, NJ 07719
T. 732.739.6444 | F. 732.739.0451

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 NJDEP and is not state Authorized. Source: NAD 1983 (2011) New Jersey State Plane FIPS 2900 US FT.

EXHIBIT B:

Figure B-1A: Capped Area 1

Figure B-1A: Capped Area 2

Figure B-1B: As-Built Diagrams Engineering Controls

Figure B-1C: Capped Area 1 Soil Results

Figure B-1C: Capped Area 2 Soil Results

Table Exhibit B-2: Capped Area 1 Soil Data

Table Exhibit B-2: Capped Area 2 Soil Data

EXHIBIT B

Capped Area Maps

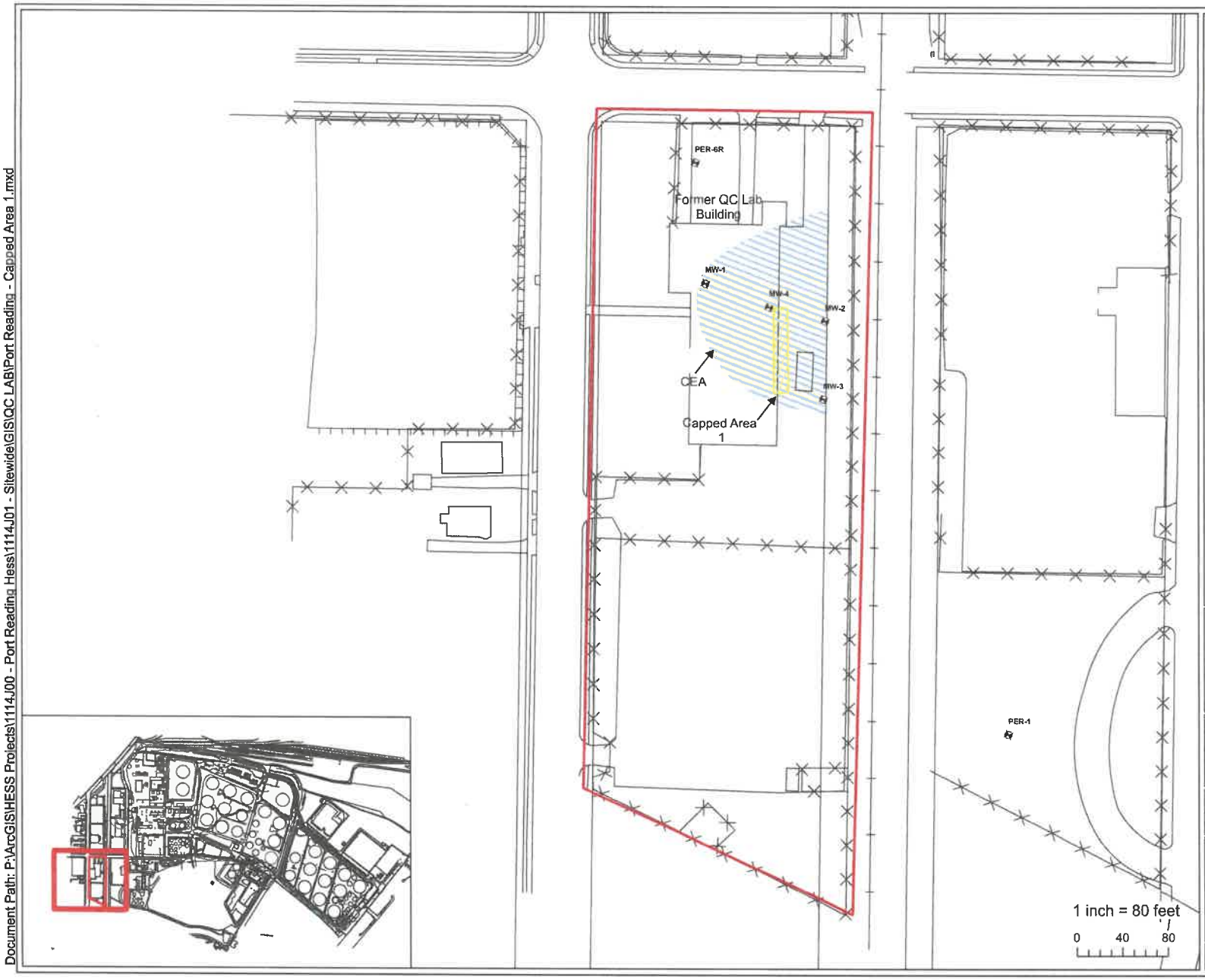
(A) As-built diagram of each engineering control, including the protective caps. **See the attached map identified as Exhibit B-1A.**

