

Appendix I

Deed Notice

Return Address:
Aptim Environmental & Infrastructure, LLC
17 Princess Road
Lawrence Township, NJ 08648

DEED NOTICE

IN ACCORDANCE WITH N.J.S.A. 58:10B-13, THIS DOCUMENT IS TO BE RECORDED IN THE SAME MANNER AS ARE DEEDS AND OTHER INTERESTS IN REAL PROPERTY.

Prepared by: _____

Crystal L. Leavey

Recorded by: _____

DEED NOTICE

This Deed Notice is made as of the _____ day of _____, 2022, by the City of Bayonne, 630 Avenue C, Bayonne, New Jersey 07002 (together with its successors and assigns, collectively "Owner").

1. THE PROPERTY. The City of Bayonne, 630 Avenue C, Bayonne, New Jersey 07002 is the owner in fee simple of certain real property designated as Block 383, Lot 3; Block 383, Lot 4; Block 383, Lots 5, 6, 7, and 8; Block 384, Lots 1 and 2; Block 385, Lots 1 and 2; Block 385, Lots 3 and 6 on the tax map of the City of Bayonne, Hudson County (a/k/a Hudson County Chromate Site 174); the New Jersey Department of Environmental Protection Program Interest Number (Preferred ID) for the contaminated site which includes this property is G000011472/Hudson County Chromate 174; and the property is more particularly described in Exhibit A, which is attached hereto and made a part hereof (the "Property").

2. REMEDIATION.

i. The New Jersey Department of Environmental Protection has approved this Deed Notice as an institutional control for the Property, which is part of the remediation of the Property. The Property is subject to a Partial Consent Judgment Concerning PPG Sites entered into by NJDEP, the City of Jersey City, and PPG and approved by the Superior Court of New Jersey on June 26, 2009 (Superior Court of New Jersey, Chancery Division-Hudson County, Docket No. C-77-05 ("Consent Judgment")). Pursuant to the Consent Judgment, PPG has responsibility for chromite ore processing residue, chromium and its compounds at Hudson County Chromate Site 174 in accordance with the Consent Judgment..

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.

iii. The Owner will comply with the change-in-use procedures under NJAC 7:36-25.6. The Green Acres Program approves the placement of this Deed Notice on the Property.

3. SOIL CONTAMINATION. PPG, One PPG Place, Pittsburgh, Pennsylvania 15272 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. The soil remediation standard is consistent with use of the Property for recreation and open space purposes. Trace chromate chemical production waste (CCPW) nodules may be present anywhere within the fill layer above the native material and within the horizontal limits of the restricted area. Soil with trace CCPW nodules may be impacted above remedial standards. 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.

iii. The Property is subject to Green Acres encumbrances. The Property may continue to be used for recreation and conservation purposes and the public may be afforded access to the Property subject to the conditions of the deed notice regarding non-disturbance of the engineering controls, etc.

iv. Notwithstanding anything to the contrary contained herein, the Owner's use of the Property is governed by the Green Acres Restrictions at N.J.S.A. 13:8C-1, et seq. and N.J.A.C. 7:36, et seq., as may be amended and supplemented. The Owner shall continue to operate the Property for conservation and recreation purposes in accordance with the Green Acres Restrictions as limited by this Deed Notice .

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. The engineering controls in place at the Property are consistent with the use of the property for recreation and open space purposes.

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 Register of Deeds and Mortgages of Hudson 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 in acres and square feet 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: Two-Foot Soil Cap: Exhibit C-2 includes a narrative description of the Two-Foot Soil 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.

iii. Exhibit C-3: Restroom Building Foundation: Exhibit C-3 includes a narrative description of the Restroom Building 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.

iv. Exhibit C-4: Shoreline Erosion Protection System: Exhibit C-4 includes a narrative description of the Shoreline Erosion Protection System 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.

v. Exhibit C-5: Chain Link Fencing at Sewage Pump Station: Exhibit C-5 includes a narrative description of the Chain Link Fencing at Sewage Pump Station 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.

