

66 Glen Avenue, Glen Rock, New Jersey 07452
Tel: (201) 444-9784, ext. 121
Fax: (201) 670-9788

PetroScience, Inc.
Environmental Consulting and
Remediation Services

Letter of Transmittal – via Email

To: Bureau of Case Assignment & Initial Notice
Contaminated Site Remediation & Redevelopment
NJ Department of Environmental Protection
401-05H, PO Box 420
Trenton, New Jersey 08625-0420
Email: srp_submissions@dep.nj.gov

From: Edward W. Redfield
General Manager

Re: Remedial Action Protectiveness / Biennial Certification Form – Soil
Elektromek Company
316 20th Street
Block 119, Lot 1
Carlstadt, New Jersey 07072
NJDEP PI No.: G000003390, RAP210001
PSI Project No. PS1225H

Date 03-28-2025

Cc: Carlstadt Borough Clerk – via Certified Mail
500 Madison St, Carlstadt, NJ 07072
(Hard Copy Only)

Bergen County Clerk – via Certified Mail
1 Bergen County Plaza, Hackensack, NJ 07601
(Hard Copy Only)

Carlstadt Borough Health Department – via Certified Mail
500 Madison St, Carlstadt, NJ 07072
(Hard Copy Only)

Bergen County Department of Health Services – via Certified Mail
1 Bergen County Plaza, Hackensack, NJ 07601
(Hard Copy Only)

316 20th Street, LLC – via electronic delivery

Enclosed please the updated Remedial Action Protectiveness / Biennial Certification Form – Soil compiled regarding the above referenced NJDEP Site Remediation Case.

The same report was emailed to your office yesterday without the Responsible Party signature due to an oversight. The attached report includes the fully executed form.

Thank you for your time and consideration. If you have any questions or comments, or require additional information, please do not hesitate to contact me at (201) 444-9784 ext. 121.



New Jersey Department of Environmental Protection
Contaminated Site Remediation & Redevelopment

**SOIL REMEDIAL ACTION PROTECTIVENESS/
BIENNIAL CERTIFICATION FORM**

Date Stamp
(For Department use only)

SECTION A. SITE NAME AND LOCATION

Site Name: Elektromek Company

List all AKAs: _____

Street Address: 316 20th Street

Municipality: Carlstadt (Township, Borough or City)

County: Bergen Zip Code: 07072

Program Interest (PI) Number(s): G000003390

Soil Remedial Action Permit (RAP) Number: RAP210001

SECTION B. FEES

- ☒ Soil Remedial Action Protectiveness/Biennial Certification Form for a Soil RAP (No Fee)
- Have all outstanding Soil RAP annual fees been paid?..... ☒ Yes ☐ No
- ☐ Post-NFA Cases (Sites without a Soil RAP): Soil Remedial Action Protectiveness/Biennial Certification Form:

Note: A Soil RAP Initial Application is required to be submitted with this form. Please see the Compliance Notice: Post-NFA cases requiring remedial action permits, which includes the fee breakdown:
https://www.nj.gov/dep/srp/enforcement/post_nfa_compliance_notice.pdf.

	Effective on or Before June 30, 2024	Effective July 1, 2024
Without engineering control	\$5,770	\$6,295
With engineering control	\$5,880	\$6,405

SECTION C. FEE BILLING CONTACT PERSON

- ☐ Changed Since Last Submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form

Date of RAP Contact Information Change Form Submission: _____

Business Name: 316 20th Street, LLC

First Name of Contact: Burt Last Name of Contact: Wiand

Title: Court Appointed Receiver for EA SIP, LLC

Phone Number: (727) 235-6769 Ext.: _____ Fax: _____

Mailing Address: 114 Turner Street

Municipality: Clearwater State: Florida Zip Code: 33756

Email Address: burt@burtonwwiandpa.com

SECTION D. PERSON(S) RESPONSIBLE FOR CONDUCTING THE REMEDIATION

1. Has the mailing address changed for the Person Responsible for Conducting the Remediation that is currently listed on the Soil RAP for the site?..... ☐ Yes ☒ No
- If "Yes", provide the date of the Soil RAP Modification Application submission: _____
2. Has the Contact Person/Information changed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form?..... ☐ Yes ☒ No
- If "Yes", provide the date of the RAP Contact Information Change Form submission: _____

SECTION E. CURRENT OWNER(S) OF THE SITE

1. Has the Property Owner changed from what is currently listed on the Soil RAP for the site? ☐ Yes ☒ No
If "Yes", provide the date of the RAP Transfer/Change of Property
Ownership Application submission:
2. Has the mailing address changed for the Property Owner that is currently listed
on the Soil RAP for the site? ☐ Yes ☒ No
If "Yes", provide the date of the Soil RAP Modification Application submission:
3. Has the Contact Person/Information changed since the last submittal of the
Soil Remedial Action Protectiveness/Biennial Certification Form? ☐ Yes ☒ No
If "Yes", provide the date of the RAP Contact Information Change Form submission:

SECTION F. ATTACHED DOCUMENTS

Attach electronic copies of the following documents in an email to srp_submissions@dep.nj.gov*: (Check all that apply)

*See instructions for how to handle submissions associated with a Post-NFA Case.

- ☒ The Soil Remedial Action Protectiveness/Biennial Certification Form using the current form on the NJDEP Website (Required).
- ☒ All inspection reports/logs that have been completed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form (Required).
- ☒ A contaminant concentration table that compares Soil Remediation Standard changes and order of magnitude analysis associated with the Soil RAP (Required).
- ☒ The Contaminants of Emerging Concern (CECs) evaluation completed associated with the Soil RAP (Required).
- ☒ A current Tax Map of the property if the block and lot has changed since the Deed Notice was filed, if applicable.
- ☒ The completed Remediation Cost Review and RFS/FA Form with a detailed cost estimate, if applicable.
- ☐ The homeowner or condominium association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) associated with the Soil RAP, if applicable.
- ☒ The annual statements confirming the value of the Financial Assurance Instrument, if applicable.

SECTION G. DEED NOTICE/DECLARATION OF ENVIRONMENTAL RESTRICTION (DER)/NOTICE IN-LIEU OF DEED NOTICE INFORMATION

1. Provide the filing date of the current Deed Notice/DER or the issuance of the Notice In-Lieu of DN: 09/08/2020
2. For the current Deed Notice/DER, provide the Book and Page numbers in which the
Deed Notice/DER was filed at the county recording office:
Book and Page Numbers: Deed Book 3695 Pages 62-80
3. Since the Deed Notice/DER was filed, did the Municipal
Block and Lot number(s) of the Deed Notice/DER change? ☐ Yes ☒ No
If "Yes", attach a current Tax Map of the property and list the former and new
Municipal Block and Lot numbers of the Deed Notice/DER below:
Former Municipal Block and Lot Number(s):
New Municipal Block and Lot Number(s):
4. Did you provide copies of this form to the municipal and county clerks for each municipality
and county in which the site is located; the local, county and regional health department for each
municipality and county in which the site is located; each current owner of the site; the
Pinelands Commission as applicable; and the Highlands Commission as applicable? ☒ Yes ☐ No

SECTION H. SITE USE, CHANGES, AND DISTURBANCES

1. Indicate current site use:

- | | | | |
|--|--|---|---------------------------------------|
| ☒ Industrial | ☐ Child Care Facility | ☐ Park or Recreational Use | ☐ Solar Panels |
| ☐ Residential | ☐ Hospital | ☐ Vacant | ☐ Other: _____ |
| ☐ Commercial | ☐ Landfill | ☐ Government Facility | |
| ☐ School | ☐ Agricultural | ☐ Road/Right of Way | |

2. Has the site use(s) changed since the most recent Deed Notice/DER was filed or the issuance of the Notice In-Lieu of DN that would require the submission of a Soil RAP Modification Application? ☐ Yes ☒ No

If "Yes", indicate what the change was and the date of the submission of a Soil RAP Modification Application:

Site Use Change: _____

Date of Soil RAP Modification Application Submission: _____

Note: Pursuant to N.J.A.C. 7:26E- 5.3, a Presumptive or Alternative Remedy is required for Schools, Child Care Centers, and Residences.

3. Have periodic inspections been conducted pursuant to Attachment A of the Soil RAP for the site to determine if disturbances of the remedial action/engineering control(s) have taken place since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form? ☒ Yes ☐ No

If "Yes", attach all inspection reports/logs that have been completed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form.

4. Have disturbances of the remedial action/engineering control(s) taken place since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form? ☐ Yes ☒ No

If "Yes", provide the following information:

a) Date of Disturbance: _____ Duration of Disturbance: Months _____ Days _____

Describe the disturbance:

b) Was the remedial action/engineering control(s) restored to the conditions stated in the Deed Notice/DER/Notice In-Lieu of DN? ☐ Yes ☐ No

If "No", briefly describe below the reasons why and indicate what measures are being taken to ensure the protectiveness of public health and safety and of the environment:

Approximate Date of Expected Engineering Control(s) Disturbance Repair*: _____

* Note that the engineering control(s) disturbance should be repaired within 60 days of the disturbance and that a Soil RAP Modification Application is required for any permanent change to the engineering control(s) for the site.

5. Since the Soil RAP was issued, did the comparison conducted pursuant to N.J.A.C. 7:26C-7.8(b)3 require the submission of a Soil RAP Modification Application? ☐ Yes ☐ No
If **"Yes"**, Provide the date of Soil RAP Modification Application Submission:
6. Did the comparison conducted above reveal a change in the Soil Remediation Standards? ☐ Yes ☐ No
If **"Yes"**, did the Soil Remediation Standards change by an order of magnitude? ☐ Yes ☐ No
If **"Yes"**, does the change require a modification of the institutional or engineering control? ☐ Yes ☐ No
If **"Yes"**, provide the date of Soil RAP Modification Application Submission:

Attach a contaminant concentration table that compares Soil Remediation Standard changes and order of magnitude analysis.

Contaminants of Emerging Concern (CECs): The permittee(s) is required to evaluate whether there is the potential that the compounds listed below may have been manufactured, used, handled, stored, disposed or discharged at the AOC(s) associated with the Soil RAP. Evaluation does not mean analysis. Evaluation means using your professional judgement to determine if the compounds are potential contaminants of concern at the AOC(s) associated with the Soil RAP. The evaluation of these compounds should be the same as any other compound. Additional information on CECs can be found at <https://www.nj.gov/dep/srp/emerging-contaminants/>.

7. Is 1,4-dioxane a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation? ☐ Yes ☒ No
8. Is perchlorate a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation? ☐ Yes ☒ No
9. Are per- and polyfluoroalkyl substances (PFAS), including but not limited to perfluorononanoic acid (PFNA), perfluorooctanoic acid (PFOA), and perfluorooctane sulfonic acid (PFOS) potential contaminants of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation? ☐ Yes ☒ No
10. Is 1,2,3-trichloropropane (1,2,3-TCP) a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation? ☐ Yes ☒ No

Attach the results of the required emerging CECs evaluation:

If **"Yes"** to any of the questions 7 to 10 above, then provide a discussion of how this issue is being addressed:

SECTION I. VAPOR INTRUSION

1. Are compounds of potential vapor intrusion concern included in the Deed Notice/DER/Notice In-Lieu of DN? ☐ Yes ☒ No
If **"Yes"**, then complete this section; otherwise proceed to the next section.

2. Based on the most recent soil data available, do any contaminants of concern currently require a vapor intrusion investigation pursuant to N.J.A.C. 7:26E-1.15?..... ☐ Yes ☒ No

If **"Yes"**, attach a table with the vapor intrusion sampling results, a scaled site map indicating the location of all structures investigated for vapor intrusion, and provide a discussion of those results below or provide a written explanation with the reasons for not evaluating the vapor intrusion pathway.

3. Were there any changes in property use for the site or surrounding properties that required a vapor intrusion investigation from this soil contamination?..... ☐ Yes ☒ No

If **"Yes"**, attach a table with the vapor intrusion sampling results, a scaled site map indicating the location of all structures investigated for vapor intrusion, and provide a discussion of those results below or provide a written explanation with the reasons for not evaluating the vapor intrusion pathway:

4. Have any vapor intrusion engineering controls/mitigation systems been installed as a result of this soil contamination? (If a system was installed, but not required for the remediation (i.e., there is not a complete VI pathway requiring the system), check **"No"**) ☐ Yes ☒ No

If **"Yes"**, indicate the type of engineering control that was implemented: *(check all that apply)*

- ☐ Subsurface Depressurization System
- ☐ Subsurface Ventilation System
- ☐ Soil Vapor Extraction System
- ☐ HVAC Positive Pressure
- ☐ Other (specify): _____

Attach any vapor intrusion sampling results as required from the Vapor Intrusion Monitoring Plan for the permit, including the NJDEP Vapor Intrusion Mitigation Monitoring and Maintenance Checklist. Provide a scaled site map that clearly identifies the building(s) and/or structure(s) with the vapor intrusion engineering control(s)/mitigation system(s) in place (e.g., active or passive), including the address and block and lot of each impacted property.

Note: A Soil RAP Modification Application should be submitted if the vapor intrusion engineering controls/mitigation systems is not included in the Soil RAP for the site.

5. Is there sub-slab soil gas (SSSG) contamination above the NJDEP's Soil Gas Screening Levels (SGSLs) beneath any buildings that require a VI Long-Term Monitoring (LTM) Plan or a VI Change in Use Evaluation Plan, or both as a result of this soil contamination? ☐ Yes ☒ No

If "Yes", check all that apply and answer the question below:

- ☐ SSSG > SGSL and $\leq 10X$ NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)
☐ SSSG > 10X NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)
☐ SSSG > NJDEP Residential SGSL for Non-Residential Structure (VI Change in Use Evaluation Plan)

Have annual inspections been completed to determine if building conditions have changed and/or there has been a change in the use? ☐ Yes ☐ No

Attach a summary of the building inspections and/or any vapor intrusion sampling results as required from the VI LTM Plan or the VI Change in Use Evaluation Plan for the permit. Provide a scaled site map that clearly identifies the building(s) and/or structure(s) with the VI LTM Plan or the VI Change in Use Evaluation Plan, including the address and block and lot of each impacted property.

Note: A Soil RAP Modification Application should be submitted if the VI LTM Plan or the VI Change in Use Evaluation Plan is not included in the Soil RAP for the site.

6. Are there any buildings with an Indeterminate Vapor Intrusion Pathway status as a result of this soil contamination? ☐ Yes ☒ No

If "Yes", have annual inspection been completed to determine if there has been a change in the use? ☐ Yes ☐ No

Attach a summary of the inspection and a scale site map clearly identifying the buildings with Indeterminate Vapor Intrusion Pathway status, including the address and block/lot of each building.

Note: A Soil RAP Modification Application should be submitted if the Indeterminate Vapor Intrusion Pathway status is not included in the Soil RAP for the site.

SECTION J. FINANCIAL ASSURANCE

1. Does the Soil RAP/Deed Notice/DER/Notice In-Lieu of DN include an engineering control? ☒ Yes ☐ No

If "No", proceed to the next section.

2. Is Financial Assurance required for the site? ☒ Yes ☐ No

If "Yes", attach a completed Remediation Cost Review and RFS/FA Form with a detailed cost estimate.

3. If the Financial Assurance Instrument is a Line of Credit, Remediation Trust Fund, Surety Bond, or Environmental Insurance Policy, have annual statements confirming the value of the Financial Assurance Instrument been submitted pursuant to the permit schedule? ☒ Yes ☐ No

If "No", attach the annual statements confirming the value of the Financial Assurance Instrument.

4. If the current owner of the site is either a homeowner association or a condominium association, have copies of the annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site been submitted pursuant to the permit schedule? ☐ Yes ☐ No

If "No", attach copies of the association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site.

SECTION K. OTHER INFORMATION PROVIDED

List any other pertinent information to support the Soil Remedial Action Protectiveness/Biennial Certification Form. This section should include a discussion of any new information or soil data as it relates to the protectiveness of the soil remedial action for the site.

SECTION L. PERSON WITH PRIMARY CONTACT FOR PERMIT COMPLIANCE/PERSON RESPONSIBLE FOR MONITORING THE PROTECTIVENESS OF THE REMEDIAL ACTION INFORMATION AND CERTIFICATION

Affiliation/Name of Organization: 316 20th Street, LLC

Representative First Name: Burt

Representative Last Name: Wiand

Title: Court Appointed Receiver for EA SIP, LLC

Phone Number: (727) 235-6769

Ext.: _____

Fax: _____

Mailing Address: 114 Turner Street

Municipality: Clearwater

State: Florida

Zip Code: 33756

Email Address: burt@burtonwwiandpa.com

Relationship to the Site (check all that apply)

☒ I am the Person Responsible for Conducting Remediation

☒ I am the current Owner

☐ I am the current Operator

☐ I am the current Lessee

This certification shall be signed by the person with primary contact for permit compliance/person responsible for monitoring the protectiveness of the remedial action in accordance with the Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

I also understand that engineering and institutional controls must be evaluated and maintained to ensure they remain protective of public health and safety and the environment.

Based upon the information provided herein, I hereby certify that the remedial action(s) implemented at the site that includes engineering and/or institutional controls remains protective of public health and safety and the environment.

Signature: _____



Date: 3/28/2025

Name/Title: Burt Wiand / Court Appointed Receiver for EA SIP, LLC

Completed forms should be emailed to srp_submissions@dep.nj.gov.*

*All Soil Remedial Action Protectiveness/Biennial Certification forms associated with a Post-NFA Case must continue to be submitted on a CD by mail with the accompanying fee to the following address:

Bureau of Case Assignment & Initial Notice
Contaminated Site Remediation & Redevelopment
NJ Department of Environmental Protection
401-05H
PO Box 420
Trenton, NJ 08625-0420

SECTION M. LICENSED SITE REMEDIATION PROFESSIONAL INFORMATION AND STATEMENTLSRP ID Number: 576769First Name: JosephLast Name: ChiappettaPhone Numbers: (201) 697-1328

Ext.: _____

Fax: _____

Mailing Address: 88 Ferndale AvenueMunicipality: Glen RockState: New JerseyZip Code: 07452Email Address: jchiappetta@live.com

This statement shall be signed by the LSRP who is submitting this notification in accordance with N.J.S.A. 58:10C-14, and N.J.S.A. 58:10B-1.3b(1) and (2).

(1) I certify, as a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C-1 et seq. to conduct business in New Jersey, that for the remediation described in this submission, and all attachments included in this submission, I personally: Managed, supervised, or performed the remediation conducted at this site that is described in this submission, and all attachments included in this submission; and/or periodically reviewed and evaluated the work performed by other persons that forms the basis for the information in this submission; and/or completed the work of another site remediation professional, licensed or not, after having: (1) reviewed all available documentation on which I relied; (2) conducted a site visit and observed the then-current conditions and verified the status of as much of the work as was reasonably observable; and (3) concluded, in the exercise of my independent professional judgment, that there was sufficient information upon which to complete any additional phase of remediation and prepare workplans and reports related thereto.