(B) Designation of all soil and sediment sample locations within the restricted area that exceed any soil or sediment standard that are keyed into one of the tables described in the following paragraph. **See attached maps identified as Exhibit B-1C and Exhibit B-2.**

Description of Affected Area

Analytical results of soil samples taken from beneath the Capped Area 1 and Capped Area 2 revealed concentrations of metal compounds in excess of NJDEP's unrestricted cleanup criteria for soil.

Document Path: P:\ArcGIS\HESS Projects\1114J00 - Port Reading Hess\1114J01 - Sitewide\GIS\QC LAB\Port Reading - Capped Area 1.mxd



LEGEND

- Deed Notice Boundary
- Capped Area 1
- CEA Boundary

N

NOTE:
Ammonia CEA will be depicted once remainder of the site is characterized.

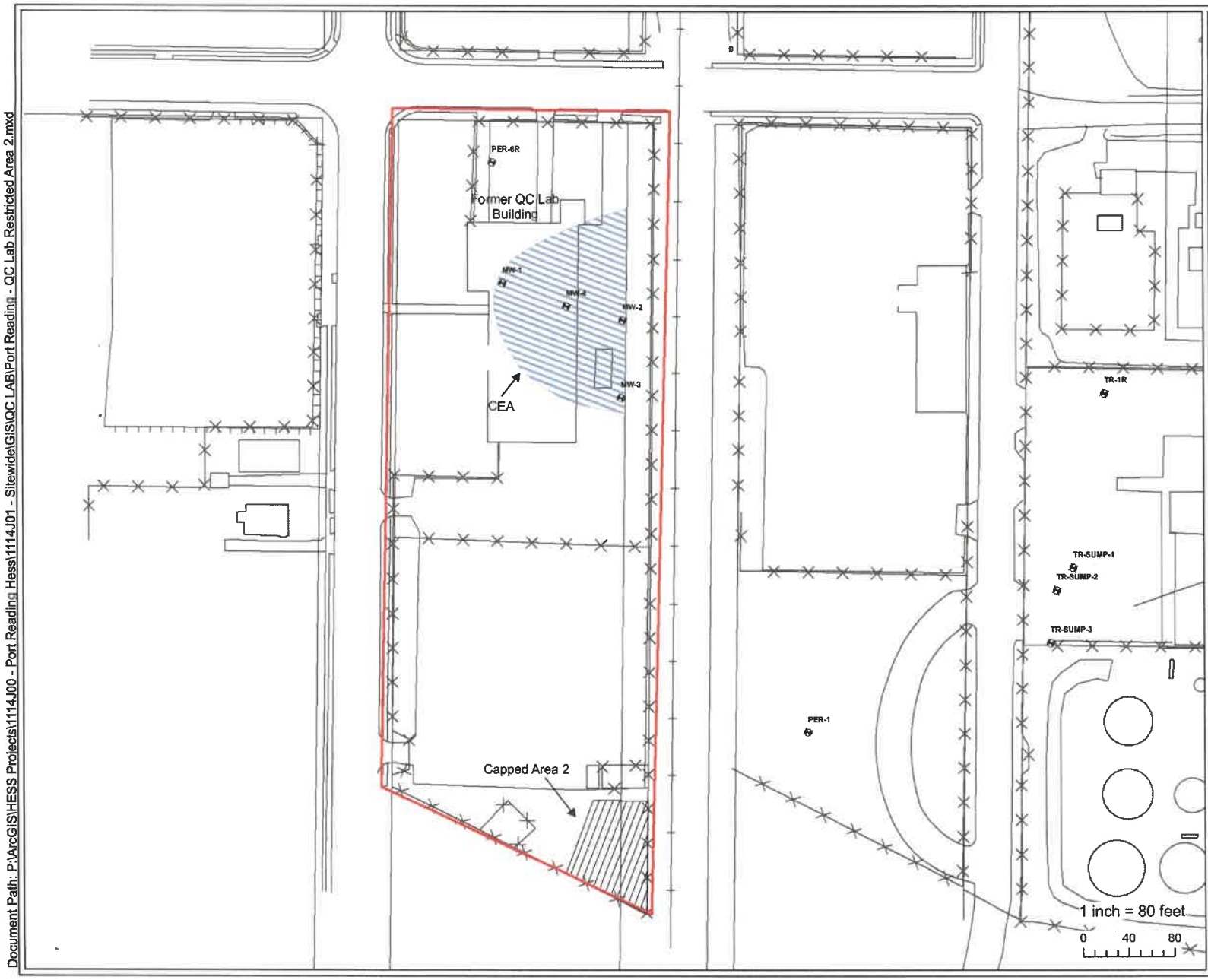
FIGURE: Exhibit B-1A
Capped Area 1

QC LABORATORY
835 WEST AVENUE
PORT READING,
MIDDLESEX COUNTY, NEW JERSEY