ATTEST: City of Bayonne

_____ By _____

James M. Davis, Mayor [Signature]

STATE OF NEW JERSEY SS.:
COUNTY OF HUDSON

I certify that on _____, 20____, _____ personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Mayor of the City of Bayonne, the corporation named in this document;

(b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the Mayor of the corporation;

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

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

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

[Signature]

[Print name and title of attesting witness]

Signed and sworn before me on _____, 20____

_____, Notary Public

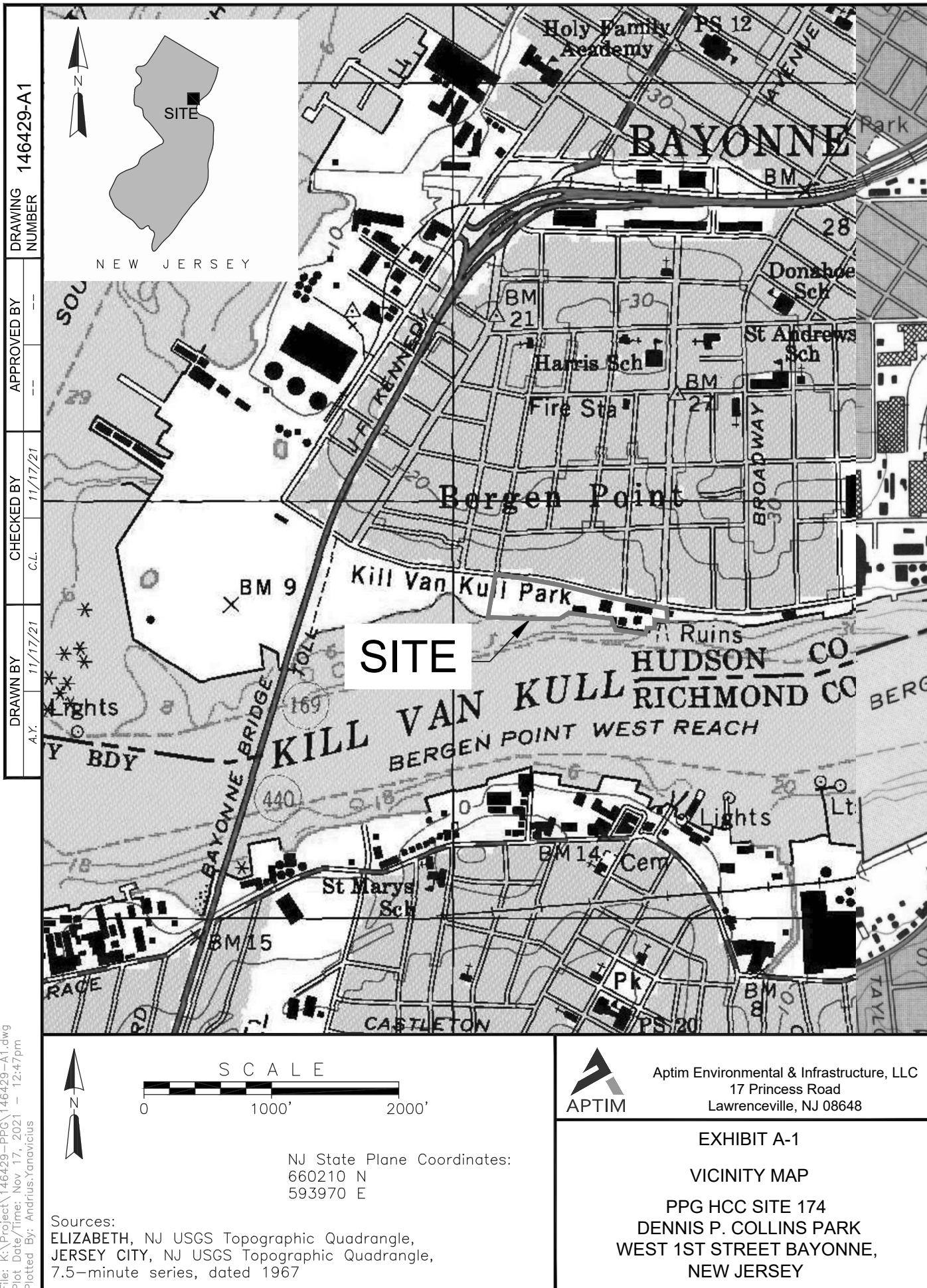
[Print name and title]

EXHIBIT A

A-1: Vicinity Map

A-2: Metes and Bounds Description of Property

A-3: Property Map



File: K:\Project\146429-PPG\146429-A1.dwg
Plot Date/Time: Nov 17, 2021 - 12:47pm
Plotted By: Andrius.Yanavicius



