UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION II

Access Agreement

I, Helen Kramer, am the owner of the parcels of real property identified on the Gloucester County Tax Map as Block 6 Lot 1 and Block 5 Lot 14 located in Mantua Township and Block 1304 Lot 10 located in East Greenwich Township, Gloucester County, New Jersey (hereinafter referred to as the "Properties").

By execution of this Access Agreement, I hereby consent to access for officials and authorized representatives, agents, contractors and subcontractors of the United States Environmental Protection Agency ("USEPA") (including officials and representatives of the New Jersey Department of Environmental Protection) to enter onto and move about certain areas of the Properties needed for the remedial action at the Helen Kramer Landfill Superfund Site (the "Site"), as indicated in Attachment A and described in Attachment B hereto, and to perform certain activities on the Properties which are authorized by the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended, 42 U.S.C. §9601 et seq. ("CERCLA").

I understand that the work which will be performed on a portion of Block 6, Lot 1 (Parcel 19, as shown in Attachment A) will include the following activities: installation of a slurry wall; installation of a cap; installation of an access road and fence; installation of wells; relocation and/or removal of existing structures; disturbance and removal of vegetation; installation of a surface water collection system; and other activities authorized under CERCLA.

I understand that, consistent with the response activities described herein, the USEPA or its representatives will relocate the residence of Mr. Emil G. Kuss, a mobile home presently situated on Block 6 Lot 1, to another location on my property which location I agree to specify in writing prior to August 31, 1989, to the USEPA official signing below.

I understand that another portion of Block 6, Lot 1, and a portion of Block 1304 Lot 10 (Parcel 18, as shown in attachment A) will be needed for the construction of the remedial action, as the location of an access road to the landfill. I understand that a portion of Block 5 Lot 14 (Parcel 17, as shown in attachment A) will also be needed for the construction of the remedial action. The following activities, among others, will be performed in this area: installation of structures for the storage of equipment; storage of materials needed for construction; installation of facilities for personnel during

construction; and other activities authorized under CERCLA.

I understand that, consistent with the response activities described herein, USEPA or its representatives may dispose of any structures, fixtures/appurtenances and/or personal property which remain on Parcels 17, 18 or 19 after August 30, 1989 except as otherwise designated by EPA in writing. I agree that such structures, fixtures/appurtenances and/or personal property remaining on Parcels 17, 18 or 19 after August 30, 1989 may be considered abandoned except as otherwise designated by EPA in writing.

I understand that only those persons authorized by USEPA will be given access to Parcels 17, 18 or 19 (which will be fenced) for the period beginning with the construction of the remedial action, until the completion of response actions at the Site, and that I will be allowed no access to these parcels. I further understand that the period of response actions at the site is currently estimated to be approximately three (3) years for Parcels 17 and 18, and at least thirty (30) years for Parcel 19.

I understand that USEPA will make all reasonable efforts to minimize any disturbance or inconveniences to the businesses and residences in the area, including, in the areas needed only for the duration of construction, taking steps to restore the ground to its pre-existing condition.

I agree that, in the event of any conveyance by me, or by my successors and assigns, of an interest in any of the Properties, I will convey the interest so as to insure continued access by USEPA and/or its representatives for the purpose of carrying out response activities pursuant to CERCLA, and that any such conveyance shall restrict the use of said Properties so that the use will not interfere with continued access and response actions by USEPA and/or its representatives. I further agree that I will notify in writing the representative of USEPA signing this Access Agreement below at least thirty (30) days before any conveyance of an interest in any of the Properties and to notify the other parties involved in the conveyance prior to the transfer of the provisions of this Access Agreement.

I, Helen Kramer, as owner of the aforementioned Properties, hereby authorize USEPA officials and its duly authorized agents to enter onto the Properties and to perform the activities noted above.

I agree and acknowledge that it is my intent to bind my heirs, successors and assigns to all aspects of this Access Agreement.

I acknowledge that I have received good and sufficient consideration for entering into this Access Agreement, to wit: all response actions, being taken by USEPA to prevent, mitigate and otherwise reduce the threat of harm to human health, welfare or the environment presently existing or threatened upon the Properties.

I understand that this agreement does not affect in any manner any liability I may have to the United States for response costs relating to the site.

Helen Kramer — Aug 14, 1989

Mrs. Helen Kramer, owner — Date

STATE OF NEW JERSEY, COUNTY OF Glaucester) ss:

I certify that on 8/14/89, 1989, Mrs. Helen Kramer personally came before me and acknowledged under oath, to my satisfaction, that this person:

(a) is named in and personally signed this document; and

(b) signed, sealed and delivered this document as her free and voluntary act and deed.