Project #:	1114J01	**Drawn:**	10/28/2020
SRP PI#:	006148	**Drawn By:**	AE

Earth Systems
Environmental Engineering
1625 Highway 71, Belmar, NJ 07719
T. 732.739.6444 | F. 732.739.0451

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 NJDEP and is not state Authorized. Source: NAD 1983 (2011) New Jersey State Plane FIPS 2900 US FT.



LEGEND

- Deed Notice Boundary
- Capped Area 2
- CEA Boundary

NOTE;
Ammonia CEA will be depicted once remainder of the site is characterized.

FIGURE: Exhibit B-1A
Capped Area 2

QC LABORATORY
835 WEST AVENUE
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Project #:	1114J01	**Drawn:**	2/05/2020
SRP PI#:	006148	**Drawn By:**	AE

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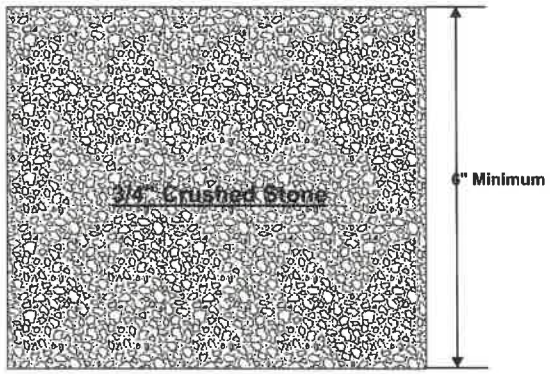
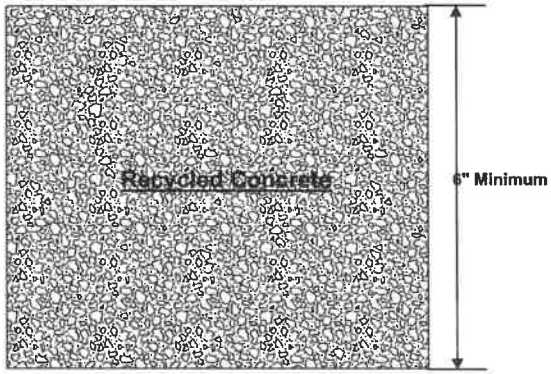
Document Path: P:\ArcGIS\HESS Projects\1114J00 - Port Reading Hess\1114J01 - Sitewide\GIS\QC LAB\Port Reading - QC Lab Restricted Area 2.mxd