METES & BOUNDS DESCRIPTION
DENNIS W. SKLAR, INC.- PROFESSIONAL LAND SURVEYING
3020 GLENN AVENUE, BENSALEM, PA 19020
PHONE: (215) 268-7988 ~ FAX: (215) 268-7966 ~ CELL: (215) 651-6791
E-MAIL: DWSPLS@COMCAST.NET



2372-M&B-PI-G000011472-DESCRIPTION-1

METES AND BOUNDS – DESCRIPTION 1

ALL THOSE CERTAIN LOTS SITUATED IN THE CITY OF BAYONNE, COUNTY OF HUDSON, AND STATE OF NEW JERSEY BEING LOTS 3, 4, 5, 6, 7 & 8 OF TAX BLOCK 383, LOTS 1 & 2 OF TAX BLOCK 384 AND LOTS 1, 2, 3 & 6 OF TAX BLOCK 385 ON THE OFFICIAL TAX MAP FOR THE CITY OF BAYONNE (SHEETS 103 & 104) , SAID LOTS BEING COMBINED AND DESCRIBED HEREINAFTER IN ACCORDANCE WITH A PLAN OF SURVEY MADE BY DENNIS W. SKLAR, INC., PROFESSIONAL LAND SURVEYING, DATED DECEMBER 19, 2021, HERewith AND MADE PART OF, AS FOLLOWS TO WIT:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF WEST FIRST STREET (60 FEET WIDE) HAVING A COORDINATE OF NORTH: 660422.55 FEET & EAST 593428.86 FEET, AND ALSO BEING MEASURED THE FOLLOWING TWO COURSES FROM THE INTERSECTION OF THE CENTERLINE OF SAID WEST FIRST STREET AND THE EXTENDED CENTERLINE OF HUMPHREYS AVENUE (60 FEET WIDE):

1. LEAVING SAID CENTERLINE OF WEST FIRST STREET ALONG SAID EXTENDED CENTERLINE OF HUMPHREYS AVENUE, SOUTH 10 DEGREES 44 MINUTES 11 SECONDS WEST, A DISTANCE OF 30.21 FEET TO A POINT IN SAID SOUTHERLY LINE OF WEST FIRST STREET; THENCE
2. ALONG SAID SOUTHERLY LINE OF WEST FIRST STREET, SOUTH 86 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 141.03 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE

FROM SAID POINT AND PLACE BEGINNING, THE FOLLOWING 22 COURSES:

1. CONTINUING ALONG SAID SOUTHERLY LINE OF WEST FIRST STREET, SOUTH 86 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 188.54 FEET TO A POINT OF CURVATURE IN SAME; THENCE
2. ALONG SAME, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 994.47 FEET, AN ARC LENGTH OF 193.66 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 80 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 193.36 FEET TO A POINT IN SAME; THENCE
3. ALONG SAME, SOUTH 74 DEGREES 54 MINUTES 31 SECONDS EAST, A DISTANCE OF 428.27 FEET TO A POINT IN SAME; THENCE
4. ALONG SAME, SOUTH 79 DEGREES 30 MINUTES 23 SECONDS EAST, A DISTANCE OF 341.55 FEET TO A POINT IN SAME; THENCE

Exhibit A-2

PPG Site 174

Dennis P. Collins Park

West 1st Street

Bayonne, Hudson County, New Jersey

METES & BOUNDS DESCRIPTION (CONTINUED)