(2) I certify:

- That I have read this submission and all attachments to this submission;
- That in performing the professional services as the licensed site remediation professional for the entire site or each area of concern, I adhered to the professional conduct standards and requirements governing licensed site remediation professionals provided in N.J.S.A. 58:10C-16;
- That the remediation conducted at the entire site or each area of concern, that is described in this submission and all attachments to this submission, was conducted pursuant to and in compliance with the remediation requirements in N.J.S.A. 58:10C-14.c;
- That the remediation described in this submission, and all attachments to this submission, was conducted pursuant to and in compliance with the regulations of the Site Remediation Professional Licensing Board at N.J.A.C. 7:26I; and
- That the information contained in this submission and all attachments to this submission is true, accurate, and complete.

(3) I certify, when this submission includes a response action outcome, that the entire site or each area of concern has been remediated in compliance with all applicable statutes, rules, and regulations and is protective of public health and safety and the environment.

(4) I certify that no other person is authorized or able to use any password, encryption method, or electronic signature that the Board or the Department have provided to me.

(5) I certify that I understand and acknowledge that:

- If I knowingly make a false statement, representation, or certification in any document or information I submit to the Department I may be subject to civil and administrative enforcement pursuant to N.J.S.A. 58:10C-17.a.1(a) through (f) by the Board, including but not limited to license suspension, revocation, or denial of renewal; and
- If I purposely, knowingly, or recklessly make a false statement, representation, or certification in any application, form, record, document or other information submitted to the Department or required to be maintained pursuant to the Site Remediation Reform Act, I shall be guilty, upon conviction, of a crime of the third degree and shall, notwithstanding the provisions of subsection b. of N.J.S.2C:43-3, be subject to a fine of not less than \$5,000 nor more than \$75,000 per day of violation, or by imprisonment, or both.

(6) I certify that I have read this certification prior to signing, certifying, and making this submission.

LSRP Signature: _____

Date: 3/27/25LSRP Name: Joseph ChiappettaCompany Name: PetroScience, Inc.

Attachment 1

Inspection Reports & Logs

66 Glen Avenue, Glen Rock, New Jersey 07452
Tel: (201) 444-9784, ext. 121
Fax: (201) 670-9788

PetroScience, Inc.
Environmental Consulting and
Remediation Services

Field Activity Report – Engineering Control

Site:	316 20 th Street Carlstadt, Bergen County, New Jersey NDJEP PI No. G000003390, RAP210001	By:	Edward W. Redfield General Manager
Client:	316 20 th Street, LLC	Date:	07/13/2023
Attachments:	Photos, Restricted Area Map, Zoning Map, RAP		
Weather:	Partly Sunny, approximately 86° F		

Arrived on-site at 06:00 am to perform ground water sampling and to perform site reconnaissance of engineering controls (site cap). Refer to ground water sampling data sheets and calibration logs for ground water sampling details.

Conditions appear consistent with the enclosed Environmental Controls Map. The site contains an approximately a 14,000-SF industrial brewery operated by Bolero Snort, LLC situated in the south-central portion of the site. Appurtenant improvements include concrete storage pads, concreted sidewalks, paved parking areas and driveways and pervious landscaped areas. The landscape areas include island/strip planting areas situated around the site and most notably along the property perimeter.

The site is bound by improved roads to the northeast and southeast by Broad Street and 20th Street, respectively. An unimproved right of way (paper road) is mapped adjacent to and northwest of the subject site and is partially occupied by Bolero Snort as an out-door “Beer Garden” tasting area in conjunction with their on-site operations. Vehicular ingress is provided from both Broad Street and 20th Street while all vehicular egress is provided by Broad Street.

No areas of degraded improvements whereby exposure to underlying native soil/fill was identified.

Left site at 15:00.

Reviewed the Carlstadt Zoning Map via Borough of Carlstadt web-site link. The zoning map (attached for reference) was last revised November 2010. The site remains within a RDVT (Redevelopment Area) zone. Last amendment to zoning posted as being November 20210. No change in land use identified. Site conditions are consistent with RAP.

Conclusions:

The remedial action (site cap / engineering controls) continues to be protective of the public health and safety and of the environment. Continue monitoring in accordance with Deed Notice & Remedial Action Permit.

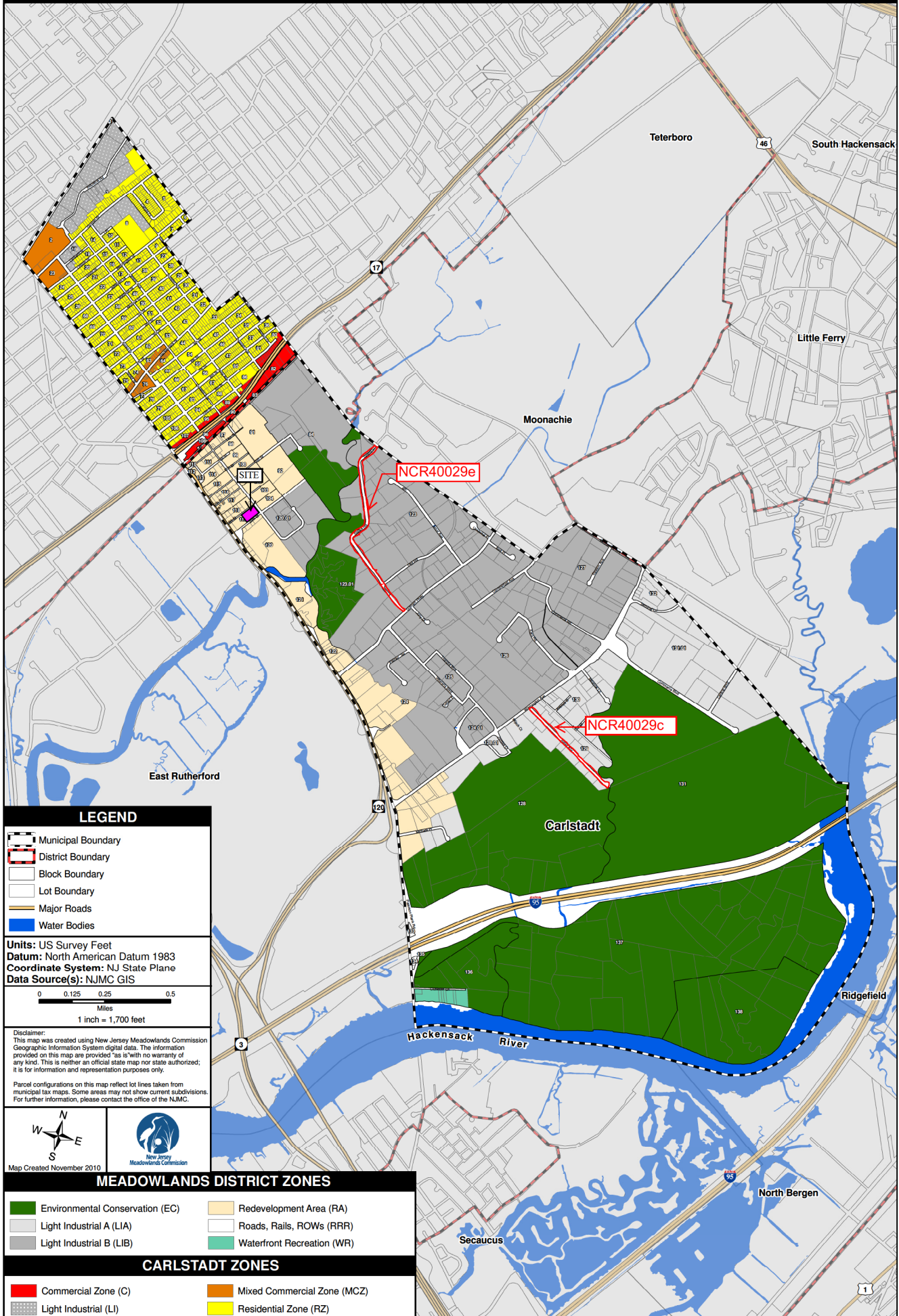








Borough of Carlstadt Zoning Map



LIST OF AMENDING ORDINANCES

Reference	Introduced	Effective
(1) Ordinance # 87-06	April 15, 1987	May 6, 1987
(2) Ordinance # 89-49	September 6, 1989	September 20, 1989
(3) Ordinance # 89-62	December 6, 1989	December 20, 1989
(3a) Ordinance # 92-05	March 4, 1992	March 18, 1992
(4) Ordinance # 93-16	May 5, 1992	May 19, 1992
(4a) Ordinance # 94-08	April 6, 1994	April 20, 1994

(5) Ordinance # 94-40	August 3, 1994	August 17, 1994
(6) Ordinance # 97-48	July 23, 1997	August 13, 1997
(7) Ordinance # 97-49	July 23, 1997	August 13, 1997
(8) Ordinance # 98-01	January 7, 1998	January 21, 1998
(9) Ordinance # 98-15	March 18, 1998	April 1, 1998
(10) Ordinance # 99-45	November 3, 1999	November 23, 1999
(11) Ordinance # 01-07	March 21, 2001	April 4, 2001
(12) Ordinance # 01-18	May 16, 2001	June 6, 2001
(13) Ordinance # 03-05	February 5, 2003	February 19, 2003
(14) Ordinance # 03-19	June 18, 2003	July 16, 2003
(15) Ordinance # 04-01	January 7, 2004	January 21, 2004
(16) Ordinance # 04-25	July 7, 2004	August 4, 2004
(17) Ordinance # 11-19	December 7, 2011	December 21, 2011
(18) Ordinance # 13-01	February 6, 2013	February 20, 2013
(18a) Ordinance # 13-07	April 17, 2013	May 1, 2013
(19) Ordinance # 13-24	September 3, 2013	September 17, 2013
(20) Ordinance # 13-27	October 2, 2013	October 16, 2013
(21) Ordinance # 14-07	February 19, 2014	March 4, 2014
(22) Ordinance # 15-04	February 25, 2015	March 11, 2015
(23) Ordinance # 15-09	March 11, 2015	March 25, 2015
(24) Ordinance # 15-21	August 5, 2015	August 19, 2015

(25) Ordinance # 17-15	June 28, 2017	July 12, 2017
(26) Ordinance # 19-33	November 13, 2019	December 4, 2019
(27) Ordinance # 22-08	May 4, 2022	May 24, 2022
(28) Ordinance 24-05	March 20, 2024	April 9, 2024

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Field Activity Report – Engineering Control

Site:	316 20 th Street Carlstadt, Bergen County, New Jersey NJDEP PI No. G000003390, RAP210001	By:	Edward W. Redfield General Manager
Client:	316 20 th Street, LLC	Date:	01/27/2025
Attachments:	Photos, Restricted Area Map, Zoning Map, RAP		
Weather:	Partly Sunny, approximately 36° F		

Arrived on-site at 11:00 am to perform site reconnaissance of engineering controls (site cap). Conditions appear consistent with the enclosed Environmental Controls Map. The site contains an approximately a 14,000-SF industrial brewery operated by Bolero Snort, LLC situated in the south-central portion of the site. Appurtenant improvements include concrete storage pads, concreted sidewalks, paved parking areas and driveways and pervious landscaped areas. The landscape areas include island/strip planting areas situated around the site and most notably along the property perimeter.

The site is bound by improved roads to the northeast and southeast by Broad Street and 20th Street, respectively. An unimproved right of way (paper road) is mapped adjacent to and northwest of the subject site and is partially occupied by Bolero Snort as an out-door “Beer Garden” tasting area in conjunction with their on-site operations. Vehicular ingress is provided from both Broad Street and 20th Street while all vehicular egress is provided by Broad Street.

No areas of degraded improvements whereby exposure to underlying native soil/fill was identified. Monitoring wells MW2 and MW4 are missing bolts and need repair and a natural gas valve lid is missing along the sidewalk. None of these surficial road boxes represent an unacceptable risk of exposure to the capped media.

Left site at 12:30.

Reviewed the Carlstadt Zoning Map via Borough of Carlstadt web-site link. The zoning map (attached for reference) was last revised November 2010. The site remains within a RDVT (Redevelopment Area) zone. Last amendment to zoning posted as being November 20210. No change in land use identified. Site conditions are consistent with RAP.

Conclusions:

The remedial action (site cap / engineering controls) continues to be protective of the public health and safety and of the environment. Continue monitoring in accordance with Deed Notice & Remedial Action Permit.















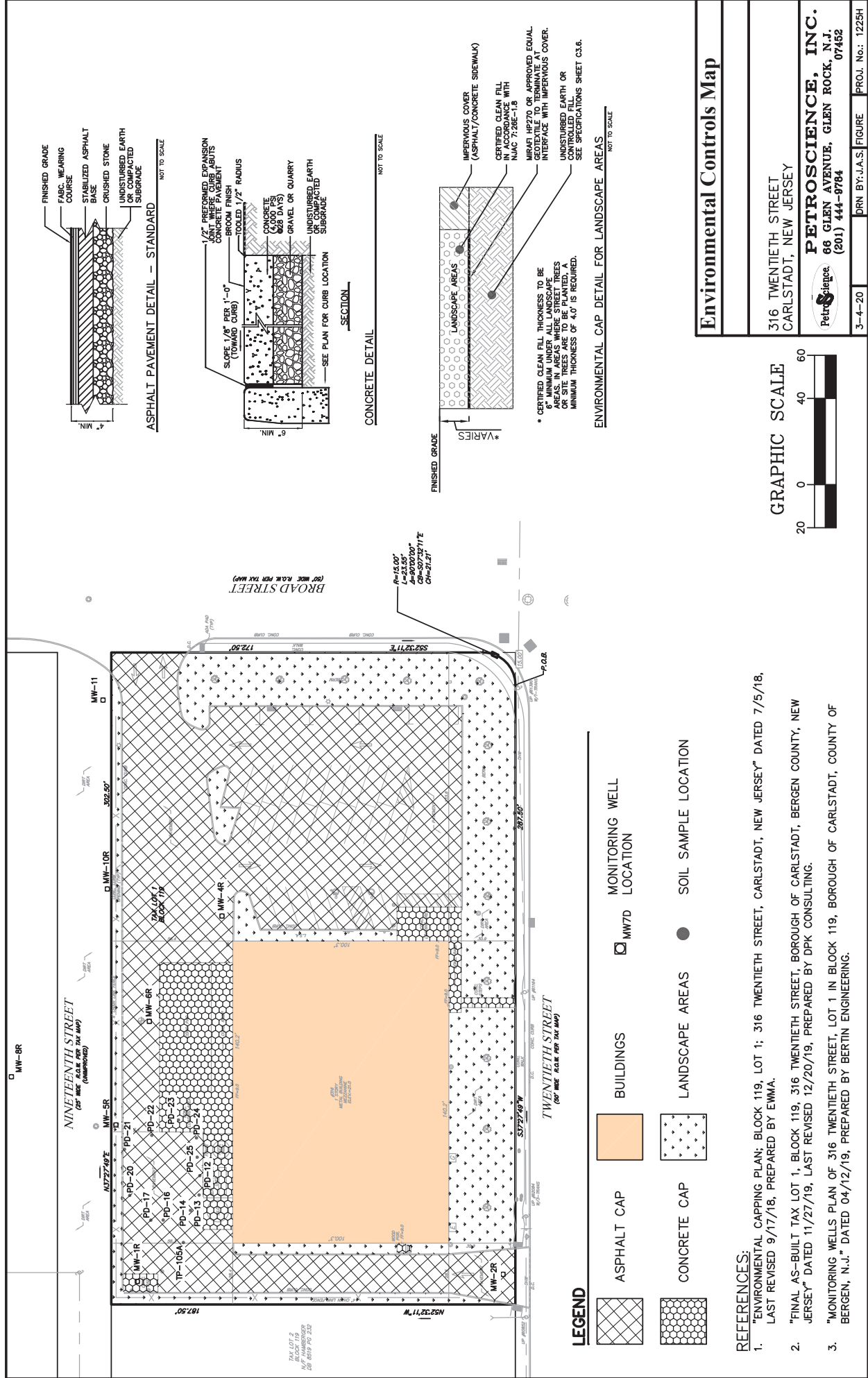












Environmental Controls Map



316 TWENTIETH STREET
CARLSTADT, NEW JERSEY

PETROSCIENCE, INC.
66 GLEN AVENUE, GLEN ROCK, N.J. 07452
(201) 444-8784

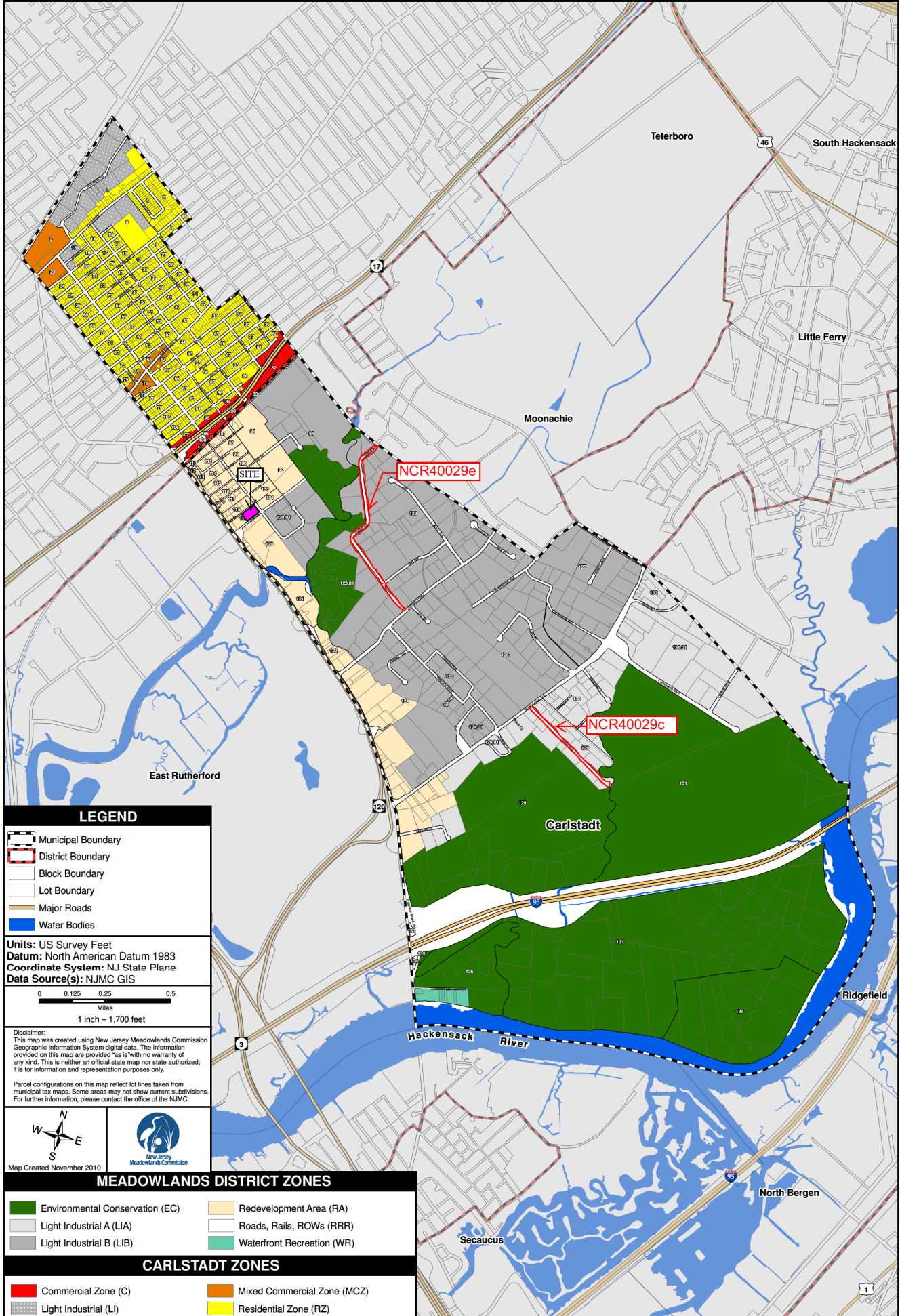
3-4-20 DRN BY: J.A.S. FIGURE PROJ. No.: 1225H

- REFERENCES:
- "ENVIRONMENTAL CAPPING PLAN: BLOCK 119, LOT 1; 316 TWENTIETH STREET, CARLSTADT, NEW JERSEY" DATED 7/5/18, LAST REVISED 9/17/18, PREPARED BY EWM.
 - "FINAL AS-BUILT TAX LOT 1, BLOCK 119, 316 TWENTIETH STREET, BOROUGH OF CARLSTADT, BERGEN COUNTY, NEW JERSEY" DATED 11/27/19, LAST REVISED 12/20/19, PREPARED BY DPK CONSULTING.
 - "MONITORING WELLS PLAN OF 316 TWENTIETH STREET, LOT 1 IN BLOCK 119, BOROUGH OF CARLSTADT, COUNTY OF BERGEN, N.J." DATED 04/12/19, PREPARED BY BERTIN ENGINEERING.