CRUSHED STONE CAP



RECYCLED CONCRETE CAP



LEGEND

Scale: 1 inch = 2 inch

N

FIGURE: Exhibit B-1B
As-Built Diagrams
Engineering Controls

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MIDDLESEX COUNTY, NEW JERSEY

Project #:	1114J01	**Drawn:**	4/17/2020
SRP PI#:	006148	**Drawn By:**	KJ

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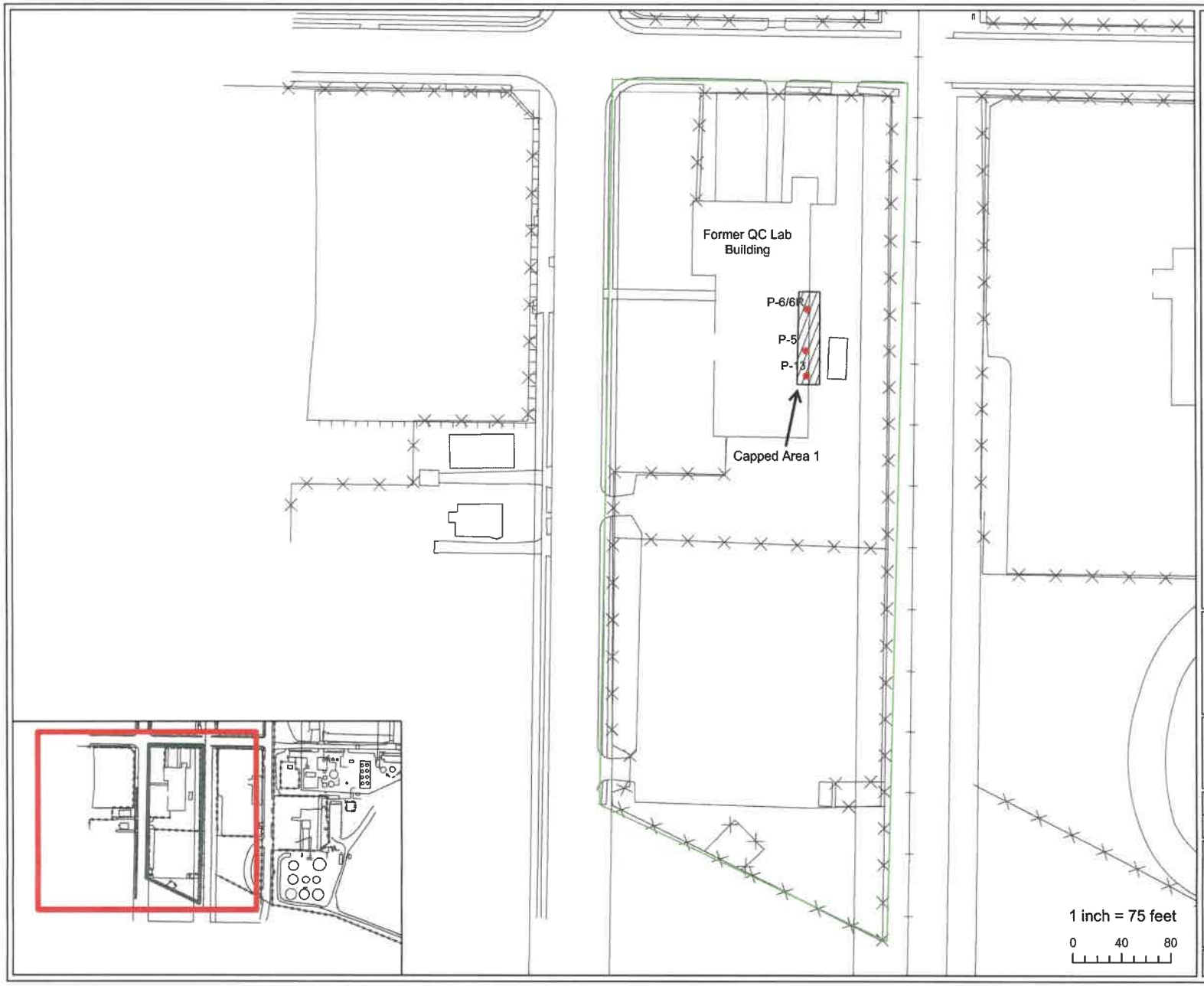