5. ALONG SAME, SOUTH 82 DEGREES 21 MINUTES 49 SECONDS EAST, A DISTANCE OF 3.10 FEET TO A POINT IN SAME; THENCE
6. LEAVING SAID SOUTHERLY LINE OF WEST FIRST STREET ALONG A LINE OF DIVISION BETWEEN LOTS 3 & 4 (TAX BLOCK 385) SOUTH 03 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 58.90 FEET TO A POINT INTERSECTING SAME AND LINE OF LOT 6; THENCE
7. ALONG A LINE OF DIVISION BETWEEN SAID LOTS 4 & 6, SOUTH 82 DEGREES 21 MINUTES 49 SECONDS EAST, A DISTANCE OF 38.61 FEET TO A POINT IN SAME; THENCE
8. ALONG SAME, SOUTH 03 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A POINT IN SAME; THENCE
9. ALONG SAME, SOUTH 86 DEGREES 11 MINUTES 06 SECONDS EAST, A DISTANCE OF 3.00 FEET TO A POINT IN SAME; THENCE
10. ALONG SAME, SOUTH 03 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A POINT IN SAME; THENCE
11. ALONG SAME, BY A CURVE TO THE LEFT, HAVING A RADIUS OF 178.63 FEET, AN ARC LENGTH OF 34.50 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 28 DEGREES 58 MINUTES 51 SECONDS WEST, A DISTANCE OF 34.45 FEET TO A POINT IN THE BULKHEAD LINE OF THE KILL VAN KULL; THENCE
12. ALONG SAID BULKHEAD LINE, NORTH 86 DEGREES 55 MINUTES 14 SECONDS WEST INTERSECTING THE PIERHEAD LINE AND BECOMING A COMBINED PIERHEAD AND BULKHEAD LINE DISTANT 225.87 FEET FROM THE BEGINNING OF THIS COURSE AND CONTINUING ALONG SAID COMBINED PIERHEAD AND BULKHEAD LINE, 108 FEET, A TOTAL DISTANCE OF 333.87 FEET TO A POINT IN SAME; THENCE
13. ALONG SAME, NORTH 76 DEGREES 02 MINUTES 20 SECONDS WEST, A DISTANCE OF 255.62 FEET TO A POINT IN SAME; THENCE
14. ALONG SAME, NORTH 84 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT IN SAME; THENCE
15. ALONG SAME, SOUTH 07 DEGREES 27 MINUTES 38 SECONDS WEST INTERSECTING AND CONNECTING WITH THE AFORMENTIONED BULKHEAD LINE DISTANT 91.35 FEET FROM THE BEGINNING OF THIS COURSE AND CONTINUING AS THE AFORMENTIONED PIERHEAD LINE ONLY, 19 FEET, A TOTAL DISTANCE OF 110.35 FEET TO A POINT IN SAID PIERHEAD LINE; THENCE

Exhibit A-2

PPG Site 174

Dennis P. Collins Park

West 1st Street

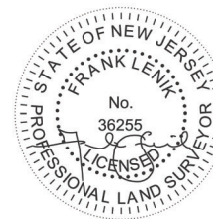
Bayonne, Hudson County, New Jersey

**METES & BOUNDS DESCRIPTION
(CONTINUED)**



16. ALONG SAME, NORTH 86 DEGREES 08 MINUTES 34 SECONDS WEST, A DISTANCE OF 135.52 FEET TO A POINT IN SAME; THENCE
17. ALONG SAME, SOUTH 07 DEGREES 27 MINUTES 29 SECONDS WEST, A DISTANCE OF 141.74 FEET TO A POINT IN SAME; THENCE
18. ALONG SAME, BY A CURVE TO THE LEFT, HAVING A RADIUS OF 1497.86 FEET, AN ARC LENGTH OF 105.82 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 88 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 105.80 FEET TO A POINT IN SAME; THENCE
19. LEAVING SAID PIERHEAD LINE, NORTH 07 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 189.74 FEET TO A POINT IN THE AFOREMENTIONED BULKHEAD LINE; THENCE
20. ALONG SAID BULKHEAD LINE, NORTH 80 DEGREES 14 MINUTES 57 SECONDS WEST, A DISTANCE OF 109.02 FEET TO A POINT IN SAME; THENCE
21. ALONG SAME, SOUTH 79 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 221.11 FEET TO A POINT IN SAME; THENCE
22. LEAVING SAID PIERHEAD LINE, ALONG A LINE OF DIVISION BETWEEN LOTS 2 & 3, NORTH 08 DEGREES 12 MINUTES 29 SECONDS EAST, A DISTANCE OF 360.49 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