LEGEND

	ASPHALT CAP		BUILDINGS		MONITORING WELL
	CONCRETE CAP		LANDSCAPE AREAS		SOIL SAMPLE LOCATION
					MW7D LOCATION

Borough of Carlstadt Zoning Map



LIST OF AMENDING ORDINANCES

Reference	Introduced	Effective
(1) Ordinance # 87-06	April 15, 1987	May 6, 1987
(2) Ordinance # 89-49	September 6, 1989	September 20, 1989
(3) Ordinance # 89-62	December 6, 1989	December 20, 1989
(3a) Ordinance # 92-05	March 4, 1992	March 18, 1992
(4) Ordinance # 93-16	May 5, 1992	May 19, 1992
(4a) Ordinance # 94-08	April 6, 1994	April 20, 1994

(5) Ordinance # 94-40	August 3, 1994	August 17, 1994
(6) Ordinance # 97-48	July 23, 1997	August 13, 1997
(7) Ordinance # 97-49	July 23, 1997	August 13, 1997
(8) Ordinance # 98-01	January 7, 1998	January 21, 1998
(9) Ordinance # 98-15	March 18, 1998	April 1, 1998
(10) Ordinance # 99-45	November 3, 1999	November 23, 1999
(11) Ordinance # 01-07	March 21, 2001	April 4, 2001
(12) Ordinance # 01-18	May 16, 2001	June 6, 2001
(13) Ordinance # 03-05	February 5, 2003	February 19, 2003
(14) Ordinance # 03-19	June 18, 2003	July 16, 2003
(15) Ordinance # 04-01	January 7, 2004	January 21, 2004
(16) Ordinance # 04-25	July 7, 2004	August 4, 2004
(17) Ordinance # 11-19	December 7, 2011	December 21, 2011
(18) Ordinance # 13-01	February 6, 2013	February 20, 2013
(18a) Ordinance # 13-07	April 17, 2013	May 1, 2013
(19) Ordinance # 13-24	September 3, 2013	September 17, 2013
(20) Ordinance # 13-27	October 2, 2013	October 16, 2013
(21) Ordinance # 14-07	February 19, 2014	March 4, 2014
(22) Ordinance # 15-04	February 25, 2015	March 11, 2015
(23) Ordinance # 15-09	March 11, 2015	March 25, 2015
(24) Ordinance # 15-21	August 5, 2015	August 19, 2015

(25) Ordinance # 17-15	June 28, 2017	July 12, 2017
(26) Ordinance # 19-33	November 13, 2019	December 4, 2019
(27) Ordinance # 22-08	May 4, 2022	May 24, 2022
(28) Ordinance 24-05	March 20, 2024	April 9, 2024



State of New Jersey

PHIL MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Contaminated Site Remediation & Redevelopment Program
Remediation Review Element
Bureau of Remedial Action Permitting
401 E. State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone: (609) 984-2990

SHAWN M. LATOURETTE
Commissioner

SHEILA OLIVER
Lt. Governor

March 22, 2023

Burton Wiand
Court Appointed Receiver for EA SIP, LLC
316 20TH STREET LLC
114 Turner Street
Clearwater, FL 33756

RE: Soil Remedial Action Permit
Site: Former Electromek Company
Address: 316 20th Street
City: Carlstadt Boro
County: Bergen
SRP Program Interest #: G000003390
Soil Remedial Action Permit #: RAP210001
Block: 119 Lot: 1

Dear Mr. Wiand:

Enclosed is a Soil Remedial Action Permit issued pursuant to the Site Remediation Reform Act, 58:10C-1 et seq. and the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-1 et seq. This permit becomes effective on 03/27/2023. Please note the referenced permit and program interest numbers and refer to them when corresponding with the Department.

The enclosed permit requires the permittee to conduct monitoring, maintenance and evaluation for compliance and effectiveness of the remedial action and its associated institutional control. The permit establishes all requirements necessary for demonstrating that the remedial action and control continue to be protective of public health, safety and the environment.

Requirement to Retain a Licensed Site Remediation Professional (LSRP)

The Technical Requirements for Site Remediation (Technical Requirements) at N.J.A.C. 7:26E-1.8 define remediation to include a remedial action. The Technical Requirements further define remedial action such that "... A remedial action continues as long as an engineering control or an institutional control is needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met." Therefore, a person who is implementing a remedial action that includes an engineering or institutional control is conducting remediation, and that person is required to hire a licensed site remediation professional (LSRP) pursuant to the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS; see N.J.A.C. 7:26C-2.3(a) and (b)).

At all times, an LSRP is required to be retained for a case that has a Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or Ground Water Remedial Action Permit until the remedial action(s) is no longer needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met. The LSRP must be retained to operate, maintain, and monitor the institutional and/or engineering controls at the site, to ensure that the remedial action(s) remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or the Ground Water Remedial Action Permit. This includes but is not limited to site inspections, ground water sampling, biennial submission of a Soil and/or Ground Water Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. It is the responsibility of the LSRP certifying the Remedial Action Permit application to inform the Responsible Entity of the requirement regarding LSRP retention for a case that has a Soil and/or Ground Water Remedial Action Permit.

An LSRP may be retained or dismissed for a case that has an approved Soil and/or Ground Water Remedial Action Permit through the New Jersey Department of Environmental Protection online portal (www.nj.gov/dep/online/) by choosing the "LSRP Retention" or "LSRP Release" submission type selection option within the "LSRP Notification of Retention or Dismissal" service, and choosing the "Remedial Action Permit" activity in the case selection page. Please note that the Bureau of Remedial Action Permitting records the LSRP Retention for pending Remedial Action Permit Applications so there is no need to perform this function online. Also note that the LSRP Comprehensive Report (datamine2.state.nj.us/DEP_OPRA/OpraMain/categories?category=SRRA) now includes information pertaining to approved Soil and Ground Water Remedial Action Permits to which the LSRP is assigned.

Annual Fees

Please be aware that there are annual fees associated with this permit in accordance with N.J.A.C. 7:26C-4.6. These annual permit fees will be handled by invoicing the fee billing contact we have on record:

Burton Wiand
Court Appointed Receiver for EA SIP, LLC
316 20TH STREET LLC
114 Turner Street
Clearwater, FL 33756
Phone: (727) 235-6769
Email: burt@burtonwwiandpa.com

Any changes to this contact should be brought to the Department's attention. Changes to fee billing contacts are updates and are not considered modifications to the permit.

The Department looks forward to future continued cooperation in working together to provide a healthy environment for the citizens of New Jersey and to protect its resources. Going forward, questions or comments regarding this permit should be addressed to Chris Layre with the Bureau of Remedial Action Permitting at Chris.Layre@dep.nj.gov or (609)777-1382.

Sincerely,



Lynne Mitchell, Assistant Director
Remediation Review Element
Contaminated Site Remediation & Redevelopment

Enclosure

cc: Joseph Chiappetta, LSRP (via Email)
Carlstadt Boro Clerk (via Email)
Mid-Bergen Regional Health Commission (via Email)
Bergen County Clerk (via Email)
Bergen County Department of Health Services (via Email)



New Jersey Department of Environmental Protection

Bureau of Remedial Action Permitting
401 East State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone: (609) 984-2990

SOIL REMEDIAL ACTION PERMIT Deed Notice with Engineering Control

The New Jersey Department of Environmental Protection hereby grants you a Remedial Action Permit pursuant to N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1 et seq. for the facility/activity named in this document. This permit is the regulatory mechanism used by the Department to help ensure your remedial action will be protective of human health and the environment.

This permit establishes the monitoring, maintenance, and evaluation requirements for determining the effectiveness of the deed notice's engineering control.

Site: Former Electromek Company

<u>Facility Address:</u> 316 20 th Street Carlstadt Boro, NJ 07072 Bergen County	<u>SRP PI #:</u> G000003390 <u>Permit #:</u> RAP210001 Issuance Date: 03/22/2023 Effective Date: 03/27/2023
<u>Person Responsible for Conducting the Remediation - Co-Permittee:</u> Burton Wiand Court Appointed Receiver for EA SIP, LLC 316 20TH STREET LLC 114 Turner Street Clearwater, FL 33756 Phone: (727) 235-6769 Email: burt@burtonwwiandpa.com	
<u>Property Owner - Co-Permittee:</u> Burton Wiand Court Appointed Receiver for EA SIP, LLC 316 20TH STREET LLC 114 Turner Street Clearwater, FL 33756 Phone: (727) 235-6769 Email: burt@burtonwwiandpa.com	

I. Authority

The Department is issuing this permit in accordance with N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1et seq.

II. Permit Requirements

A. MONITORING REQUIREMENTS

1. The permittee shall retain a Licensed Site Remediation Professional (LSRP) for the Soil Remedial Action Permit until the remedial action is no longer needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met. The LSRP must be retained to operate, maintain, and monitor the institutional and/or engineering controls at the site, to ensure that the remedial action remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Soil Remedial Action Permit. This includes but is not limited to site inspections, biennial submission of a Soil Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. [N.J.A.C. 7:26C- 2.3(a and b)]
2. The permittee shall conduct monitoring and maintenance pursuant to Attachment A of the Soil Remedial Action Permit. [N.J.A.C. 7:26C- 7.8(a)]
3. The permittee shall conduct periodic inspections of each engineering control to determine its integrity, operability, and effectiveness. [N.J.A.C. 7:26C- 7.8(b)2]
4. The permittee shall conduct periodic inspections of any excavations or disturbances that have resulted in unacceptable exposure to the soil contamination. The permittee shall maintain a detailed maintenance and evaluation log. [N.J.A.C. 7:26C- 7.8(b)]

B. REMEDIAL ACTION PROTECTIVENESS/BIENNIAL CERTIFICATION FORM

1. Reporting Requirements

- a. The permittee shall prepare and submit to the Department a Remedial Action Protectiveness/Biennial Certification Form every two years following the anniversary of the date of the effective date of this permit. The certification shall be submitted on the required form provided by the Department. Submit a Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.7(a)1]

2. Evaluation Requirements

- a. The permittee shall hire a Licensed Site Remediation Professional to prepare and certify that the remedial action continues to be protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 1.5(a)2]
- b. The permittee shall conduct the remediation in accordance with all applicable statutes, rules, and guidance. [N.J.A.C. 7:26C- 1.2(a)]
- c. The permittee shall provide the results of the periodic inspections required under the monitoring requirements of this permit. [N.J.A.C. 7:26C- 7.8(c)]
- d. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of any actual or pending zoning or land use changes to determine if these changes are consistent with the use restrictions contained in the attached deed notice/declaration of environmental restriction. If the evaluation finds that the engineering/institutional controls are no longer protective of the public health and safety and the environment, the permittee shall implement appropriate remedial action to ensure that the engineering/institutional controls are protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 7.8(b)1]

e. The Remedial Action Protectiveness/Biennial Certification Form shall include a comparison of the laws, Remediation Standards, and other regulations applicable at the time the engineering or institutional control was established with any relevant subsequently promulgated or modified laws or regulations to determine whether the engineering or institutional control remains protective. The results shall be provided in table format, comparing of applicable laws, regulations, and standards. [N.J.A.C. 7:26C- 7.8(b)3]

C. FINANCIAL ASSURANCE REQUIREMENTS

1. Reporting Requirements - Letter of Credit

a. The permittee shall have the issuer of the Letter of Credit notify the Department, and the person providing the Letter of Credit by certified mail that, if the issuer of the Letter of Credit decides not to extend the letter of credit beyond the expiration date. Submit a written notification of lapse of Letter of Credit prior to 120 days before the letter of credit expiration date. [N.J.A.C. 7:26C- 5.7(a)4]

b. The permittee shall prepare an estimate of the future costs to operate, maintain, and inspect all engineering controls subject to this permit, and submit it to the Department. Submit engineering controls maintenance cost estimate with the Protectiveness/Biennial Certification biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.10(a)1]

2. Financial Assurance - Maintenance

a. The permittee shall maintain financial assurance in an amount equal to or greater than the most recent estimated full cost to operate, maintain, and inspect all engineering controls that are part of any remedial action over the life of the permit. [N.J.A.C. 7:26C- 7.7(a)3]

D. FEES

1. For each year hereafter on the anniversary of the effective date of this permit, the Department shall invoice the permittees the amount of the annual Remedial Action Permit Fee. [N.J.A.C. 7:26C- 4.6]

E. PERMIT TRANSFERS

1. The permittee shall, no later than 60 days after the sale or transfer of the property, or transfer of the operation of the property, or termination of a lease, submit a Remedial Action Permit Transfer/Change of Ownership Application and pay the permit transfer fee to the Department. [N.J.A.C. 7:26C- 7.11(b)]

F. PERMIT MODIFICATIONS

1. Soil Permit Modifications

a. The permittee shall apply to have the Department modify a Remedial Action Permit after a change in the remedial action pursuant to N.J.A.C. 7:26C-6.4. [N.J.A.C. 7:26C- 7.12(b)1]

b. The permittee shall apply to have the Department modify a Remedial Action Permit after a modification of the engineering or institutional controls, which will result in changes to the exhibits in the deed notice or in the notice in N.J.A.C. 7:26C-7.2(c)2. [N.J.A.C. 7:26C- 7.12(b)2]

c. The permittee shall apply to have the Department modify a Remedial Action Permit after the permittee changes its address. [N.J.A.C. 7:26C- 7.12(b)3]

G. PERMIT TERMINATIONS

1. A request for a permit termination can be filed by submitting a Remedial Action Permit Application to terminate the permit to the Department when the remedial action meets all applicable remediation standards without the need for the Remedial Action Permit and the remedial action is protective of the public health and safety and of the environment without the presence of the Remedial Action Permit. [N.J.A.C. 7:26C- 7.13]

H. FORM SUBMITTAL

1. Any forms, applications or documents required by this chapter that can be submitted in an electronic format shall be submitted electronically 90 days after the date that the Department informs the public in the New Jersey Register that the relevant electronic application is functional. [N.J.A.C. 7:26C- 1.6(c)]
2. All submissions required pursuant to this permit shall be made on forms approved and available from the Department. These forms and instructions for completing these forms can be found at <http://www.nj.gov/dep/srp/srra/forms>. [N.J.A.C. 7:26C- 1.6]

I. RESTRICTED LAND USES

1. Contaminated sites remediated to non-residential soil remediation standards that require the maintenance of engineering and/or institutional controls cannot be converted to a child care facility, public, private or charter school without the Department's prior approval, unless a presumptive remedy is implemented pursuant to the Presumptive Remedies for Soil Contamination at Schools, Child Care Centers, and Residences. [N.J.A.C. 7:26E- 5.3]

III. Permit Schedule

Permit Effective Date: 03/27/2023	
Submission Requirement	Due Date
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2025
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2027
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2029
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2031
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2033
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2035
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2037
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2039
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2041
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2043
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2045
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2047
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2049
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2051
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2053

Note: Remedial Action Protectiveness/Biennial Certification Forms are required to be submitted according to the schedule, and shall continue to be submitted until the Permit is terminated or modified.

Your Soil Remedial Action Permit under Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C-1 et seq. has been approved by the New Jersey Department of Environmental Protection.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Mitchell', with a stylized flourish at the end.

Lynne Mitchell, Assistant Director
Remediation Review Element
Contaminated Site Remediation & Redevelopment

IV. Attachments:

- A. Monitoring and Maintenance Plan
- B. Deed Notice

Attachment A
Monitoring and Maintenance Plan for
Soil Remedial Action Permit

Case Information:

Preferred ID:	G000003390
RAP Number:	RAP210001
Case Name:	Former Elektromek Company
Address:	316 20 th Street
City:	Carlstadt Boro
County:	Bergen County

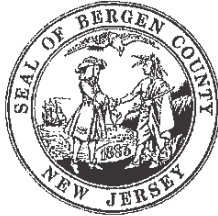
Monitoring and Maintenance Schedule:

Deed Notice Area	Institutional /Engineering Control	Inspection Schedule
Asphalt Cap	Asphalt Cap	Annually
Concrete Cap	Concrete Cap	Annually
Landscaped Area	Permeable Cover	Annually

Attachment B
Deed Notice

John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergenclerk.org/



INSTRUMENT# 2020081973

V 3695 62

RECORDED DATE: 09/08/2020

Document Type: DEED NOTICE

Transaction #: 1554143

Document Page Count: 19

Operator Id: AP

RETURN TO:
PETROSCIENCE INC
66 GLEN AVENUE
GLEN ROCK, NJ 07452

SUBMITTED BY:
PETROSCIENCE INC
66 GLEN AVENUE

GLEN ROCK, NJ 07452

PRIMARY NAME

316 20TH STREET LLC

SECONDARY NAME

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL
PROTECTION

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 05/01/2020
MUNICIPALITY: CARLSTADT
LOT: 1
BLOCK: 119

INSTRUMENT#: 2020081973
Recorded Date: 09/08/2020

I hereby CERTIFY that this document is recorded
in the Clerk's Office in Bergen County, New
Jersey.



John S. Hogan
John S. Hogan
Bergen County Clerk

FEES/ TAXES:

RECORDING FEE	\$30.00
STATE RECORDING FEE	\$90.00
COUNTY RECORDING FEE	\$90.00
HOMELESSNESS TRUST FUND	\$3.00
HOMELESS CODE BLUE	\$2.00
NPNR	\$0.00
Basic County	\$0.00
Basic State	\$0.00
PHPF	\$0.00
Extra-Aide	\$0.00
Gen-Purpose	\$0.00
Mansion-Tax	\$0.00

Total: \$215.00

Recording Fees: \$215.00
Realty Transfer Tax Fees: \$0.00
Consideration: \$

OFFICIAL RECORDING COVER PAGE

Page 1 of 19

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Bergen County Recording Data Page
Honorable John S. Hogan
Bergen County Clerk



Official Use Only - Barcode

Official Use Only - Realty Transfer Fee

Date of Document:

5/1/20

Type of Document:

DEED NOTICE

First Party Name:

316 20th STREET LLC

Second Party Name:

NJ DEPT OF ENVIRONMENTAL PROTECTION

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

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

Original Book:

Original Page:

BERGEN COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Return Address:
PetroScience, Inc.
66 Glen Avenue
Glen Rock, New Jersey 07452

Prepared by:

Edward W. Redfield, PetroScience, Inc.