LEGEND

- 2013 Soil Sample Exceedance
- Capped Area 1 - Recycled Concrete Cap
- Deed Notice Boundary

N

FIGURE: Exhibit B-1C
Capped Area 1
Soil Results

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MIDDLESEX COUNTY, NEW JERSEY

Project #:	1114J01	**Drawn:**	2/05/2020
SRP PI#:	006148	**Drawn By:**	AE

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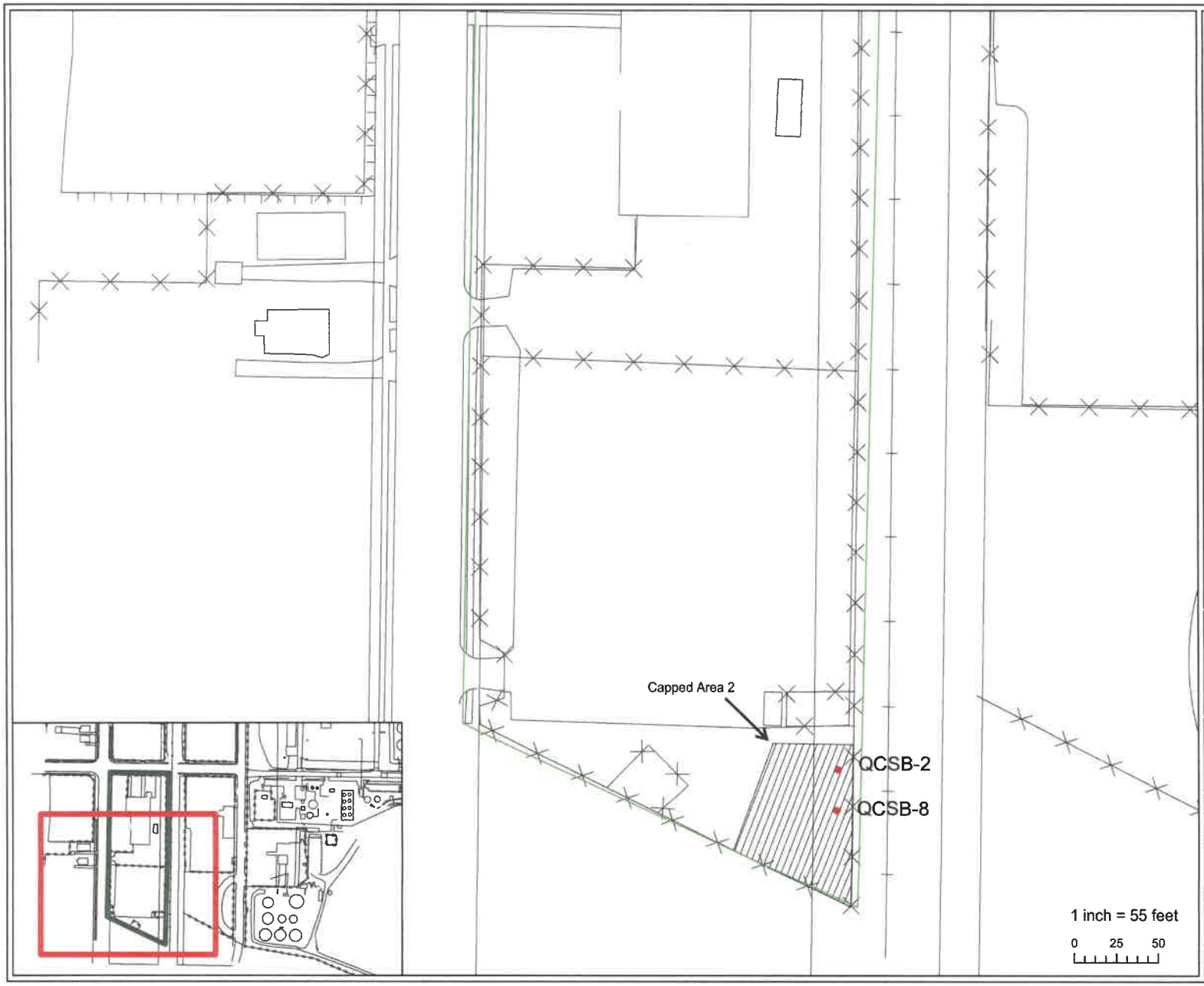