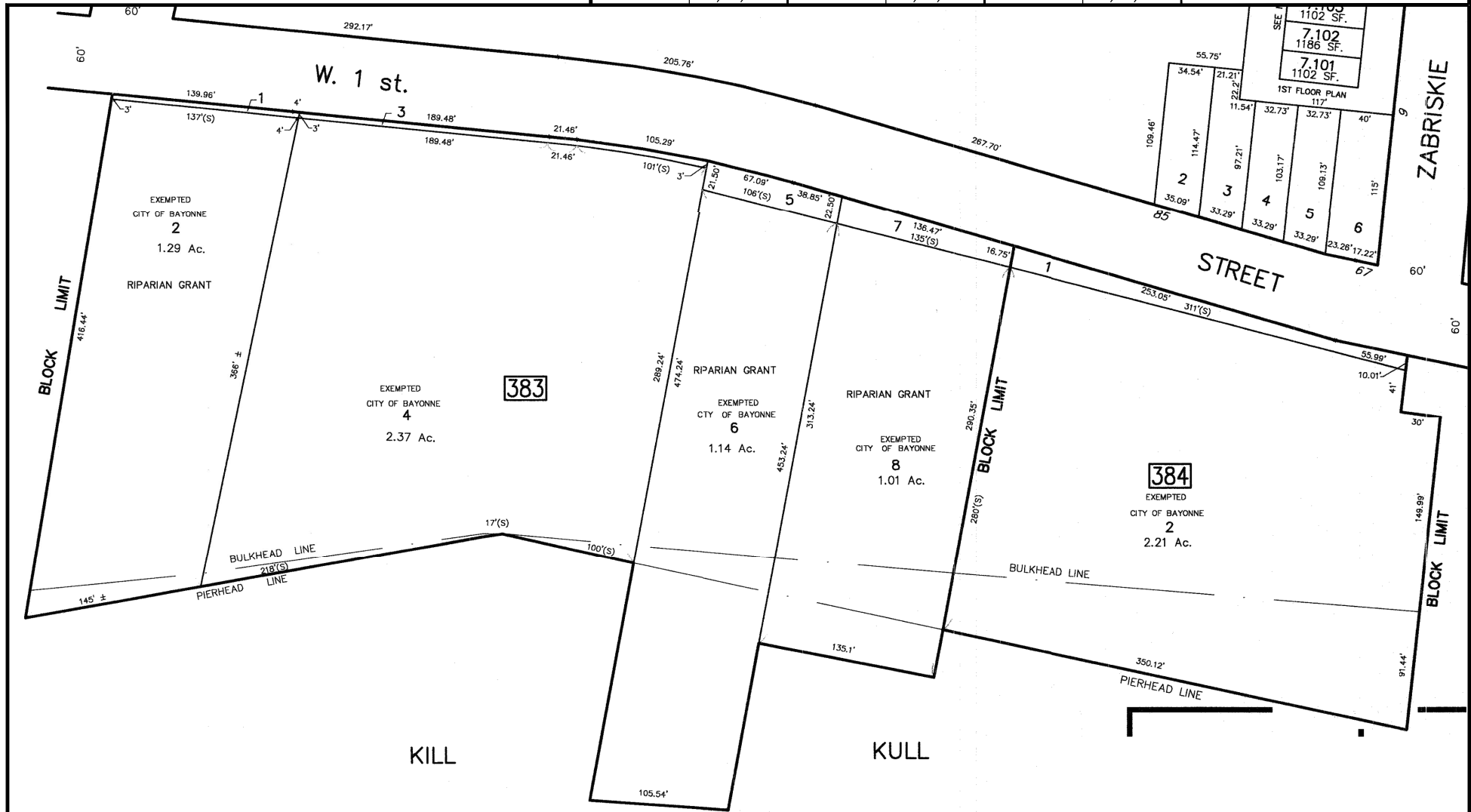
CONTAINING 7.0649 ACRES OR 307749 SQUARE FEET MORE OR LESS.



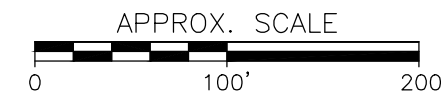
Digitally
signed by
Frank Lenik
Date:
2021.12.20
20:06:00
-05'00'