Recorded by: _____
Signature, Officer of Bergen County Recording Office

Print name, Officer of Bergen County Recording Office

DEED NOTICE

This Deed Notice is made as of the 1st day of May, 2020, by 316 20th Street, LLC having an address of 2112 W. Kennedy Blvd, Tampa, FL 33606 (together with his/her/its/their successors and assigns, collectively "Owner").

1. THE PROPERTY. 316 20th Street, LLC having an address of 2112 W. Kennedy Blvd, Tampa, FL 33606 is the owner in fee simple of certain real property designated as Block 119, Lot 1, on the tax map of the Borough of Carlstadt, Bergen County; the New Jersey Department of Environmental Protection Program Interest Number (Preferred ID) for the contaminated site which includes this property is G000003390; and the property is more particularly described in Exhibit A, which is attached hereto and made a part hereof (the "Property").

2. REMEDIATION.

i. Mr. Joseph Chiappetta (LSRP Licensed No. 576769) 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. 316 20th Street, LLC 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 Department of Environmental Protection 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 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 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 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 Department-approved Termination of Deed Notice, available at N.J.A.C. 7:26C Appendix C, with the office of the County Clerk of Bergen County, New Jersey, expressly terminating this Deed Notice.

ii. Within 30 calendar days after recording a 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 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 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 Department against any person who violates this Deed Notice. To enforce violations of this Deed Notice, the Department may initiate one or more enforcement actions pursuant to 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.

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.

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: Environmental Cap: Exhibit C-2 includes a narrative description of Environmental Cap 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.

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

WITNESS:

316 20th Street, LLC
A New Jersey Limited Liability Company

Denise
[Signature]

By: *Burton W. Wiand*
Burton W. Wiand, Receiver for EA SIP, LLC
Manager, 316 20th Street, LLC

Denisse
[Print name and title]

STATE OF ~~NEW JERSEY~~ Florida SS.:
COUNTY OF ~~BERGEN~~ Hillsborough

I certify that on May 1, 2020, Burton W. Wiand personally came before me, and this person acknowledged under oath, to my satisfaction, that this person:

(a) Is the Receiver for EA SIP, LLC who is Manager of 316 20th Street, LLC, the entity named in this document;

(b) this document was signed, sealed and delivered by 316 20th Street, LLC as its voluntary act and was duly authorized; and

(c) Burton W. Wiand, is the Receiver for EA SIP, LLC who is Manager of 316 20th Street, LLC and has the authority to bind the entity.

Diane Burnette, Notary Public
[Signature]

Diane Burnette
[Print name]



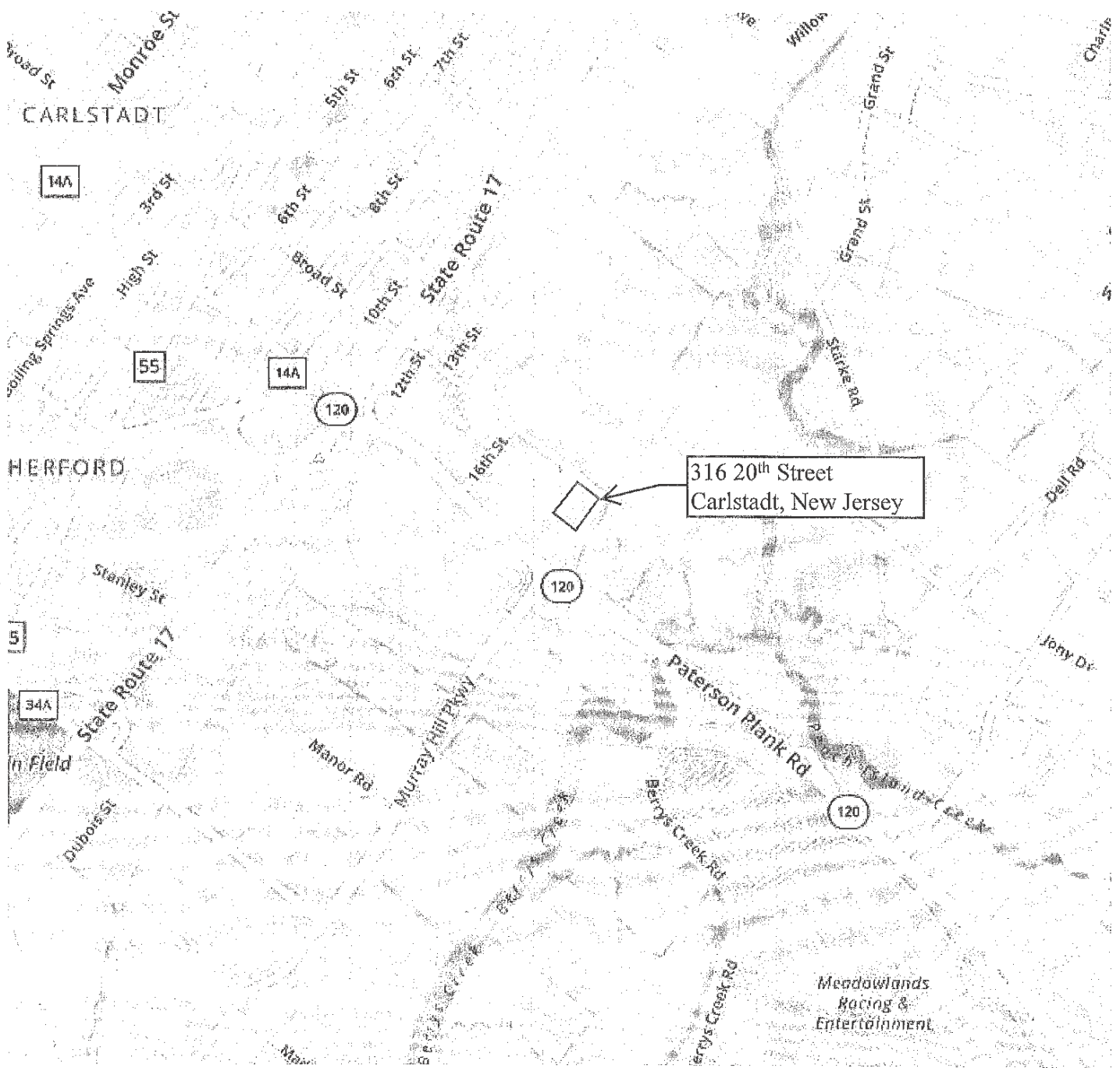


Exhibit A-1 : Vicinity Map
316 20th Street
Borough of Carlstadt, Bergen County, New Jersey

Exhibit A-2
Metes and Bounds Description



DPK
CONSULTING
PROFESSIONAL LAND SURVEYORS

Service Without Boundaries™

Date: 10/27/2015

Job No. 15-6930

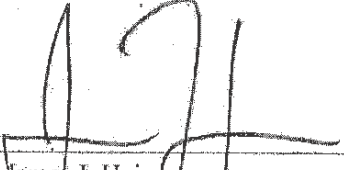
Description of Deed Notice Area, Tax Lot 1 Block 119 in the Borough of Carlstadt, Bergen County, New Jersey

BEGINNING on the northwesterly sideline of Twentieth Street, 50.00 feet wide, said point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 727,964.19 East: 607,992.14 (US Survey Feet), said point being distant 15.00 feet from the intersection of the same with southwesterly sideline of Broad Street, 50.00 feet wide; and runs thence

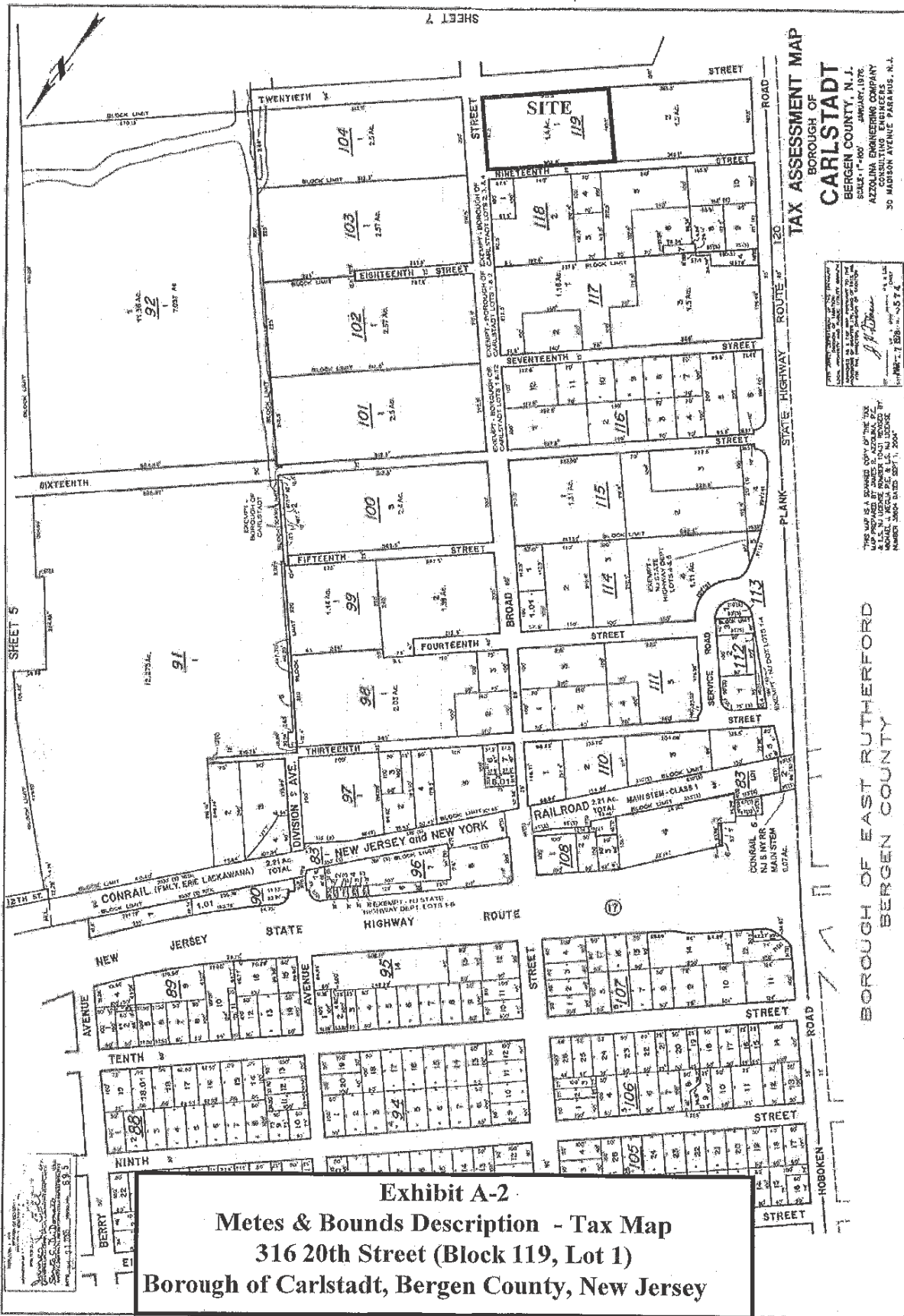
1. Along the northwesterly sideline of Twentieth Street, South 37 degrees 27 minutes 49 seconds West 287.50 feet to a point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 727,735.99 East: 607,817.26; thence
2. Along the dividing line between Tax Lots 1 and 2 Block 119, North 52 degrees 32 minutes 11 seconds West 187.50 feet to a point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 727,850.04 East: 607,668.44; thence
3. Along the southeasterly sideline of Nineteenth Street, 25.00 feet wide, North 37 degrees 27 minutes 49 seconds East 302.50 feet to a point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 728,090.14 East: 607,852.44; thence
4. Along the southwesterly sideline of Broad Street, South 52 degrees 32 minutes 11 seconds East 172.50 feet to a point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 727,985.22 East: 607,989.36; thence
5. Southeasterly on a curve to the right, tangent to the previous course, having a radius of 15.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord of South 07 degrees 32 minutes 11 seconds East 21.21 feet for an arc length of 23.55 feet to the point and place of BEGINNING.

Containing 56,670 square feet/1.3010 acres of land

This description is prepared in accordance with a map entitled "Survey of Property w/ Topography, Tax Lot 1 Block 119, Borough of Carlstadt, Bergen County, New Jersey" dated October 8, 2015 prepared by DPK Consulting LLC.


James J. Heiser
Professional Land Surveyor
NJ License No. 24GS04331100

147 Union Avenue, Suite 1C, Middlesex, NJ 08846
P: 732-764-0100 F: 732-764-0990
www.dpkconsulting.net

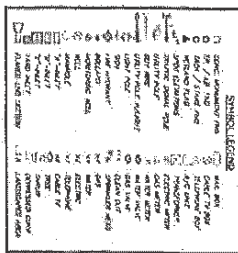


BOROUGH OF
CARLSTADT
 BERGEN COUNTY, N.J.
 SCALE: 1" = 400' JANUARY, 1976
 ACCORDING TO THE PLAN
 SUBMITTED TO THE BOARD OF
 TAXATION, BERGEN COUNTY
 30 MADISON AVENUE, PARANUS, N.J.

THIS MAP IS A REPRODUCED COPY OF THE TAX
 MAP OF THE BOROUGH OF CARLSTADT, N.J.,
 1976, AS AMENDED BY THE BOARD OF
 TAXATION, BERGEN COUNTY, N.J.,
 1977, AND IS NOT TO BE USED FOR
 ANY OTHER PURPOSE.

THIS MAP IS A REPRODUCED COPY OF THE TAX
 MAP OF THE BOROUGH OF CARLSTADT, N.J.,
 1976, AS AMENDED BY THE BOARD OF
 TAXATION, BERGEN COUNTY, N.J.,
 1977, AND IS NOT TO BE USED FOR
 ANY OTHER PURPOSE.

BOROUGH OF EAST RUTHERFORD
 BERGEN COUNTY

[illegible]

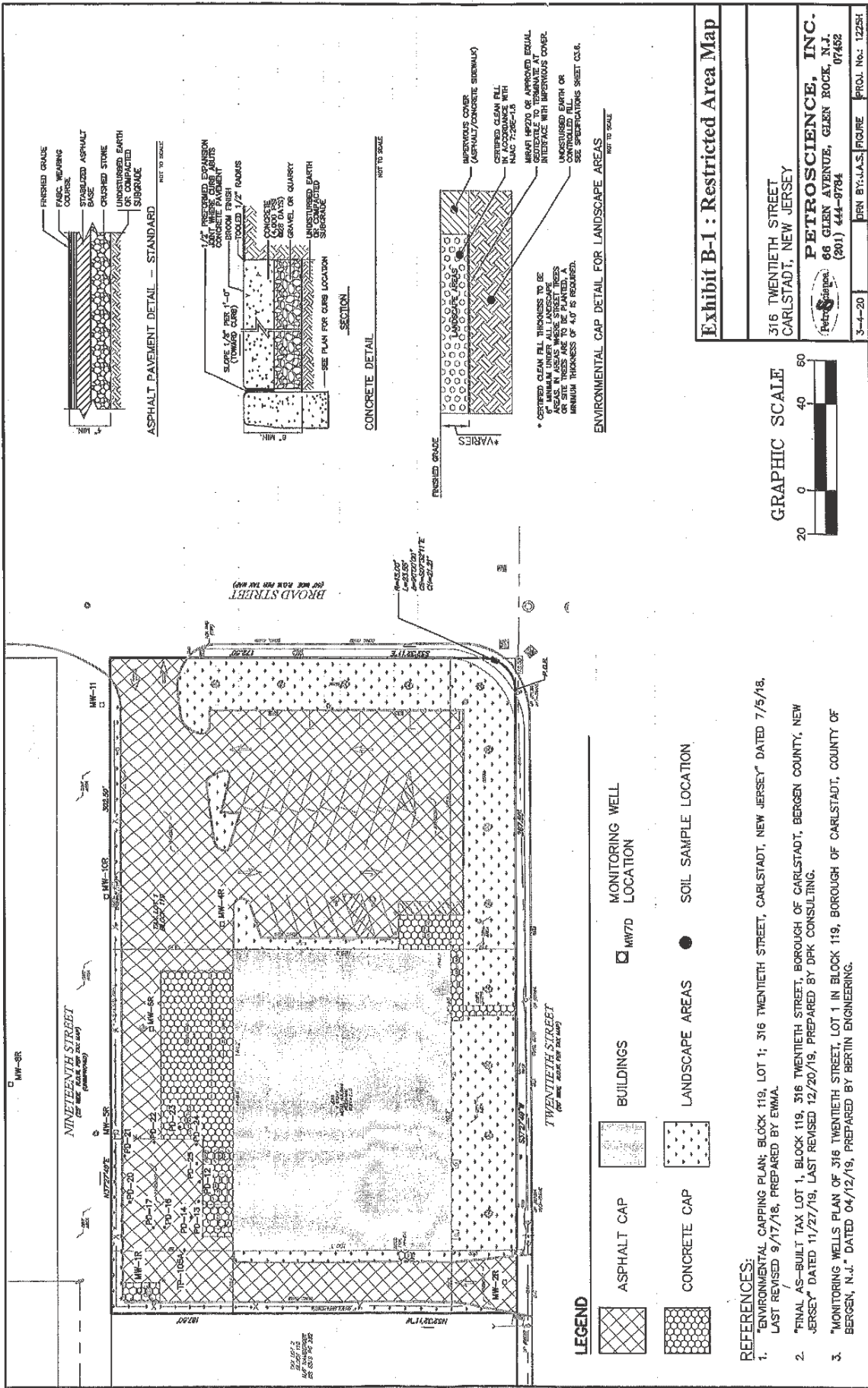


EXHIBIT B-2

Restricted Area Data Table

Former Polymer Spill Area							
Sample Designation	PD-12	PD-12	PD-13	PD-13	PD-14	NJDEP RDCSRs	NJDEP NRDCSRs
Sample Collection Date	3/25/2010	3/25/2010	3/25/2010	3/25/2010	3/25/2010		
Sample Depth (ft.)	1.0-1.5	2.5-3.0	1.0-1.5	2.5-3.0	1.0-1.5		
Sample Elevation (ft above MSL)	2.5-3.0	1.0-1.5	2.5-3.0	1.0-1.5	2.5-3.0		
Bis(2-ethylhexyl)phthalate [CAS No. : 117-81-7]	1190	123	406	51.3	43.6	35	140
Sample Designation	PD-16	PD-17	PD-20	PD-21	PD-22	NJDEP RDCSRs	NJDEP NRDCSRs
Sample Collection Date	3/25/2010	3/25/2010	3/25/2010	3/25/2010	3/25/2010		
Sample Depth (ft.)	1.5-2.0	1.5-2.0	1.5-2.0	1.5-2.0	1.5-2.0		
Sample Elevation (ft above MSL)	2.0-2.5	2.0-2.5	2.0-2.5	2.0-2.5	2.0-2.5		
Bis(2-ethylhexyl)phthalate [CAS No. : 117-81-7]	40.2	183	232	181	965	35	140
Sample Designation	PD-23	PD-24	PD-25	TP-105A		NJDEP RDCSRs	NJDEP NRDCSRs
Sample Collection Date	3/25/2010	3/25/2010	3/25/2010	9/17/2013			
Sample Depth (ft.)	1.0-1.5	1.0-1.5	1.5-2.0	1.0-1.5			
Sample Elevation (ft above MSL)	2.5-3.0	2.5-3.0	2.0-2.5	2.5-3.0			
Bis(2-ethylhexyl)phthalate [CAS No. : 117-81-7]	234	72.9	2630	10.7D		35	140

Notes:

RDCSRs - Residential Direct Contact Soil Remediation Standards

NRDCSRs - Non Residential Direct Contact Soil Remediation Standards

All Results reported in mg/kg

NA - Indicates the sample was not analyzed for this parameter

ND - Indicates a compound was analyzed for but not detected.