LEGEND

- 2019 Soil Sample Exceedance
- Deed Notice Boundary
- Capped Area 1 - Crushed Stone Cap

N

FIGURE: Exhibit B-1C
Capped Area 2
Soil Results

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Exhibit B-2
Capped Area 1 - Soil Data Table

Client Sample ID:		CAS Number	NJ Non-Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Default Impact to Groundwater Soil Screening (NJAC 7:26D)	P-5	P-6	P-13
Date Sampled:						6/21/2013	6/20/2013	12/17/2013
Matrix:						Soil	Soil	Soil
Sample Depth (ft.)						2.0-2.5	2.0-2.5	2.0-2.5
Sample Elevation (MSL)						18.72-19.22	18.72-19.22	18.72-19.22
Metals Analysis								
Arsenic	mg/kg	7440-38-2	19	19	19	2.6	15.9[a]	**78.7**
Beryllium	mg/kg	7440-41-7	140	16	0.7	0.51	**0.99[a]**	0.68
Lead	mg/kg	7439-92-1	400	800	90	**127**	9.0[a]	7.0

Footnotes:
[a] Associated CCV outside of control limits high, sample was ND.

Exhibit B-2
Capped Area 2 - Soil Data Table

Client Sample ID:		CAS Number	NJ Non-Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	QCSB-2A	QCSB-8
Date Sampled:					4/12/2019	6/20/2019
Matrix:					Soil	Soil
Sample Depth (ft.)					2.5-3.0	3.0-3.5
Sample Elevation (MSL)					16.37-16.87	16.37-16.87
Metals Analysis						
Arsenic	mg/kg	7440-38-2	19	19	108 [c]	44.9

Footnotes:
[c] Elevated detection limit due to dilution required for high interfering element.

EXHIBIT C

Narrative Descriptions of the Institutional Controls and Engineering Controls

EXHIBIT C - 1

Deed Notice as Institutional Control

(A) This deed notice is for the property located in the Township of Woodbridge, Middlesex County, New Jersey and identified as Block 664.01, Lot 1.01. The deed notice is for the entire lot which totals approximately 145,463 square feet (3.34 acres) and is further identified in Exhibits A and B.

(B) The following statutory land use restrictions apply to the Restricted Areas:

i. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(10), prohibits the conversion of a contaminated site, remediated to non-residential soil remediation standards that require the maintenance of engineering or institutional controls, to a child care facility, or public, private, or charter school without the Department's prior written approval, unless a presumptive remedy is implemented; and

(C) Hess' remedial action minimized exposure of contaminants to humans and the environment through the use of an institutional control.

The objective of the institutional control is to restrict the use of the property containing levels of contaminants above unrestricted use standards.

EXHIBIT C-2

Narrative Description of Engineering Control

The remedial action on Block 664.01, Lot 1.01 includes engineering controls consisting of recycled concrete over Capped Area 1 and crushed stone over Capped Area 2.

(A) Engineering Control Description:

General Description of the Recycled Concrete:

The recycled concrete is present over a portion of the northern area of the property, including Capped Area 1. The recycled concrete cap consists of the following:

- A layer of recycled concrete 6-inches in thickness.