MILDRED F. FAY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 23, 1990

Mildred F. Fay

ACCEPTANCE AND ACKNOWLEDGEMENT

This Access Agreement is to take effect on the date it is executed by the Director, Emergency and Remedial Response Division, USEPA Region II, whose address is 26 Federal Plaza, New York, New York 10278.

IN WITNESS WHEREOF, the United States Environmental Protection Agency has caused this instrument to be executed through the Director of the Emergency and Remedial Response Division, USEPA Region II.

Steph D. Luftig — 8/15/89

Stephen D. Luftig, Director, — Date
Emergency and Remedial Response Division
Region II
U.S. Environmental Protection Agency

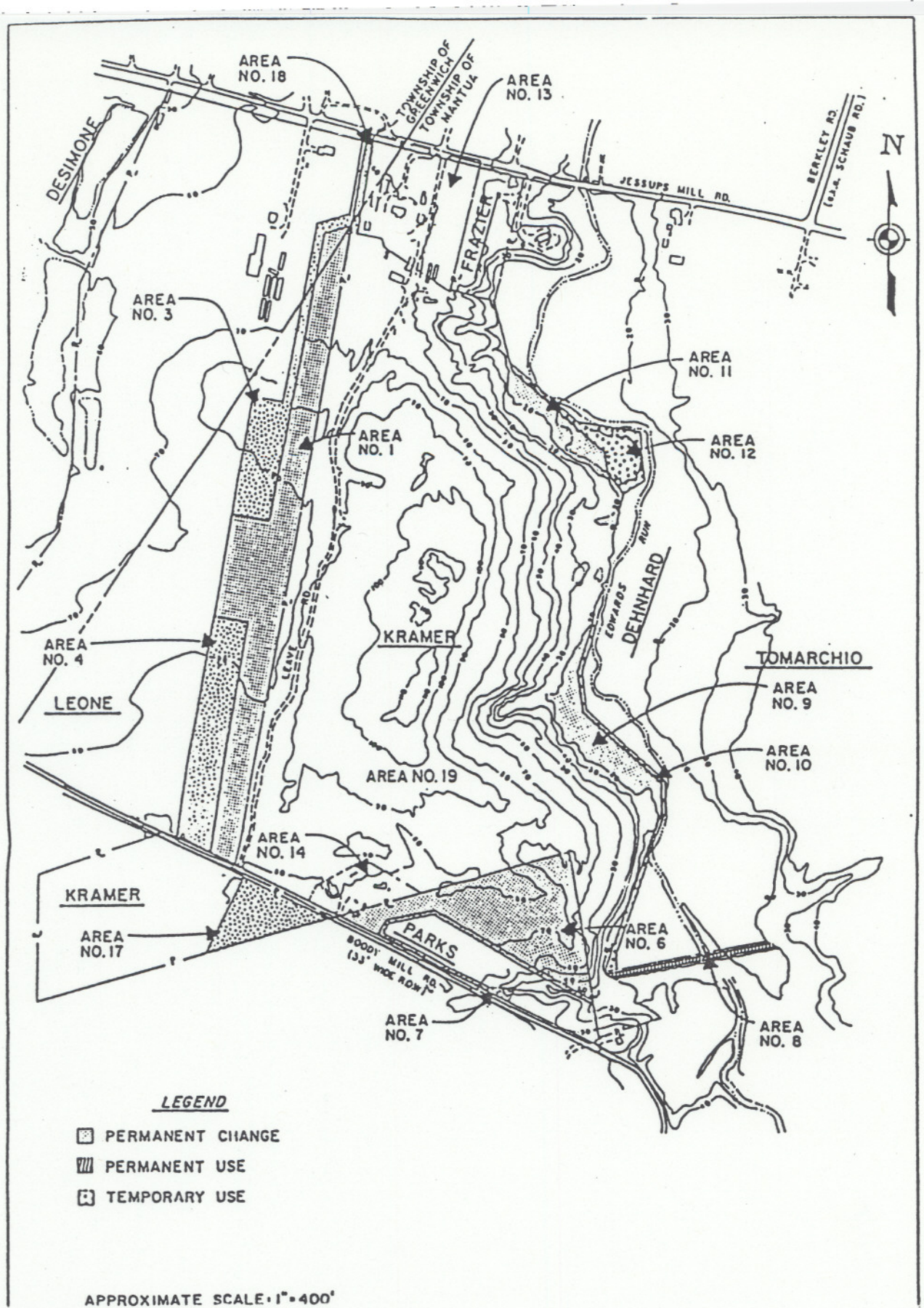
UNITED STATES)
STATE OF NEW YORK) ss:
COUNTY OF NEW YORK)

On this 15th day of August, 1989, there appeared personally before me, the undersigned Notary, Stephen D. Luftig, known to me to be the Director of the Emergency and Remedial Response Division of the U.S. Environmental Protection Agency, Region II, and he acknowledged that he signed the foregoing Access Agreement in a representative capacity as the free and voluntary act and deed of the U.S. Environmental Protection Agency, Region II for the uses and purposes therein mentioned. Given under my hand and official seal the day and year stated above.