D - Indicates analysis performed on diluted sample

Elevations are approximate and based upon depth reported at time of collection

Historic Fill

Historic fill is present at the site below the site environmental cap. The fill consists of cinders and soil with masonry underlying the vast majority of the site and most notably immediately underlying the former structures (which covered approximately 85% of the Site). Contaminants include polycyclic aromatic hydrocarbons and metals.

EXHIBIT C-1
Description of Institutional Controls

General Description

The site is located at 316 20th Street (Block 1119, Lot 1), Carlstadt, Bergen County, New Jersey. The property is generally rectangular in shape and encompasses approximately 1.301 acres.

Institutional controls are required in the Restricted Area in order to limit exposure to the underlying contaminants identified in certain areas of concern (AOCs) and largely attributed to a site wide historic fill condition. The Restricted Area encompasses the entire property. The Restricted Area extends from Broad Street south to the southern property boundary and from 20th Street to the 19th Street Right of Way (paper road) totaling approximately 1.301 acres. The existing commercial building, paved parking areas, paved driveways and sidewalks extend over the majority of the Restricted Area. Small landscaped areas make up the balance of the Restricted Area. This Deed Notice is intended to provide the necessary institutional controls at the site. All current and subsequent owners, operators and lessees of the property will be provided copies of this Deed Notice.

Description of Monitoring & Inspection

Annual monitoring will be conducted by the Responsible Party's representative in order to determine the following:

- Confirm that any disturbances of soil in the Restricted Area do not result in an unacceptable exposure to the soil contamination.
- Ascertain any land use changes subsequent to Deed Notice Filing or the most recent Biennial Certification, as applicable.
- Confirm that current land use remains consistent with the restrictions in this Deed Notice.
- Review newly promulgated or modified requirements of applicable regulations or laws applicable to the site.
- Evaluate whether any new standards, regulations, or laws that apply to the site might necessitate additional sampling in order to confirm the protectiveness of the remedial action which includes this Deed Notice and if required, conduct the necessary sampling.

Description of Biennial Certification Items

The Biennial Certification will be completed by the Responsible Party and the Biennial Certification will include the following:

- A *Monitoring Report* will include a description of the specific activities performed in accordance with the monitoring and inspections referenced herein to confirm protectiveness of the remedial action that includes this Deed Notice.
- Confirmation that the engineering controls continue to operate as designed.
- The remedial action that includes the engineering controls continues to be protective of the public health and safety and of the environment.

EXHIBIT C-2

Description of Engineering Controls

General Description of Engineering Control – Environmental Cap

Engineering controls are required in the Restricted Area in order to limit exposure to the underlying contaminants. The Restricted Area encompasses the entire subject property. The environmental site cap is comprised of existing site improvements which covers the entire contaminated soil / historic fill condition within the Restricted Area. Generally, the Restricted Area extends from Broad Street south to the southern property boundary and from 20th Street to the 19th Street Right of Way (paper road) totaling approximately 1.301 acres.

The existing commercial buildings, paved parking areas, paved driveways and sidewalks extend over the majority of the Restricted Area and these impervious areas are used as part of the necessary engineering controls. Small landscaped areas make up the balance of the Restricted Area.

The existing commercial buildings and paved parking areas extend over the majority of the Restricted Area and these impervious areas are used as part of the necessary engineering controls. Impervious cover areas include a minimum of 4 inches of concrete or asphalt overlying sub-base gravel. The impervious areas encompass approximately 90% of the Restricted Area.

The remaining pervious engineering controls are comprised of landscaped strips/plantings. The pervious engineering controls are comprised of a minimum of 0.5 ft of clean soils underlain by a filter fabric (visual barrier).

A site map including the location of the engineering controls which extends across the entire historic fill condition is provided as Exhibit B-1.

Description of Operations & Maintenance

The operation and maintenance activities shall be performed to ensure:

- Annual inspections determine the integrity, operability and effectiveness of the engineering control.
- The engineering controls continue as designed and as intended to protect the public health and safety and the environment.
- Each alteration, excavation or disturbance of any engineering control is timely and appropriately addressed to maintain the integrity of the engineering control.
- The engineering control is inspected and maintained and the integrity remains so that the remedial action continues to be protective of the public health and safety and of the environment.
- A record of the self inspection dates, name of the inspector, results of the inspection and condition(s) of this engineering control.
- Any new standards, regulations, or laws that apply to the site might necessitate additional sampling in order to confirm the protectiveness of the remedial action which includes this Deed Notice and if required, conduct the necessary sampling.

This will include an inspection of the property by the site owner or owner's representative to assess the integrity of the cap for evidence of breach including evidence of concrete cracking, evidence of removal of concrete, or any disturbance of soil that could result in an unacceptable exposure to soil contamination, etc. The Owner will maintain a record of the inspections including the condition of the engineering control (environmental cap), the date of the inspection, name of the inspector and the results of the inspection in a dedicated Log Book. Areas identified as requiring maintenance will be noted in the Log Book. The details of engineering control repairs, including dates of completion also will be maintained in the Log Book.

Any alteration, excavation or disturbance of the engineering controls will be evaluated by the owner and/or owner's representative in order to confirm that the integrity of the engineering control is maintained and the results of the evaluation recorded in the Log Book. Any newly promulgated or modified requirements of applicable regulations or laws applicable to the site that may necessitate additional sampling in order to evaluate protectiveness of the remedial action will be evaluated by the Owner and (if necessary) such sampling will be performed.

Description of Biennial Certification Items

The Biennial Certification will be completed by the Responsible Party and the Biennial Certification will include the following:

- A *Monitoring Report* will include a description of the specific activities performed in accordance with the above operations and maintenance referenced herein confirms protectiveness of the remedial action that includes this Deed Notice.
- Confirmation that the engineering controls continue to operate as designed.
- The remedial action that includes the engineering controls continues to be protective of the public health and safety and of the environment.



State of New Jersey

PHIL MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Contaminated Site Remediation & Redevelopment Program
Remediation Review Element
Bureau of Remedial Action Permitting
401 E. State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone: (609) 984-2990

SHAWN M. LATOURETTE
Commissioner

SHEILA OLIVER
Lt. Governor

March 22, 2023

Burton Wiand
Court Appointed Receiver for EA SIP, LLC
316 20TH STREET LLC
114 Turner Street
Clearwater, FL 33756

RE: Soil Remedial Action Permit
Site: Former Electromek Company
Address: 316 20th Street
City: Carlstadt Boro
County: Bergen
SRP Program Interest #: G000003390
Soil Remedial Action Permit #: RAP210001
Block: 119 Lot: 1

Dear Mr. Wiand:

Enclosed is a Soil Remedial Action Permit issued pursuant to the Site Remediation Reform Act, 58:10C-1 et seq. and the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-1 et seq. This permit becomes effective on 03/27/2023. Please note the referenced permit and program interest numbers and refer to them when corresponding with the Department.

The enclosed permit requires the permittee to conduct monitoring, maintenance and evaluation for compliance and effectiveness of the remedial action and its associated institutional control. The permit establishes all requirements necessary for demonstrating that the remedial action and control continue to be protective of public health, safety and the environment.

Requirement to Retain a Licensed Site Remediation Professional (LSRP)

The Technical Requirements for Site Remediation (Technical Requirements) at N.J.A.C. 7:26E-1.8 define remediation to include a remedial action. The Technical Requirements further define remedial action such that "... A remedial action continues as long as an engineering control or an institutional control is needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met." Therefore, a person who is implementing a remedial action that includes an engineering or institutional control is conducting remediation, and that person is required to hire a licensed site remediation professional (LSRP) pursuant to the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS; see N.J.A.C. 7:26C-2.3(a) and (b)).

At all times, an LSRP is required to be retained for a case that has a Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or Ground Water Remedial Action Permit until the remedial action(s) is no longer needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met. The LSRP must be retained to operate, maintain, and monitor the institutional and/or engineering controls at the site, to ensure that the remedial action(s) remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or the Ground Water Remedial Action Permit. This includes but is not limited to site inspections, ground water sampling, biennial submission of a Soil and/or Ground Water Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. It is the responsibility of the LSRP certifying the Remedial Action Permit application to inform the Responsible Entity of the requirement regarding LSRP retention for a case that has a Soil and/or Ground Water Remedial Action Permit.

An LSRP may be retained or dismissed for a case that has an approved Soil and/or Ground Water Remedial Action Permit through the New Jersey Department of Environmental Protection online portal (www.nj.gov/dep/online/) by choosing the "LSRP Retention" or "LSRP Release" submission type selection option within the "LSRP Notification of Retention or Dismissal" service, and choosing the "Remedial Action Permit" activity in the case selection page. Please note that the Bureau of Remedial Action Permitting records the LSRP Retention for pending Remedial Action Permit Applications so there is no need to perform this function online. Also note that the LSRP Comprehensive Report (datamine2.state.nj.us/DEP_OPRA/OpraMain/categories?category=SRRA) now includes information pertaining to approved Soil and Ground Water Remedial Action Permits to which the LSRP is assigned.

Annual Fees

Please be aware that there are annual fees associated with this permit in accordance with N.J.A.C. 7:26C-4.6. These annual permit fees will be handled by invoicing the fee billing contact we have on record:

Burton Wiand
Court Appointed Receiver for EA SIP, LLC
316 20TH STREET LLC
114 Turner Street
Clearwater, FL 33756
Phone: (727) 235-6769
Email: burt@burtonwwiandpa.com

Any changes to this contact should be brought to the Department's attention. Changes to fee billing contacts are updates and are not considered modifications to the permit.

The Department looks forward to future continued cooperation in working together to provide a healthy environment for the citizens of New Jersey and to protect its resources. Going forward, questions or comments regarding this permit should be addressed to Chris Layre with the Bureau of Remedial Action Permitting at Chris.Layre@dep.nj.gov or (609)777-1382.

Sincerely,



Lynne Mitchell, Assistant Director
Remediation Review Element
Contaminated Site Remediation & Redevelopment

Enclosure

cc: Joseph Chiappetta, LSRP (via Email)
Carlstadt Boro Clerk (via Email)
Mid-Bergen Regional Health Commission (via Email)
Bergen County Clerk (via Email)
Bergen County Department of Health Services (via Email)



New Jersey Department of Environmental Protection

Bureau of Remedial Action Permitting
401 East State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone: (609) 984-2990

SOIL REMEDIAL ACTION PERMIT Deed Notice with Engineering Control

The New Jersey Department of Environmental Protection hereby grants you a Remedial Action Permit pursuant to N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1 et seq. for the facility/activity named in this document. This permit is the regulatory mechanism used by the Department to help ensure your remedial action will be protective of human health and the environment.

This permit establishes the monitoring, maintenance, and evaluation requirements for determining the effectiveness of the deed notice's engineering control.

Site: Former Electromek Company

<u>Facility Address:</u> 316 20 th Street Carlstadt Boro, NJ 07072 Bergen County	<u>SRP PI #:</u> G000003390 <u>Permit #:</u> RAP210001 Issuance Date: 03/22/2023 Effective Date: 03/27/2023
<u>Person Responsible for Conducting the Remediation - Co-Permittee:</u> Burton Wiand Court Appointed Receiver for EA SIP, LLC 316 20TH STREET LLC 114 Turner Street Clearwater, FL 33756 Phone: (727) 235-6769 Email: burt@burtonwwiandpa.com	
<u>Property Owner - Co-Permittee:</u> Burton Wiand Court Appointed Receiver for EA SIP, LLC 316 20TH STREET LLC 114 Turner Street Clearwater, FL 33756 Phone: (727) 235-6769 Email: burt@burtonwwiandpa.com	

I. Authority

The Department is issuing this permit in accordance with N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1et seq.

II. Permit Requirements

A. MONITORING REQUIREMENTS

1. The permittee shall retain a Licensed Site Remediation Professional (LSRP) for the Soil Remedial Action Permit until the remedial action is no longer needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met. The LSRP must be retained to operate, maintain, and monitor the institutional and/or engineering controls at the site, to ensure that the remedial action remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Soil Remedial Action Permit. This includes but is not limited to site inspections, biennial submission of a Soil Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. [N.J.A.C. 7:26C- 2.3(a and b)]
2. The permittee shall conduct monitoring and maintenance pursuant to Attachment A of the Soil Remedial Action Permit. [N.J.A.C. 7:26C- 7.8(a)]
3. The permittee shall conduct periodic inspections of each engineering control to determine its integrity, operability, and effectiveness. [N.J.A.C. 7:26C- 7.8(b)2]
4. The permittee shall conduct periodic inspections of any excavations or disturbances that have resulted in unacceptable exposure to the soil contamination. The permittee shall maintain a detailed maintenance and evaluation log. [N.J.A.C. 7:26C- 7.8(b)]

B. REMEDIAL ACTION PROTECTIVENESS/BIENNIAL CERTIFICATION FORM

1. Reporting Requirements

- a. The permittee shall prepare and submit to the Department a Remedial Action Protectiveness/Biennial Certification Form every two years following the anniversary of the date of the effective date of this permit. The certification shall be submitted on the required form provided by the Department. Submit a Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.7(a)1]

2. Evaluation Requirements

- a. The permittee shall hire a Licensed Site Remediation Professional to prepare and certify that the remedial action continues to be protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 1.5(a)2]
- b. The permittee shall conduct the remediation in accordance with all applicable statutes, rules, and guidance. [N.J.A.C. 7:26C- 1.2(a)]
- c. The permittee shall provide the results of the periodic inspections required under the monitoring requirements of this permit. [N.J.A.C. 7:26C- 7.8(c)]
- d. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of any actual or pending zoning or land use changes to determine if these changes are consistent with the use restrictions contained in the attached deed notice/declaration of environmental restriction. If the evaluation finds that the engineering/institutional controls are no longer protective of the public health and safety and the environment, the permittee shall implement appropriate remedial action to ensure that the engineering/institutional controls are protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 7.8(b)1]

e. The Remedial Action Protectiveness/Biennial Certification Form shall include a comparison of the laws, Remediation Standards, and other regulations applicable at the time the engineering or institutional control was established with any relevant subsequently promulgated or modified laws or regulations to determine whether the engineering or institutional control remains protective. The results shall be provided in table format, comparing of applicable laws, regulations, and standards. [N.J.A.C. 7:26C- 7.8(b)3]

C. FINANCIAL ASSURANCE REQUIREMENTS

1. Reporting Requirements - Letter of Credit

a. The permittee shall have the issuer of the Letter of Credit notify the Department, and the person providing the Letter of Credit by certified mail that, if the issuer of the Letter of Credit decides not to extend the letter of credit beyond the expiration date. Submit a written notification of lapse of Letter of Credit prior to 120 days before the letter of credit expiration date. [N.J.A.C. 7:26C- 5.7(a)4]

b. The permittee shall prepare an estimate of the future costs to operate, maintain, and inspect all engineering controls subject to this permit, and submit it to the Department. Submit engineering controls maintenance cost estimate with the Protectiveness/Biennial Certification biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.10(a)1]

2. Financial Assurance - Maintenance

a. The permittee shall maintain financial assurance in an amount equal to or greater than the most recent estimated full cost to operate, maintain, and inspect all engineering controls that are part of any remedial action over the life of the permit. [N.J.A.C. 7:26C- 7.7(a)3]

D. FEES

1. For each year hereafter on the anniversary of the effective date of this permit, the Department shall invoice the permittees the amount of the annual Remedial Action Permit Fee. [N.J.A.C. 7:26C- 4.6]

E. PERMIT TRANSFERS

1. The permittee shall, no later than 60 days after the sale or transfer of the property, or transfer of the operation of the property, or termination of a lease, submit a Remedial Action Permit Transfer/Change of Ownership Application and pay the permit transfer fee to the Department. [N.J.A.C. 7:26C- 7.11(b)]

F. PERMIT MODIFICATIONS

1. Soil Permit Modifications

a. The permittee shall apply to have the Department modify a Remedial Action Permit after a change in the remedial action pursuant to N.J.A.C. 7:26C-6.4. [N.J.A.C. 7:26C- 7.12(b)1]

b. The permittee shall apply to have the Department modify a Remedial Action Permit after a modification of the engineering or institutional controls, which will result in changes to the exhibits in the deed notice or in the notice in N.J.A.C. 7:26C-7.2(c)2. [N.J.A.C. 7:26C- 7.12(b)2]

c. The permittee shall apply to have the Department modify a Remedial Action Permit after the permittee changes its address. [N.J.A.C. 7:26C- 7.12(b)3]

G. PERMIT TERMINATIONS

1. A request for a permit termination can be filed by submitting a Remedial Action Permit Application to terminate the permit to the Department when the remedial action meets all applicable remediation standards without the need for the Remedial Action Permit and the remedial action is protective of the public health and safety and of the environment without the presence of the Remedial Action Permit. [N.J.A.C. 7:26C- 7.13]

H. FORM SUBMITTAL

1. Any forms, applications or documents required by this chapter that can be submitted in an electronic format shall be submitted electronically 90 days after the date that the Department informs the public in the New Jersey Register that the relevant electronic application is functional. [N.J.A.C. 7:26C- 1.6(c)]
2. All submissions required pursuant to this permit shall be made on forms approved and available from the Department. These forms and instructions for completing these forms can be found at <http://www.nj.gov/dep/srp/srra/forms>. [N.J.A.C. 7:26C- 1.6]

I. RESTRICTED LAND USES

1. Contaminated sites remediated to non-residential soil remediation standards that require the maintenance of engineering and/or institutional controls cannot be converted to a child care facility, public, private or charter school without the Department's prior approval, unless a presumptive remedy is implemented pursuant to the Presumptive Remedies for Soil Contamination at Schools, Child Care Centers, and Residences. [N.J.A.C. 7:26E- 5.3]

III. Permit Schedule

Permit Effective Date: 03/27/2023	
Submission Requirement	Due Date
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2025
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2027
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2029
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2031
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2033
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2035
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2037
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2039
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2041
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2043
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2045
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2047
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2049
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2051
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/27/2053

Note: Remedial Action Protectiveness/Biennial Certification Forms are required to be submitted according to the schedule, and shall continue to be submitted until the Permit is terminated or modified.