FRANK LENIK, NJPLS
LICENSE NO. 24GS03625500

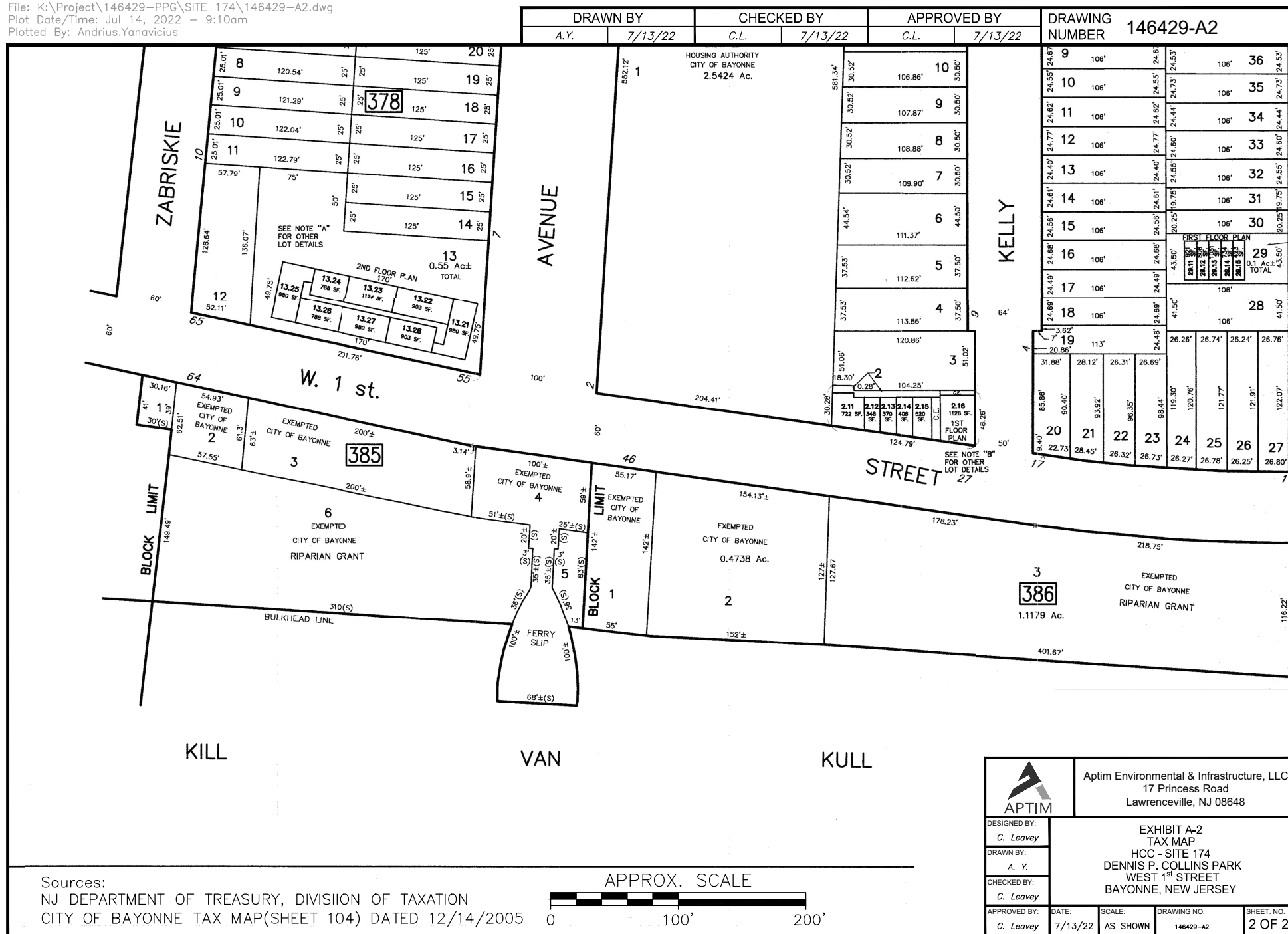
DRAWN BY		CHECKED BY		APPROVED BY		DRAWING NUMBER	146429-A2
A.Y.	7/13/22	C.L.	7/13/22	C.L.	7/13/22		



Sources:
 NJ DEPARTMENT OF TREASURY, DIVISION OF TAXATION
 CITY OF BAYONNE TAX MAP (SHEET 103) DATED
 12/14/2005



 APTIM		Aptim Environmental & Infrastructure, LLC 17 Princess Road Lawrenceville, NJ 08648			
DESIGNED BY: <i>C. Leavey</i>		EXHIBIT A-2 TAX MAP HCC - SITE 174 DENNIS P. COLLINS PARK WEST 1 ST STREET BAYONNE, NEW JERSEY			
DRAWN BY: <i>A. Y.</i>					
CHECKED BY: <i>C. Leavey</i>					
APPROVED BY: <i>C. Leavey</i>		DATE: <i>7/13/22</i>	SCALE: AS SHOWN	DRAWING NO. <i>146429-A2</i>	SHEET NO. <i>1 OF 2</i>