My Commission Expires: August 31, 1991

Robin Moses
NOTARY PUBLIC in and for
the State of New York
address 26 Federal Plaza
New York, N.Y. 10278

ROBIN MOSES
Notary Public, State of New York
No. 4657854
Qualified in New York County
Certificate filed in New York County
Commission Expires ~~March 30, 19~~ August 31, 1991



URS	URS Company, Inc. CONSULTING ENGINEERS NEW YORK NEW JERSEY	HELEN KRAMER PROPERTY USE REQUIREMENT

PARCEL NO. 17

HELEN KRAMER

All that certain tract of land situate in the Township of Mantua, County of Gloucester, and State of New Jersey, bounded and described as follows:

Commencing at a point in the centerline of Boody Mill Road (Pine Mill Road) (33 feet wide), said point being the northeasterly corner of the second tract of land conveyed to Helen Kramer in Book 913 of Deeds at Page 246, et.al., and recorded on August 6, 1958 in the Clerks Office of Gloucester County, said point also being the northwesterly corner of land now or formerly of Concetta Landolfi;

Thence South 71°-40'-47" West, along the southeasterly line of Kramer, being the northwesterly line of Landolfi, 23.01 feet to a point on the southerly line of said Boody Mill Road and the POINT OF BEGINNING;

Thence South 71°-40'-47" West, along said southeasterly Kramer line, 573.91 feet to a point;

Thence through the said lands of Kramer, North 27°-29'-41" East, 411.54 feet to a point on the said southerly line of Boody Mill Road;

Thence along said southerly line of Boody Mill Road, South 62°-30'-19" East, 400.00 feet to the POINT OF BEGINNING;

Containing 1.890 acres of land, more or less.

PARCEL NO. 18

HELEN KRAMER

All that certain tract of land situate in the Township of East Greenwich, County of Gloucester, and State of New Jersey, bounded and described as follows:

Commencing at a point in the center of the right of way of Jessups Mill Road (50 feet wide), said point being distant westerly 1960.13 feet (1925.94 feet called) from a nail found at the intersection of the centerline of Berkley Road (50 feet wide) with the centerline of said Jessups Mill Road; said point of commencing being the northeasterly corner of lands conveyed to Joseph Leone and Rosalie Leone, his wife, in Book 1025 of Deeds, page 282 and recorded on November 27, 1961 in the Clerk's Office of Gloucester County and also being the northwesterly corner of lands conveyed to Helen Kramer in Book 913 of Deeds, page 246, et. al. and recorded on August 6, 1958 in said Clerk's Office.

Thence South 10°-51'-00" West, 25.02 feet to a found 3" x 3" concrete monument with a brass rod found in the southerly right of way of Jessups Mill Road and the POINT OF BEGINNING;

Thence South 10°-51'-00" West, along the said westerly line of Kramer, 409.74 feet to a point;

Thence through the said lands of Kramer the following two (2) courses and distances:

1) South 79°-09'-00" East, 25.00 feet to a point, said point being the most westerly southerly corner of Remainder Tract A, Parcel 13;

thence 2) North 10°-51'-00" East, along the westerly line of said Parcel 13, 408.63 feet to a point on the said southerly line of Jessups Mill Road;

Thence North 76°-36'-30" West, along said southerly line 25.02 feet to the POINT OF BEGINNING.

Containing 0.235 acres, more or less.

PARCEL 19

LANDFILL TRACT

HELEN KRAMER

All that certain parcel or tract of land situate partly in the Township of East Greenwich and principally in the Township of Mantua, County of Gloucester, and State of New Jersey, bounded and described as follows:

COMMENCING at a point in the center of the right of way of Jessups Mill Road (50 feet wide), said point being distant westerly 1960.13 feet (1925.94 feet called) from a nail found at the intersection of the centerline of Berkley Road (50 feet wide) with the centerline of said Jessups Mills Road; said point of commencing also being North 10°-51'-00" East 25.02 feet from a found 3" x 3" concrete monument with a brass rod in the southerly right of way of said Jessups Mill Road; said point of commencing further being the northeasterly corner of lands conveyed to Joseph Leone and Rosalie Leone, his wife, in Book 1025 of Deeds, page 282 and recorded on November 27, 1961 in the Clerk's Office of Gloucester County and also being the northwesterly corner of lands conveyed to Helen Kramer in Book 913 of Deeds, page 246, et. al. and recorded on August 6, 1958 in said Clerk's Office.