Your Soil Remedial Action Permit under Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C-1 et seq. has been approved by the New Jersey Department of Environmental Protection.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Mitchell', with a stylized flourish at the end.

Lynne Mitchell, Assistant Director
Remediation Review Element
Contaminated Site Remediation & Redevelopment

IV. Attachments:

- A. Monitoring and Maintenance Plan
- B. Deed Notice

Attachment A
Monitoring and Maintenance Plan for
Soil Remedial Action Permit

Case Information:

Preferred ID:	G000003390
RAP Number:	RAP210001
Case Name:	Former Elektromek Company
Address:	316 20 th Street
City:	Carlstadt Boro
County:	Bergen County

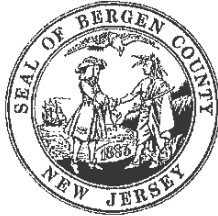
Monitoring and Maintenance Schedule:

Deed Notice Area	Institutional /Engineering Control	Inspection Schedule
Asphalt Cap	Asphalt Cap	Annually
Concrete Cap	Concrete Cap	Annually
Landscaped Area	Permeable Cover	Annually

Attachment B
Deed Notice

John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergencountyclerk.org/



INSTRUMENT# 2020081973

V 3695 62

RECORDED DATE: 09/08/2020

Document Type: DEED NOTICE

Transaction #: 1554143

Document Page Count: 19

Operator Id: AP

RETURN TO:
PETROSCIENCE INC
66 GLEN AVENUE
GLEN ROCK, NJ 07452

SUBMITTED BY:
PETROSCIENCE INC
66 GLEN AVENUE

GLEN ROCK, NJ 07452

PRIMARY NAME

316 20TH STREET LLC

SECONDARY NAME

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL
PROTECTION

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 05/01/2020
MUNICIPALITY: CARLSTADT
LOT: 1
BLOCK: 119

INSTRUMENT#: 2020081973
Recorded Date: 09/08/2020

I hereby CERTIFY that this document is recorded
in the Clerk's Office in Bergen County, New
Jersey.



John S. Hogan
John S. Hogan
Bergen County Clerk

FEES/ TAXES:

RECORDING FEE	\$30.00
STATE RECORDING FEE	\$90.00
COUNTY RECORDING FEE	\$90.00
HOMELESSNESS TRUST FUND	\$3.00
HOMELESS CODE BLUE	\$2.00
NPNR	\$0.00
Basic County	\$0.00
Basic State	\$0.00
PHPF	\$0.00
Extra-Aide	\$0.00
Gen-Purpose	\$0.00
Mansion-Tax	\$0.00

Total: \$215.00

Recording Fees: \$215.00
Realty Transfer Tax Fees: \$0.00
Consideration: \$

OFFICIAL RECORDING COVER PAGE

Page 1 of 19

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Bergen County Recording Data Page
Honorable John S. Hogan
Bergen County Clerk



Official Use Only - Barcode

Official Use Only - Realty Transfer Fee

Date of Document:

5/1/20

Type of Document:

DEED NOTICE

First Party Name:

316 20th STREET LLC

Second Party Name:

NJ DEPT OF ENVIRONMENTAL PROTECTION

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

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

Original Book:

Original Page:

BERGEN COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Return Address:
PetroScience, Inc.
66 Glen Avenue
Glen Rock, New Jersey 07452

Prepared by:

Edward W. Redfield, PetroScience, Inc.

Recorded by: _____
Signature, Officer of Bergen County Recording Office

Print name, Officer of Bergen County Recording Office

DEED NOTICE

This Deed Notice is made as of the 1st day of May, 2020, by 316 20th Street, LLC having an address of 2112 W. Kennedy Blvd, Tampa, FL 33606 (together with his/her/its/their successors and assigns, collectively "Owner").

1. THE PROPERTY. 316 20th Street, LLC having an address of 2112 W. Kennedy Blvd, Tampa, FL 33606 is the owner in fee simple of certain real property designated as Block 119, Lot 1, on the tax map of the Borough of Carlstadt, Bergen County; the New Jersey Department of Environmental Protection Program Interest Number (Preferred ID) for the contaminated site which includes this property is G000003390; and the property is more particularly described in Exhibit A, which is attached hereto and made a part hereof (the "Property").

2. REMEDIATION.

i. Mr. Joseph Chiappetta (LSRP Licensed No. 576769) 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. 316 20th Street, LLC 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 Department of Environmental Protection 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 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 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 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 Department-approved Termination of Deed Notice, available at N.J.A.C. 7:26C Appendix C, with the office of the County Clerk of Bergen County, New Jersey, expressly terminating this Deed Notice.

ii. Within 30 calendar days after recording a 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 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 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 Department against any person who violates this Deed Notice. To enforce violations of this Deed Notice, the Department may initiate one or more enforcement actions pursuant to 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.

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.

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: Environmental Cap: Exhibit C-2 includes a narrative description of Environmental Cap 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.

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

WITNESS:

316 20th Street, LLC
A New Jersey Limited Liability Company

[Signature]
[Signature]

By: Burton W. Wiand
Burton W. Wiand, Receiver for EA SIP, LLC
Manager, 316 20th Street, LLC

Denisse M
[Print name and title]

STATE OF ~~NEW JERSEY~~ Florida SS.:
COUNTY OF ~~BERGEN~~ Hillsborough

I certify that on May 1, 2020, Burton W. Wiand personally came before me, and this person acknowledged under oath, to my satisfaction, that this person:

(a) Is the Receiver for EA SIP, LLC who is Manager of 316 20th Street, LLC, the entity named in this document;

(b) this document was signed, sealed and delivered by 316 20th Street, LLC as its voluntary act and was duly authorized; and

(c) Burton W. Wiand, is the Receiver for EA SIP, LLC who is Manager of 316 20th Street, LLC and has the authority to bind the entity.

Diane Burnette, Notary Public
[Signature]

Diane Burnette
[Print name]



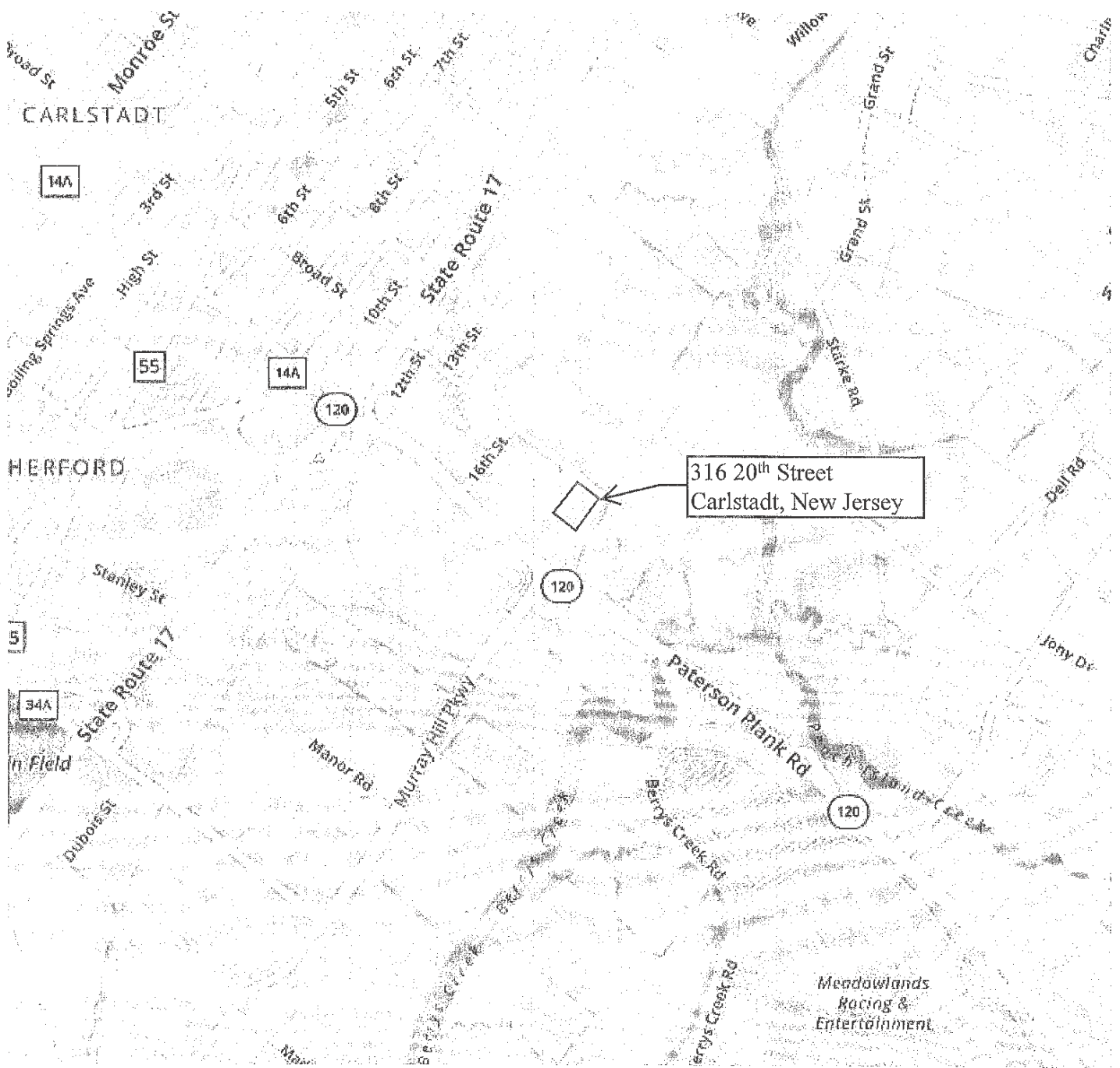


Exhibit A-1 : Vicinity Map
316 20th Street
Borough of Carlstadt, Bergen County, New Jersey

Exhibit A-2
Metes and Bounds Description



DPK
CONSULTING
PROFESSIONAL LAND SURVEYORS

Service Without Boundaries™

Date: 10/27/2015

Job No. 15-6930

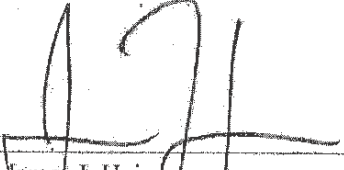
Description of Deed Notice Area, Tax Lot 1 Block 119 in the Borough of Carlstadt, Bergen County, New Jersey

BEGINNING on the northwesterly sideline of Twentieth Street, 50.00 feet wide, said point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 727,964.19 East: 607,992.14 (US Survey Feet), said point being distant 15.00 feet from the intersection of the same with southwesterly sideline of Broad Street, 50.00 feet wide; and runs thence

1. Along the northwesterly sideline of Twentieth Street, South 37 degrees 27 minutes 49 seconds West 287.50 feet to a point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 727,735.99 East: 607,817.26; thence
2. Along the dividing line between Tax Lots 1 and 2 Block 119, North 52 degrees 32 minutes 11 seconds West 187.50 feet to a point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 727,850.04 East: 607,668.44; thence
3. Along the southeasterly sideline of Nineteenth Street, 25.00 feet wide, North 37 degrees 27 minutes 49 seconds East 302.50 feet to a point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 728,090.14 East: 607,852.44; thence
4. Along the southwesterly sideline of Broad Street, South 52 degrees 32 minutes 11 seconds East 172.50 feet to a point having New Jersey State Plane Grid Coordinate, NAD 83 of North: 727,985.22 East: 607,989.36; thence
5. Southeasterly on a curve to the right, tangent to the previous course, having a radius of 15.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord of South 07 degrees 32 minutes 11 seconds East 21.21 feet for an arc length of 23.55 feet to the point and place of BEGINNING.

Containing 56,670 square feet/1.3010 acres of land

This description is prepared in accordance with a map entitled "Survey of Property w/ Topography, Tax Lot 1 Block 119, Borough of Carlstadt, Bergen County, New Jersey" dated October 8, 2015 prepared by DPK Consulting LLC.


James J. Heiser
Professional Land Surveyor
NJ License No. 24GS04331100

147 Union Avenue, Suite 1C, Middlesex, NJ 08846
P: 732-764-0100 F: 732-764-0990
www.dpkconsulting.net

SPECIAL NOTES:

1. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE BOROUGH OF CARLSTADT, NEW JERSEY.
2. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE BOROUGH OF CARLSTADT, NEW JERSEY.
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20. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE BOROUGH OF CARLSTADT, NEW JERSEY.

SYMBOL LEGEND

1. LOT AND BLOCK	2. LOT AND BLOCK	3. LOT AND BLOCK	4. LOT AND BLOCK	5. LOT AND BLOCK	6. LOT AND BLOCK	7. LOT AND BLOCK	8. LOT AND BLOCK	9. LOT AND BLOCK	10. LOT AND BLOCK	11. LOT AND BLOCK	12. LOT AND BLOCK	13. LOT AND BLOCK	14. LOT AND BLOCK	15. LOT AND BLOCK	16. LOT AND BLOCK	17. LOT AND BLOCK	18. LOT AND BLOCK	19. LOT AND BLOCK	20. LOT AND BLOCK	21. LOT AND BLOCK	22. LOT AND BLOCK	23. LOT AND BLOCK	24. LOT AND BLOCK	25. LOT AND BLOCK	26. LOT AND BLOCK	27. LOT AND BLOCK	28. LOT AND BLOCK	29. LOT AND BLOCK	30. LOT AND BLOCK	31. LOT AND BLOCK	32. LOT AND BLOCK	33. LOT AND BLOCK	34. LOT AND BLOCK	35. LOT AND BLOCK	36. LOT AND BLOCK	37. LOT AND BLOCK	38. LOT AND BLOCK	39. LOT AND BLOCK	40. LOT AND BLOCK	41. LOT AND BLOCK	42. LOT AND BLOCK	43. LOT AND BLOCK	44. LOT AND BLOCK	45. LOT AND BLOCK	46. LOT AND BLOCK	47. LOT AND BLOCK	48. LOT AND BLOCK	49. LOT AND BLOCK	50. LOT AND BLOCK	51. LOT AND BLOCK	52. LOT AND BLOCK	53. LOT AND BLOCK	54. LOT AND BLOCK	55. LOT AND BLOCK	56. LOT AND BLOCK	57. LOT AND BLOCK	58. LOT AND BLOCK	59. LOT AND BLOCK	60. LOT AND BLOCK	61. LOT AND BLOCK	62. LOT AND BLOCK	63. LOT AND BLOCK	64. LOT AND BLOCK	65. LOT AND BLOCK	66. LOT AND BLOCK	67. LOT AND BLOCK	68. LOT AND BLOCK	69. LOT AND BLOCK	70. LOT AND BLOCK	71. LOT AND BLOCK	72. LOT AND BLOCK	73. LOT AND BLOCK	74. LOT AND BLOCK	75. LOT AND BLOCK	76. LOT AND BLOCK	77. LOT AND BLOCK	78. LOT AND BLOCK	79. LOT AND BLOCK	80. LOT AND BLOCK	81. LOT AND BLOCK	82. LOT AND BLOCK	83. LOT AND BLOCK	84. LOT AND BLOCK	85. LOT AND BLOCK	86. LOT AND BLOCK	87. LOT AND BLOCK	88. LOT AND BLOCK	89. LOT AND BLOCK	90. LOT AND BLOCK	91. LOT AND BLOCK	92. LOT AND BLOCK	93. LOT AND BLOCK	94. LOT AND BLOCK	95. LOT AND BLOCK	96. LOT AND BLOCK	97. LOT AND BLOCK	98. LOT AND BLOCK	99. LOT AND BLOCK	100. LOT AND BLOCK
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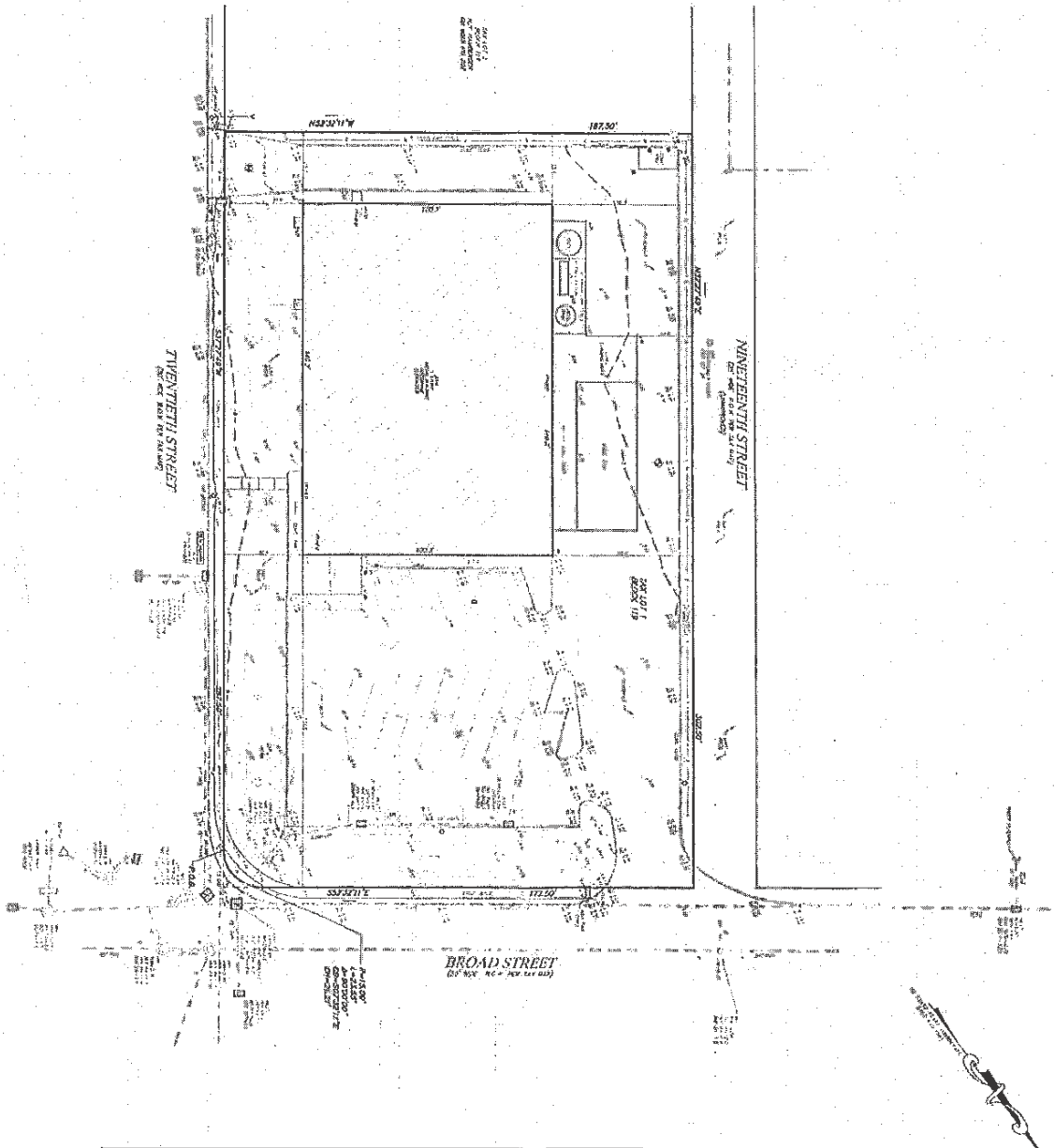