General Description of the Crushed Stone:

The 3/4-inch crushed stone is present over the area identified as Capped Area 2. The crushed stone cap consists of the following:

- A layer of 3/4-inch crushed stone 6-inches in thickness.

(B) The objective of the engineering control:

The objective of the engineering control is to cap soil containing metal exceedances while preventing direct contact or exposure to contaminants by creating a physical barrier to exposure and limiting the potential impact to the environment.

(C) How the engineering control is intended to function:

The engineering control prevents direct contact and the generation of fugitive dust.

(D) Description of the operation and maintenance:

(1) the Property owner during its ownership and by each subsequent Property owner during its ownership will conduct periodic inspections of the cap to determine its integrity, operability, and effectiveness;

(2) the Property owner during its ownership and by each subsequent Property owner during its ownership shall verify that the cap is operating as designed and remains protective of public health and safety and the environment including identifying conditions that may be the result of a problem with the pavement. The conditions may include the following: observance of any potholes resulting in exposure of the underlying soil; and observance of an area where settlement has occurred;

(3) the Property owner during its ownership and by each subsequent Property owner during its ownership will ensure that each alteration, excavation or disturbance of the cap is timely and appropriately addressed to maintain the integrity of the engineering control:

(4) the Property owner during its ownership and by each subsequent Property owner during its ownership will inspect and maintain the engineering control to ensure its integrity remains so that the remedial action continues to be protective of the public health and safety and of the environment;

(5) the Property owner during its ownership and by each subsequent Property owner during its ownership will maintain a record of the self-inspection dates, name of the inspector, results of the inspection and condition(s) of this engineering control;

(6) Any additional sampling necessitated by the requirements of any new standards or applicable regulations shall be conducted accordingly.

(E) **The biennial certification** will include the following: (1) monitoring report that describes the specific inspection activities conducted in support of the biennial certification to ensure the protectiveness of the remedial action that includes this Deed Notice; (2) an explanation that the engineering controls continue to operate as designed; and (3) the remedial action that includes the engineering control continues to be protective of the public health and safety and of the environment.

Engineering Controls Maintenance/Repair Schedule

Maintenance/Repair Schedule

Periodic monitoring and maintenance by the Property owner during its ownership and by each subsequent Property owner during its ownership will be implemented to ensure the integrity of the cap and will include at a minimum:

1. Annual inspections of the cover systems to verify their integrity and effectiveness.

2. Any changes to land use are subsequently reported to NJDEP.

3. Ensure that the current land use on the property is consistent with the Deed Notice.

4. The property is in compliance with the requirements of applicable regulation and any new standards that may be developed.

5. Any additional sampling necessitated by the requirements of any new standards, regulations, or laws shall be conducted accordingly.

A specific monitoring schedule will be implemented as part of the routine maintenance of the site. Any breaches in the integrity of the caps identified during routine inspections will be repaired accordingly. Necessary repairs will be implemented within a reasonable timeframe, not to exceed 30 days.

Cap Disturbance
In the event that the cap is disturbed as a result of utility installation/repair or other work below the cap, the cap will be restored.

Monitoring and Compliance
Pursuant to N.J.S.A. 58:10B-13.1, Hess and the Successors shall conduct monitoring for compliance and effectiveness of the institutional control and engineering controls specified in this document and submit a biennial certification to the Department every two years in writing that the institutional and engineering controls are being properly maintained and continue to be protective of public health and safety and the environment. Any such biennial certification shall include the information relied upon to determine that no changes have occurred. The biennial certification will include the following: (1) A monitoring report that describes the specific activities conducted pursuant to the inspections and conducted in support of the biennial certification of the protectiveness of the remedial action that includes this Deed Notice; (2) a statement that the land use at the property is consistent with the restrictions in the Deed Notice; and (3) ensure that the remedial action that includes this Deed Notice continues to be protective of the public health and safety of the environment.