THENCE South 10°-51'00" West, along the westerly line of said Kramer lands, 434.76 feet to the POINT OF BEGINNING;

THENCE South 10°-51'-00" West, along the westerly line of Kramer lands, 2898.18 feet to a 5/8" iron rod with a URS Co., Inc., 2" diameter aluminum cap stamped "COR 17.22 SW" set in the northerly line of Boody Mill Road, also known as Pine Mill Road (33 feet wide);

THENCE South 62°-30'-19" East, along the said northerly line of Boody Mill Road, 370.21 feet to a point;

THENCE through the said lands of Kramer the following four (4) courses and distances:

1) North 27°-29'-41" East, 75.00 feet to a point;

thence 2) North 61°-03'-09" East, 207.21 feet to a point;

thence 3) South 90°-00'-00" East, 46.00 feet to a point;

thence 4) South 62°-30'-19" East, 261.02 to a point on the northwesterly line of lands conveyed to James E. Parks and Jacklyn R. Parks, his wife, in Book 1622 of Deeds at page 11 and recorded on June 19, 1987 in the Clerk's Office of Gloucester County, said line also being a southerly line of lands conveyed to Helen Kramer in Book 913 of Deeds at page 246 et. al. and recorded on August 6, 1958 in said Clerk's Office;

THENCE North 71°-40'-47" East, 677.45 feet to a 3" x 3" concrete monument with a brass rod found for an interior corner of said lands conveyed to Kramer and the northeasterly corner of said lands conveyed to Parks;

THENCE South 12°-03'-18" East a total distance of 613.80 feet with the following passing calls:

at 497.05 feet passing a found 1-1/2" pinched top pipe;

and continuing said total distance to a 5/8" iron rod with a URS Co., Inc. 2" diameter aluminum cap stamped

"PROP COR" set for an angle point in the said lands conveyed to Kramer;

THENCE South 11°-16'-37" East a total distance of 278.34 feet with the following passing calls:

at 205.01 feet passing the southeasterly corner of said lands conveyed to Parks, also being an interior corner of lands conveyed to Frank V. Federico and Mary E. Federico, his wife, in Book 1467 of Deeds, page 904 and recorded on May 12, 1983 in said Clerk's Office;

and continuing said total distance to a 5/8" iron rod with a URS Co., Inc. 2" diameter aluminum cap stamped "PROP COR" set for corner of said lands conveyed to Kramer and also being an interior corner of said lands conveyed to Federico;

THENCE North 64°-13'-23" East 272.44 feet along the common line of said lands conveyed to Kramer and said lands conveyed to Federico to its intersection with "the westerly edge of the Mill Pond at the line of a full head of water" as described in said Kramer Deed (approximately elevation 20 NGVD), said point being an interior corner of the said lands conveyed to Kramer and also being the southwesterly corner of lands conveyed to Matthew D. Dehnhard in Book 1511 of Deeds, page 186 and recorded on March 12, 1985 in said Clerk's Office;

THENCE generally in a northerly and westerly direction along the said "westerly edge of the Mill Pond .....", being the common line of said lands conveyed to Kramer and said lands conveyed to Dehnhard, to a 5/8" iron rod with a URS Co., Inc. 2" diameter aluminum cap stamped "PROP COR" set for corner, said point being an interior corner of said lands conveyed to

Kramer and lying in the westerly line of said lands conveyed to Dehnhard and also being the southeasterly corner of lands conveyed to Herbert Frazier and Anna Frazier, his wife, in Book 1260 of Deeds, page 571 and recorded on April 15, 1974 in said Clerk's office;

THENCE North 76°-21'-30" West 191.41 feet to a 5/8" iron rod with a URS Co., Inc. 2" diameter aluminum cap stamped "PROP COR" set at an interior corner of said land conveyed to Kramer and being the southwesterly corner of said lands conveyed to Frazier;

THENCE through the said lands of Kramer the following four (4) courses and distances:

1) South 13°-38'-30" East, along the southerly extension of the said westerly line of Frazier, 8.01 feet to a point;

thence 2) North, 58°-41'-16" West, 352.54 feet to a point;

thence 3) North, 07°-09'-00: West, 41.39 feet to a point;

thence 4) North 79°-09'-00" West, 134.60 to the POINT OF BEGINNING;

Containing 82.58 acres, more or less.