Exhibit A-3 : Property Map

DRAWING TITLE TAX LOT 1 BLOCK 119 316 TWENTIETH STREET BOROUGH OF CARLSTADT BERGEN COUNTY NEW JERSEY	DRAWN BY JMM CHECKED BY JMM DATE 11/01/2018	SCALE 1" = 20' DATE 11/01/2018	PROJECT NO. 18-001 PROJECT NAME 316 TWENTIETH STREET BOROUGH OF CARLSTADT BERGEN COUNTY NEW JERSEY	SHEET 1 OF 1
	DPK CONSULTING 1000 ROUTE 100 SUITE 100 CARLSTADT, NJ 07001 TEL: 201-261-1100 FAX: 201-261-1101 WWW.DPKCONSULTING.COM			

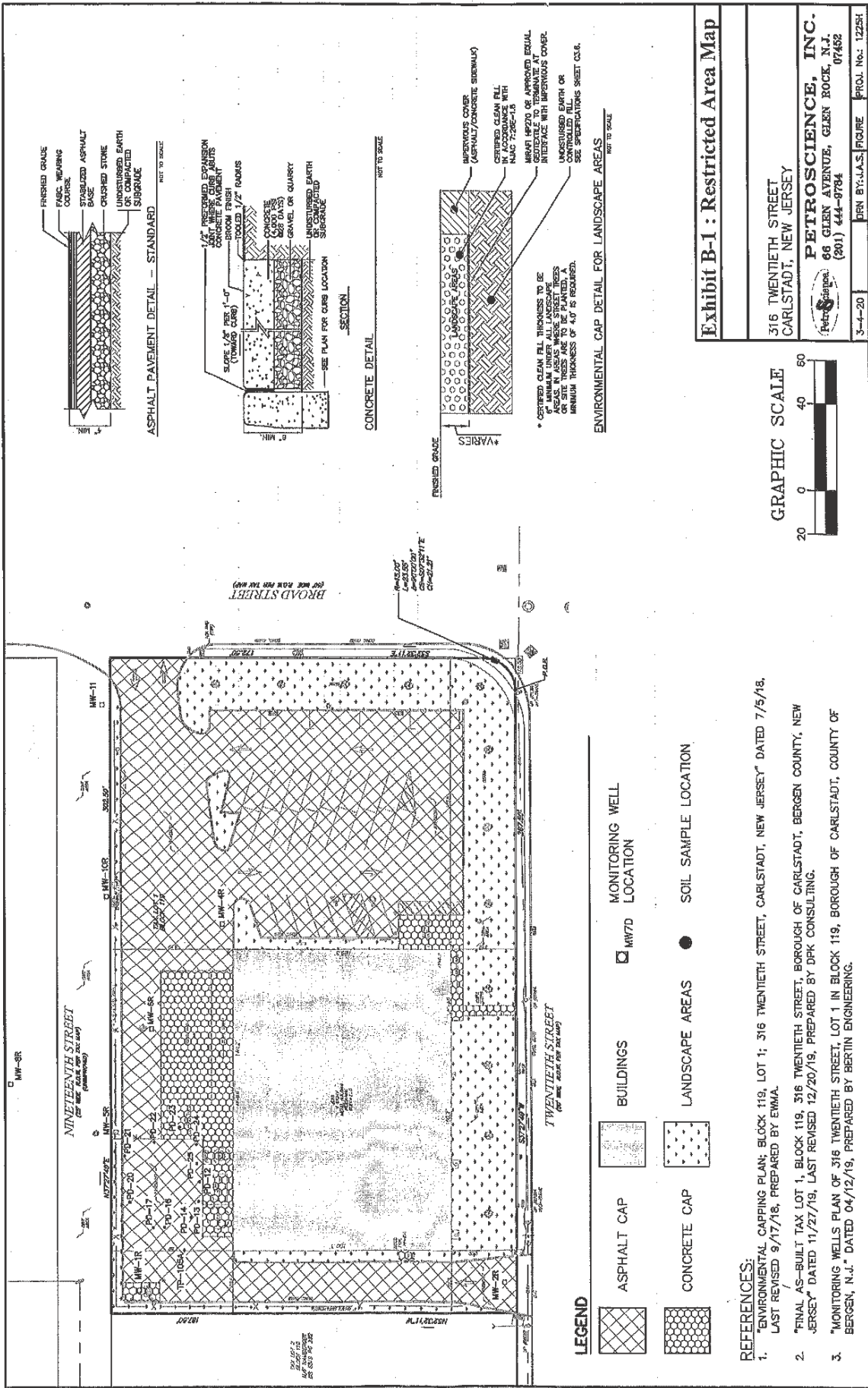


EXHIBIT B-2

Restricted Area Data Table

Former Polymer Spill Area							
Sample Designation	PD-12	PD-12	PD-13	PD-13	PD-14	NJDEP RDCSRs	NJDEP NRDCSRs
Sample Collection Date	3/25/2010	3/25/2010	3/25/2010	3/25/2010	3/25/2010		
Sample Depth (ft.)	1.0-1.5	2.5-3.0	1.0-1.5	2.5-3.0	1.0-1.5		
Sample Elevation (ft above MSL)	2.5-3.0	1.0-1.5	2.5-3.0	1.0-1.5	2.5-3.0		
Bis(2-ethylhexyl)phthalate [CAS No. : 117-81-7]	1190	123	406	51.3	43.6	35	140
Sample Designation	PD-16	PD-17	PD-20	PD-21	PD-22	NJDEP RDCSRs	NJDEP NRDCSRs
Sample Collection Date	3/25/2010	3/25/2010	3/25/2010	3/25/2010	3/25/2010		
Sample Depth (ft.)	1.5-2.0	1.5-2.0	1.5-2.0	1.5-2.0	1.5-2.0		
Sample Elevation (ft above MSL)	2.0-2.5	2.0-2.5	2.0-2.5	2.0-2.5	2.0-2.5		
Bis(2-ethylhexyl)phthalate [CAS No. : 117-81-7]	40.2	183	232	181	965	35	140
Sample Designation	PD-23	PD-24	PD-25	TP-105A		NJDEP RDCSRs	NJDEP NRDCSRs
Sample Collection Date	3/25/2010	3/25/2010	3/25/2010	9/17/2013			
Sample Depth (ft.)	1.0-1.5	1.0-1.5	1.5-2.0	1.0-1.5			
Sample Elevation (ft above MSL)	2.5-3.0	2.5-3.0	2.0-2.5	2.5-3.0			
Bis(2-ethylhexyl)phthalate [CAS No. : 117-81-7]	234	72.9	2630	10.7D		35	140

Notes:

RDCSRs - Residential Direct Contact Soil Remediation Standards

NRDCSRs - Non Residential Direct Contact Soil Remediation Standards

All Results reported in mg/kg

NA - Indicates the sample was not analyzed for this parameter

ND - Indicates a compound was analyzed for but not detected.

D - Indicates analysis performed on diluted sample

Elevations are approximate and based upon depth reported at time of collection

Historic Fill

Historic fill is present at the site below the site environmental cap. The fill consists of cinders and soil with masonry underlying the vast majority of the site and most notably immediately underlying the former structures (which covered approximately 85% of the Site). Contaminants include polycyclic aromatic hydrocarbons and metals.

EXHIBIT C-1
Description of Institutional Controls

General Description

The site is located at 316 20th Street (Block 1119, Lot 1), Carlstadt, Bergen County, New Jersey. The property is generally rectangular in shape and encompasses approximately 1.301 acres.

Institutional controls are required in the Restricted Area in order to limit exposure to the underlying contaminants identified in certain areas of concern (AOCs) and largely attributed to a site wide historic fill condition. The Restricted Area encompasses the entire property. The Restricted Area extends from Broad Street south to the southern property boundary and from 20th Street to the 19th Street Right of Way (paper road) totaling approximately 1.301 acres. The existing commercial building, paved parking areas, paved driveways and sidewalks extend over the majority of the Restricted Area. Small landscaped areas make up the balance of the Restricted Area. This Deed Notice is intended to provide the necessary institutional controls at the site. All current and subsequent owners, operators and lessees of the property will be provided copies of this Deed Notice.

Description of Monitoring & Inspection

Annual monitoring will be conducted by the Responsible Party's representative in order to determine the following:

- Confirm that any disturbances of soil in the Restricted Area do not result in an unacceptable exposure to the soil contamination.
- Ascertain any land use changes subsequent to Deed Notice Filing or the most recent Biennial Certification, as applicable.
- Confirm that current land use remains consistent with the restrictions in this Deed Notice.
- Review newly promulgated or modified requirements of applicable regulations or laws applicable to the site.
- Evaluate whether any new standards, regulations, or laws that apply to the site might necessitate additional sampling in order to confirm the protectiveness of the remedial action which includes this Deed Notice and if required, conduct the necessary sampling.

Description of Biennial Certification Items

The Biennial Certification will be completed by the Responsible Party and the Biennial Certification will include the following:

- A *Monitoring Report* will include a description of the specific activities performed in accordance with the monitoring and inspections referenced herein to confirm protectiveness of the remedial action that includes this Deed Notice.
- Confirmation that the engineering controls continue to operate as designed.
- The remedial action that includes the engineering controls continues to be protective of the public health and safety and of the environment.

EXHIBIT C-2

Description of Engineering Controls

General Description of Engineering Control – Environmental Cap

Engineering controls are required in the Restricted Area in order to limit exposure to the underlying contaminants. The Restricted Area encompasses the entire subject property. The environmental site cap is comprised of existing site improvements which covers the entire contaminated soil / historic fill condition within the Restricted Area. Generally, the Restricted Area extends from Broad Street south to the southern property boundary and from 20th Street to the 19th Street Right of Way (paper road) totaling approximately 1.301 acres.

The existing commercial buildings, paved parking areas, paved driveways and sidewalks extend over the majority of the Restricted Area and these impervious areas are used as part of the necessary engineering controls. Small landscaped areas make up the balance of the Restricted Area.

The existing commercial buildings and paved parking areas extend over the majority of the Restricted Area and these impervious areas are used as part of the necessary engineering controls. Impervious cover areas include a minimum of 4 inches of concrete or asphalt overlying sub-base gravel. The impervious areas encompass approximately 90% of the Restricted Area.

The remaining pervious engineering controls are comprised of landscaped strips/plantings. The pervious engineering controls are comprised of a minimum of 0.5 ft of clean soils underlain by a filter fabric (visual barrier).

A site map including the location of the engineering controls which extends across the entire historic fill condition is provided as Exhibit B-1.

Description of Operations & Maintenance

The operation and maintenance activities shall be performed to ensure:

- Annual inspections determine the integrity, operability and effectiveness of the engineering control.
- The engineering controls continue as designed and as intended to protect the public health and safety and the environment.
- Each alteration, excavation or disturbance of any engineering control is timely and appropriately addressed to maintain the integrity of the engineering control.
- The engineering control is inspected and maintained and the integrity remains so that the remedial action continues to be protective of the public health and safety and of the environment.
- A record of the self inspection dates, name of the inspector, results of the inspection and condition(s) of this engineering control.
- Any new standards, regulations, or laws that apply to the site might necessitate additional sampling in order to confirm the protectiveness of the remedial action which includes this Deed Notice and if required, conduct the necessary sampling.

This will include an inspection of the property by the site owner or owner's representative to assess the integrity of the cap for evidence of breach including evidence of concrete cracking, evidence of removal of concrete, or any disturbance of soil that could result in an unacceptable exposure to soil contamination, etc. The Owner will maintain a record of the inspections including the condition of the engineering control (environmental cap), the date of the inspection, name of the inspector and the results of the inspection in a dedicated Log Book. Areas identified as requiring maintenance will be noted in the Log Book. The details of engineering control repairs including dates of completion also will be maintained in the Log Book.

Any alteration, excavation or disturbance of the engineering controls will be evaluated by the owner and/or owner's representative in order to confirm that the integrity of the engineering control is maintained and the results of the evaluation recorded in the Log Book. Any newly promulgated or modified requirements of applicable regulations or laws applicable to the site that may necessitate additional sampling in order to evaluate protectiveness of the remedial action will be evaluated by the Owner and (if necessary) such sampling will be performed.

Description of Biennial Certification Items

The Biennial Certification will be completed by the Responsible Party and the Biennial Certification will include the following:

- A *Monitoring Report* will include a description of the specific activities performed in accordance with the above operations and maintenance referenced herein confirms protectiveness of the remedial action that includes this Deed Notice.
- Confirmation that the engineering controls continue to operate as designed.
- The remedial action that includes the engineering controls continues to be protective of the public health and safety and of the environment.

Attachment 2

**Contaminant Concentration Summary
&
Order of Magnitude Analyses**

Contaminant Concentration and Order of Magnitude Analyses Table

Former Polymer Spill Area							
Sample Designation	PD-12	PD-12	PD-13	PD-13	PD-14	NJDEP RDCSRS	NJDEP NRDCSRS
Sample Collection Date	3/25/2010	3/25/2010	3/25/2010	3/25/2010	3/25/2010		
Existing Elevation (ft.)-DO NOT USE	30.3	30.3	30.3	30.3	30.3		
Sample Depth (ft.)	1.0-1.5	2.5-3.0	1.0-1.5	2.5-3.0	1.0-1.5		
Sample Elevation (ft above MSL)	2.5-3.0	1.0-1.5	2.5-3.0	1.0-1.5	2.5-3.0		
Bis(2-ethylhexyl)phthalate [CAS No. : 117-81-7]	1190	123	406	51.3	43.6	35	140
Sample Designation	PD-16	PD-17	PD-20	PD-21	PD-22	NJDEP RDCSRS	NJDEP NRDCSRS
Sample Collection Date	3/25/2010	3/25/2010	3/25/2010	3/25/2010	3/25/2010		
Existing Elevation (ft.)-DO NOT USE	30.3	30.3	30.3	30.3	30.3		
Sample Depth (ft.)	1.5-2.0	1.5-2.0	1.5-2.0	1.5-2.0	1.5-2.0		
Sample Elevation (ft above MSL)	2.0-2.5	2.0-2.5	2.0-2.5	2.0-2.5	2.0-2.5		
Bis(2-ethylhexyl)phthalate [CAS No. : 117-81-7]	40.2	183	232	181	965	35	140
Sample Designation	PD-23	PD-24	PD-25	TP-105A		NJDEP RDCSRS	NJDEP NRDCSRS
Sample Collection Date	3/25/2010	3/25/2010	3/25/2010	9/17/2013			
Existing Elevation (ft.)-DO NOT USE	30.3	30.3	30.3	30.3			
Sample Depth (ft.)	1.0-1.5	1.0-1.5	1.5-2.0	1.0-1.5			
Sample Elevation (ft above MSL)	2.5-3.0	2.5-3.0	2.0-2.5	2.5-3.0			
Bis(2-ethylhexyl)phthalate [CAS No. : 117-81-7]	234	72.9	2630	10.7D		35	140

Notes:

RDCSRS - Residential Direct Contact Soil Remediation Standards at time of Deed Notice Filing

NRDCSRS - Non Residential Direct Contact Soil Remediation Standards at Time of Deed Notice Filing

All Results reported in mg/kg

NA - Indicates the sample was not analyzed for this parameter

ND - Indicates a compound was analyzed for but not detected.

D - Indicates analysis performed on diluted sample

Elevations are approximate and based upon depth reported at time of collection

No COCs for site included on NJDEP Order of Magnitude Evaluation Guidance document Version 2.0 (May 2021) list of compounds where standard changed by > order of magnitude.

No COCs for site identified by OMA decrease in 05/06/24 amendment of Remediation Standards (N.J.A.C. 7:26D).

Historic Fill
Historic fill is present at the site below the site environmental cap. The fill consists of cinders and soil with masonry underlying the vast majority of the site and most notably immediately underlying the former structures (which covered approximately 85% of the Site). Contaminants include polycyclic aromatic hydrocarbons and metals.

No COCs for site included on NJDEP Order of Magnitude Evaluation Guidance document Version 2.0 (May 2021) list of compounds where standard changed by > order of magnitude.

No COCs for site identified by OMA decrease in 05/06/24 amendment of Remediation Standards (N.J.A.C. 7:26D).

Attachment 3

Contaminants of Emerging Concern (CECs) Evaluation

**Former Elektromek Company
316 20th Street (Block 119, Lot 1)
Carlstadt, New Jersey 07072
Contaminants of Emerging Concern Evaluation**

As stated on the New Jersey Department of Environmental Protection (NJDEP) web page (<https://www.nj.gov/dep/srp/emerging-contaminants/>), contaminants of emerging concern (CECs) are a specified group of chemicals that recently have been shown to occur in the environment and have been identified as a potential environmental or public health risk. New analytical capabilities allow for identification of such chemicals in the environment in extremely low concentrations.

A Licensed Site Remediation Professional's (LSRP's) responsibilities for CECs are no different than their responsibilities for any other contaminant. This includes satisfying all notification requirements and ensuring that the remediation of any such discharges is protective of public health and safety and the environment.

In accordance with the Department's *Contaminants of Emerging Concern, Frequently Asked Questions* (version August 5, 2021), an evaluation of CECs which includes PFAS; 1,4-Dioxane; 1,2,3-TCP and Perchlorate must be conducted by an LSRP or other environmental professional for every site currently undergoing remediation to determine if CECs are likely to be present and if further investigation or clean-up is required. The CEC evaluation is to be included in the next remedial phase report submitted for Department review. For sites that have received a restricted use or limited restricted use final remediation document, the CEC evaluation is to be conducted for the site or permit-applicable areas of concern (AOCs) and submitted with the next remedial action protectiveness certification.

PFASs

PFAS have been historically utilized in the following manufacturing sectors: Textiles & Leather; Paper Products; Metal Plating & Etching; Wire Manufacturing; Coating and insulation; Industrial Surfactants; resins, molds, rubber and plastics, photolithography; and semiconductor industries. In addition, the use of aqueous film forming foam (AFFF) has been documented to be a source of PFAs.

Based on our review of historical site operations, no manufacturing or industrial processes took place on the subject property that could be potential sources of PFAS. In addition, there is no evidence to suggest that PFAS were used or generated by historical operations at the Site.

1,4-Dioxane

NJDEP's *Ground Water Quality Standard 1,4-Dioxane; CASRN#123-91-1* fact sheet dated October 2015 background cited 1,4-Dioxane was used as a solvent and a laboratory reagent and was found as a trace contaminant in the manufacture of cosmetics.

According to the US Environmental Protection Agency (EPA) 2015 Toxic Release Inventory, the following types of facilities reported processing 1,4-Dioxane:

- Other Basic Inorganic Chemical Manufacturing (NAICS 325180)
- All Other Basic Organic Chemical Manufacturing (NAICS 325199)
- Surface Active Agent Manufacturing (NAICS 325613)
- All Other Plastics Product Manufacturing (NAICS 326199)
- Cement Manufacturing (NAICS 327310)
- Abrasive Product Manufacturing (NAICS 327910)

- Roofing, Siding, and Insulation Material Merchant Wholesalers (NAICS 423330)

Based on our review of historical site operations, no manufacturing or industrial processes took place at the subject property that would be a source of 1,4-Dioxane.

1,2,3-trichloropropane (1,2,3-TCP)

New Jersey Department of Health, Drinking Water Facts: 1,2,3-trichloropropane fact sheet (updated December 2018) cited that 1,2,3-TCP was a man-made chemical commonly used as an industrial solvent, degreasing agent, paint remover, and was an impurity in dichloropropane and dichloropropene containing fumigants as pesticides and nematocides until the late 1980s.

According to EPA's 2017 Technical Fact Sheet, TCP is exclusively a man-made chlorinated hydrocarbon, typically found at industrial or hazardous waste sites (Dombeck and Borg 2005; ATSDR 1992). TCP is often present at sites contaminated by other chlorinated solvents (Dombeck and Borg 2005). TCP has been used as an industrial solvent and as a cleaning and degreasing agent and is often present at sites contaminated by other chlorinated solvents; it has been found as an impurity resulting from the production of soil fumigants (NTP 2016; HSDB 2009). TCP is used as a chemical intermediate in the production of other chemicals such as liquid polymers (NTP 2016; HSDB 2009).

Based on our review of historical site operations, no manufacturing or industrial processes took place on the subject property that could be potential sources of TCP.

Perchlorate

United States Environmental Protection Agency (USEPA) *Technical Fact Sheet – Perchlorate* (November 2017) indicated that Perchlorate is a naturally occurring and man-made anion that consists of one chlorine atom bonded to four oxygen atoms (ClO₄⁻). Perchlorate is commonly used in solid rocket propellants, munitions, fireworks, airbag initiators for vehicles, matches and signal flares and is also used in some electroplating operations. Of the domestically produced perchlorate, 90 percent is manufactured for use in the defense and aerospace industries, primarily in the form of ammonium perchlorate.

Based on our review of historical site operations, no manufacturing or industrial processes took place on the subject property that could be potential sources of perchlorate.

In conclusion, there is no reason to suspect that NJDEP's list of CECs were manufactured, used, stored or discharged at the site. A Soil RAP was issued on August 6, 2015 and last modified January 24, 2023. The existing on-site operations since issuance of the Soil RAP have been limited to temporary open storage. Current on-site operations are not involved in the handling of CECs nor suspected to result in the release of CECs on-site. ***No further investigation of CECs is required.***

Attachment 4

Remediation Cost Review & RFS/FA Form



New Jersey Department of Environmental Protection
Site Remediation and Waste Management Program

REMEDIATION COST REVIEW AND RFS/FA FORM

☐ RFS ☐ FA

Date Stamp
(For Department use only)

SECTION A. SITE NAME AND LOCATION

Site Name: Former Elektromek Company

List All AKAs: _____

Street Address: 316 20th Street

Municipality: Carlstadt (Township Borough or City)

County: Bergen Zip Code: 07072

Program Interest (PI) or RFS Number(s): G000003390

Case Tracking Number(s): E97311

SECTION B. PERSON RESPONSIBLE FOR CONDUCTING THE REMEDIATION

Full Legal Name Person Responsible for Conducting Remediation: 316 20th Street, LLC

Representative First Name: Burton

Representative Last Name: Wiand

Title: Court Appointed Receiver for EA SIP, LLC

Mailing Address: 114 Turner Street

Municipality: Clearwater

State: Florida

Zip Code: 33756

Phone Number: (727) 235-6769

Ext: _____

Fax: _____

Email Address: burt@burtonwwiandpa.com

☒ I am also the person responsible for establishing and maintaining a Remediation Funding Source (RFS).

Billing Contact

☒ Same as Person Responsible for Conducting Remediation / Representative listed above.

Name of Organization: _____

Name of Billing Contact: _____

Title: _____

Mailing Address: _____

Municipality: _____

State: _____

Zip Code: _____

Phone Number: _____

Ext: _____

Fax: _____

Email Address: _____

EXEMPTION CLAIM FOR RFS ONLY (not FA)

If claiming an exemption from the requirement to post Remediation Funding Source pursuant to N.J.A.C. 7:26C-5.2(b), please check the appropriate box below and do not complete sections C through H:

- ☐ Environmental Opportunity Zone
- ☐ Innovative remedial action technology
- ☐ Unrestricted or limited restricted use remedial action
- ☐ Government entity
- ☐ Remediation at primary or secondary residence
- ☐ Owner or operator of a licensed child care center
- ☐ Public, private or charter school

NOTE: All exemptions require additional supporting documentation to be attached. Please refer to the form instructions. If the exemption is only for a portion of the site, you must complete section C through H for the portion of the site that does not meet the exemption criteria. **See instructions.**

SECTION C. PURPOSE OF SUBMISSION

Check all that apply

- ☐ Initial Remediation Funding Source pursuant to N.J.A.C. 7:26C-5.2(a) (attach original RFS instrument and 1% surcharge payment, as applicable)
- ☐ Initial Financial Assurance for a Remedial Action Permit pursuant to N.J.A.C. 7:26C-7 (attach original FA instrument)
- ☐ Initial Direct Oversight Remediation Trust Fund Agreement pursuant to N.J.A.C. 7:26C-14.2(b)5 (attach original RTF instrument and 1% surcharge payment)

- ☐ Initial Direct Oversight Remediation Cost Review pursuant to N.J.A.C. 7:26C-14.2(b)4
- ☒ Annual Remediation Cost Review pursuant to N.J.A.C. 7:26C-5.10 (attach RFS instrument verification and valuation)
- ☐ Biennial Cost Review pursuant to N.J.A.C. 7:26C-7.10 (Remedial Action Permits)

- ☐ Change in Remediation Funding Source or Financial Assurance Amount pursuant to N.J.A.C. 7:26C-5.11
- ☐ Change in Remediation Funding Source or Financial Assurance Mechanism pursuant to N.J.A. 7:26C-5.11(d)
- ☐ Remediation Funding Source Disbursement Notification pursuant to N.J.A.C. 7:26C-5.12(a)
- ☐ Remediation Funding Source Disbursement Request pursuant to N.J.A.C. 7:26C-5.12(b) – Direct Oversight only
- ☐ Remediation Funding Source/Financial Assurance Disbursement Request pursuant to N.J.A.C. 7:26C-5.13(d) – Department held RFS/FA

- ☐ Request Release of the Remediation Funding Source or Financial Assurance pursuant to N.J.A.C. 7:26C-5.11(e)
- ☒ Using a Remediation Funding Source as Financial Assurance

SECTION D. TYPE AND AMOUNT OF REMEDIATION FUNDING SOURCE OR FINANCIAL ASSURANCE POSTED

Initial or Existing Mechanism for ☐ RFS or ☐ FA

Check all that apply

- ☒ Letter of Credit
- ☐ Remediation Trust Fund
- ☐ Self Guarantee
- ☐ Line of Credit
- ☐ Environmental Insurance Policy
- ☐ Surety Bond
- ☐ Direct Oversight Remediation Trust Fund
- ☐ Fully Funded Trust (Existing only pre-June 1993)
- ☐ Performance Bond (Existing only pre-June 1993)
- ☐ Surety Bond (Existing only pre-June 1993)

Replacement Mechanism for ☐ RFS or ☐ FA

Check all that apply

- ☐ Letter of Credit
- ☐ Remediation Trust Fund
- ☐ Self Guarantee
- ☐ Line of Credit
- ☐ Environmental Insurance Policy
- ☐ Surety Bond
- ☐ Direct Oversight Remediation Trust Fund

1. Expiration Date of Remediation Funding Source or Financial Assurance Posted: 02/04/2026
2. Amount of Remediation Funding Source or Financial Assurance posted prior to any increase, reduction, or disbursement addressed in this submission: \$65,000.00
3. Do you want to disburse, reduce, or increase the amount of the Remediation Funding Source?..... ☐ Yes ☒ No
If "Yes," specify below:
☐ Disburse RFS ☐ Reduce RFS ☐ Increase RFS by (amount):

SECTION E. REMEDIATION COST ESTIMATION

1. Indicate the method(s) used to calculate the remediation cost review/estimate: *(Check all that apply)*
- ☐ RACER® *(attach documentation for estimate)*
 - ☐ Cost-Pro® *(attach documentation for estimate)*
 - ☐ Surrogate Cost *(ISRA Remediation Certifications, see for instructions for further clarification)*
A Preliminary Assessment/Site Investigation has NOT been completed for the site, the surrogate remediation funding source has been established in the amount of \$100,000 or \$250,000.
 - ☒ Calculated independently by LSRP/Consultant using *(attach documentation used to generate calculation)*:
 - ☐ Actual competitive bid(s)
 - ☒ Internal company data
 - ☐ Other commercially available software. Specify: _____
 - ☐ Other. Specify: _____
2. Estimated cost:
To complete remediation: \$35,000.00
or
For Financial Assurance: \$30,000.00
3. Full legal name of person who prepared the cost estimate: Edward Redfield

SECTION F. COST REVIEW FOR REMEDIATION FUNDING SOURCE OR FINANCIAL ASSURANCE

1. Remediation Funding Source – due annually

- a. Date of most recent prior cost estimate: 03/21/2025
- b. Total monies spent to date to remediate the site: \$525,643.00
Attach detailed summary of monies spent to remediate.
- c. Estimated remaining costs to complete the remediation: \$35,000.00
Attach detailed estimate of remaining costs to complete remediation.
- d. Provide an explanation of any changes from most recent prior cost estimate.
\$30,000 to be used for FA and balance for RFS

2. Financial Assurance – due biennially

- a. Date of most recent prior cost estimate: 03/21/2025
- b. Current cost estimate to operate, maintain and monitor the engineering control: \$30,000.00
- c. Provide an explanation of any changes from most recent prior cost estimate.

**SECTION G. LSRP AUTHORIZED DISBURSEMENTS NOTIFICATION AND
REQUEST FOR NJDEP REDUCTION APPROVAL**

1. Date previous notification/request submitted: 04/28/2020
2. For Remediation Trust Funds and Lines of Credit:
 - a. Date the LSRP authorized disbursement (*Attach copy of authorization*): 06/11/2020
 - b. Total amount of the authorized disbursement: \$33,000.00
 - c. Date the holder of the RFS mechanism disbursed the funds: **N/A - Funds Not Disbursed**
 - d. Amount of RFS remaining after disbursement..... \$65,000.00
3. For NJDEP authorized reductions:
 - a. Amount of funds you are requesting the NJDEP authorize for reduction:
 - b. Provide RFS account information (e.g., bank name, account number, etc.):

Funds not disbursed by Bank following 06/11/2020 NJDEP Approval.
Letter of Credit Held by Kearny Bank
Letter of Credit #885777002

SECTION H. REQUEST FOR NJDEP AUTHORIZED DISBURSEMENTS

ONLY for sites subject to Direct Oversight pursuant to N.J.A.C. 7:26C-14 and disbursement requests in accordance with N.J.A.C. 7:26C-5.13

1. Total amount of requested disbursement
2. Provide the name, address, telephone number, email and tax identification number of all parties to receive payment from this disbursement and amount of each payment.
3. Attach a description of remediation costs incurred or to be incurred and the specific remediation that has or will be completed under this request including the following documentation:
 - a.) For remediation costs that have been incurred, include a Remediation Report documenting the completion of the remediation activities; or
 - b.) For remediation costs to be incurred, include a proposed scope of work of the remediation activities to be completed.
4. Attach an estimate of all remaining costs to complete the remediation.

SECTION I. LICENSED SITE REMEDIATION PROFESSIONAL INFORMATION AND STATEMENTLSRP ID Number: 576769First Name: JosephLast Name: ChiappettaPhone Numbers: (201) 697-1328

Ext.: _____

Fax: _____

Mailing Address: 88 Ferndale AvenueMunicipality: Glen RockState: New JerseyZip Code: 07452Email Address: jchiappetta@live.com

This statement shall be signed by the LSRP who is submitting this notification in accordance with N.J.S.A. 58:10C-14, and N.J.S.A. 58:10B-1.3b(1) and (2).

(1) I certify, as a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C-1 et seq. to conduct business in New Jersey, that for the remediation described in this submission, and all attachments included in this submission, I personally: Managed, supervised, or performed the remediation conducted at this site that is described in this submission, and all attachments included in this submission; and/or periodically reviewed and evaluated the work performed by other persons that forms the basis for the information in this submission; and/or completed the work of another site remediation professional, licensed or not, after having: (1) reviewed all available documentation on which I relied; (2) conducted a site visit and observed the then-current conditions and verified the status of as much of the work as was reasonably observable; and (3) concluded, in the exercise of my independent professional judgment, that there was sufficient information upon which to complete any additional phase of remediation and prepare workplans and reports related thereto.

(2) I certify:

- That I have read this submission and all attachments to this submission;
- That in performing the professional services as the licensed site remediation professional for the entire site or each area of concern, I adhered to the professional conduct standards and requirements governing licensed site remediation professionals provided in N.J.S.A. 58:10C-16;
- That the remediation conducted at the entire site or each area of concern, that is described in this submission and all attachments to this submission, was conducted pursuant to and in compliance with the remediation requirements in N.J.S.A. 58:10C-14.c;
- That the remediation described in this submission, and all attachments to this submission, was conducted pursuant to and in compliance with the regulations of the Site Remediation Professional Licensing Board at N.J.A.C. 7:26l; and
- That the information contained in this submission and all attachments to this submission is true, accurate, and complete.

(3) I certify, when this submission includes a response action outcome, that the entire site or each area of concern has been remediated in compliance with all applicable statutes, rules, and regulations and is protective of public health and safety and the environment.

(4) I certify that no other person is authorized or able to use any password, encryption method, or electronic signature that the Board or the Department have provided to me.

(5) I certify that I understand and acknowledge that:

- If I knowingly make a false statement, representation, or certification in any document or information I submit to the Department I may be subject to civil and administrative enforcement pursuant to N.J.S.A. 58:10C-17.a.1(a) through (f) by the Board, including but not limited to license suspension, revocation, or denial of renewal; and
- If I purposely, knowingly, or recklessly make a false statement, representation, or certification in any application, form, record, document or other information submitted to the Department or required to be maintained pursuant to the Site Remediation Reform Act, I shall be guilty, upon conviction, of a crime of the third degree and shall, notwithstanding the provisions of subsection b. of N.J.S.2C:43-3, be subject to a fine of not less than \$5,000 nor more than \$75,000 per day of violation, or by imprisonment, or both.

(6) I certify that I have read this certification prior to signing, certifying, and making this submission.

LSRP Signature: _____

Date: 3/27/25LSRP Name: Joseph ChiappettaCompany Name: PetroScience, Inc.

SECTION J. PERSON RESPONSIBLE FOR CONDUCTING THE REMEDIATION INFORMATION AND CERTIFICATIONFull Legal Name of the Person Responsible for Conducting the Remediation: 316 20th Street, LLCRepresentative First Name: Burt Representative Last Name WiandTitle: Court Appointed Receiver for EA SIP, LLCPhone Number: (727) 235-6769 Ext: _____ Fax: _____Mailing Address: 114 Turner StreetCity/Town: Clearwater State: Florida Zip Code: 33756Email Address: burt@burtonwwiandpa.com

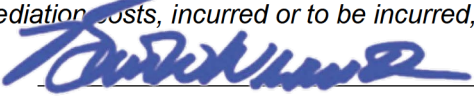
☒ The person responsible for conducting the remediation is the person responsible for establishing and maintaining a remediation funding source/financial assurance.

This certification shall be signed by the person responsible for conducting the remediation who is submitting this notification in accordance with Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

I certify I am fully aware of the requirements of N.J.A.C. 7:26C-5 et seq. as they pertain to Remediation Funding Sources and Financial Assurances and the language of any provided Remediation Funding Source or Financial Assurance instrument does not deviate in any way from the language in the Department's model documents found at www.nj.gov/dep/srp/guidance/rfsguide except as approved by the Department.

For disbursement notification or request pursuant to N.J.A.C. 7:26C-5.12 or 5.13(d), I certify that the disbursement relates to actual remediation costs, incurred or to be incurred, and does not include ineligible legal fees.

Signature: Date: 3/27/2025Name/Title: Burt Wiand / Court Appointed Receiver for EA SIP, LLC

SECTION K. PERSON ESTABLISHING AND MAINTAINING A REMEDIATION FUNDING SOURCE/FINANCIAL ASSURANCE (complete if different person than Section J)

Full Legal Name of Person Establishing and Maintaining a Remediation Funding Source: _____

Representative First Name: _____ Representative Last Name: _____

Title: _____

Phone Number: _____ Ext: _____ Fax: _____

Mailing Address: _____

City/Town: _____ State: _____ Zip Code: _____

Email Address: _____

This certification shall be signed by the person establishing and maintaining a remediation funding source/financial assurance who is submitting this notification in accordance with Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

I certify I am fully aware of the requirements of N.J.A.C. 7:26C-5 et seq. as they pertain to Remediation Funding Sources and Financial Assurances and the language of any provided Remediation Funding Source or Financial Assurance instrument does not deviate in any way from the language in the Department's model documents found at www.nj.gov/dep/srp/guidance/rfsguide except as approved by the Department.

For a disbursement notification or request pursuant to N.J.A.C. 7:26C-5.12, I certify that the disbursement relates to actual remediation costs, incurred or to be incurred, and does not include ineligible legal fees

Signature: _____ Date: _____

Name/Title: _____

Completed forms should be sent to:

Bureau of Case Assignment & Initial Notice
Site Remediation and Waste Management Program
NJ Department of Environmental Protection
401-05H
PO Box 420
Trenton, NJ 08625-0420

Attachment 5

Annual Statement of Value of FAS Instrument



February 11, 2025

316 20th Street LLC
Tony Kelly
2112 W. Kennedy Blvd.
Tampa, FL 33606

RE: Letter of Credit #885777002

Dear Mr. Kelly:

We are pleased to advise you that your request to renew the above captioned Letter of Credit has been approved, subject to the following terms and conditions:

1. The maturity date shall be February 4, 2026.

All other terms and conditions of your Note #885777002 shall remain in full force and effect.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

Philip Wagenti

Philip Wagenti
Vice President

PW/sas



Attachment 6

Rule Change Review & Reference Sources

Remediation Standards, N.J.A.C. 7:26D et. seq. last amended May 6, 2024.

Hackensack Meadowlands District Regulations NJAC 19:3 et. seq.

The Revised General Ordinances of the Borough of Carlstadt, Jan., 2000 via <https://ecode360.com>.

Borough of Carlstadt Zoning Map, prepared by New Jersey Meadowlands Commission map created November 2010.

The Administrative Code of the County of Bergen, State of New Jersey, Last Amended April 3, 2024

Tax Assessment Map, Borough of Carlstadt, Bergen County, N.J., Sheet 6 prepared by Azzolina Engineering Company, dated January 1978, last revised Nov. 2010.

NJGeoWeb (<http://www.state.nj.us/dep/gis/newmapping.htm>)

Environmental Controls Map , 316 Twentieth Street, Carlstadt, New Jersey, dated 03-04-20, prepared by PetroScience, Inc.

Soil Remedial Action Permit, Former Electromek Company, 316 20th Street, Carlstadt Boro, SRP Program Interest #G000003390, Soil Remedial Action Permit #: RAP210001 dated May 22, 2023 issued by NJDEP, Contaminated Site Remediation & Redevelopment Program, Remediation Review Element, Bureau of Remediation Action Permitting.