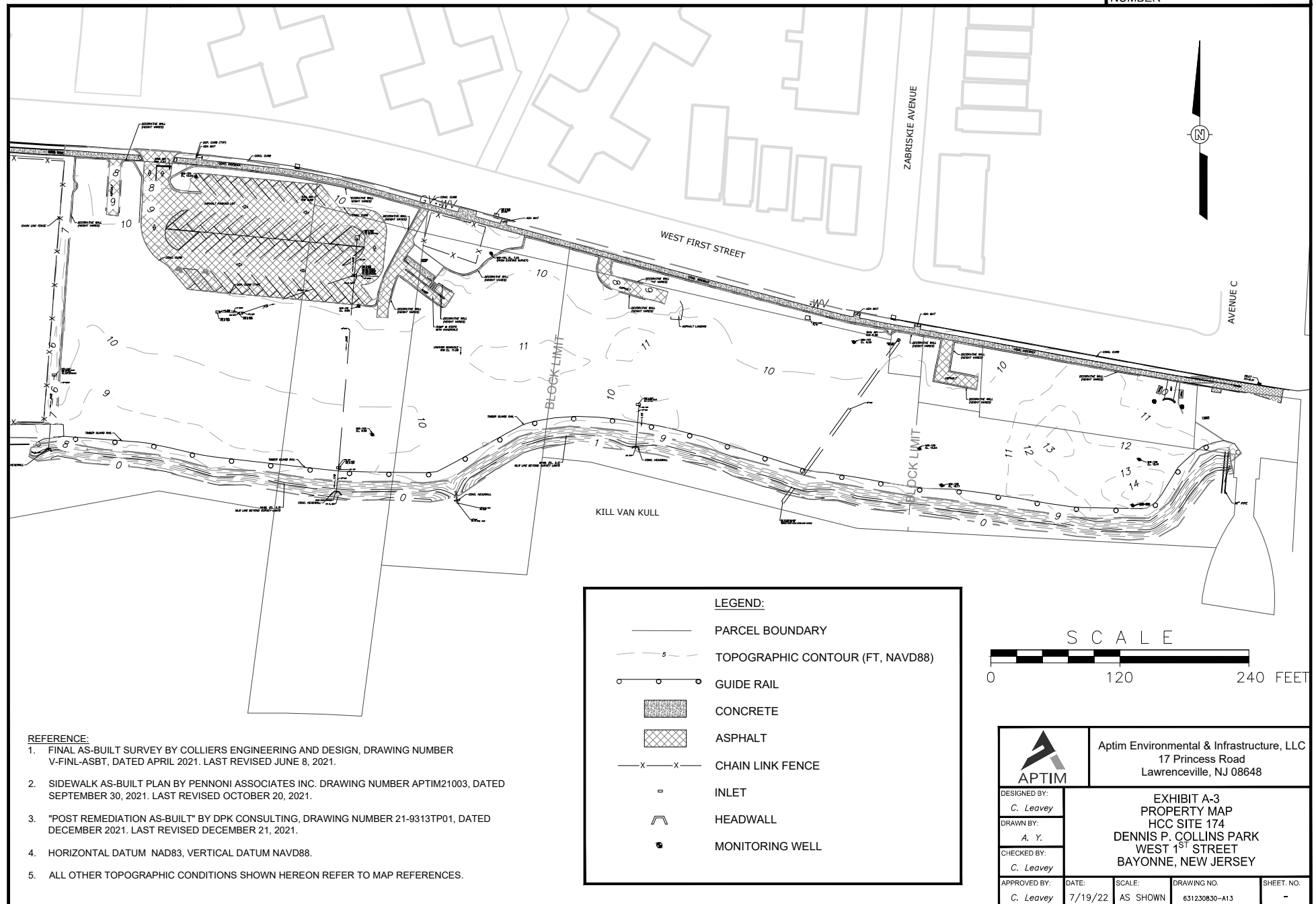
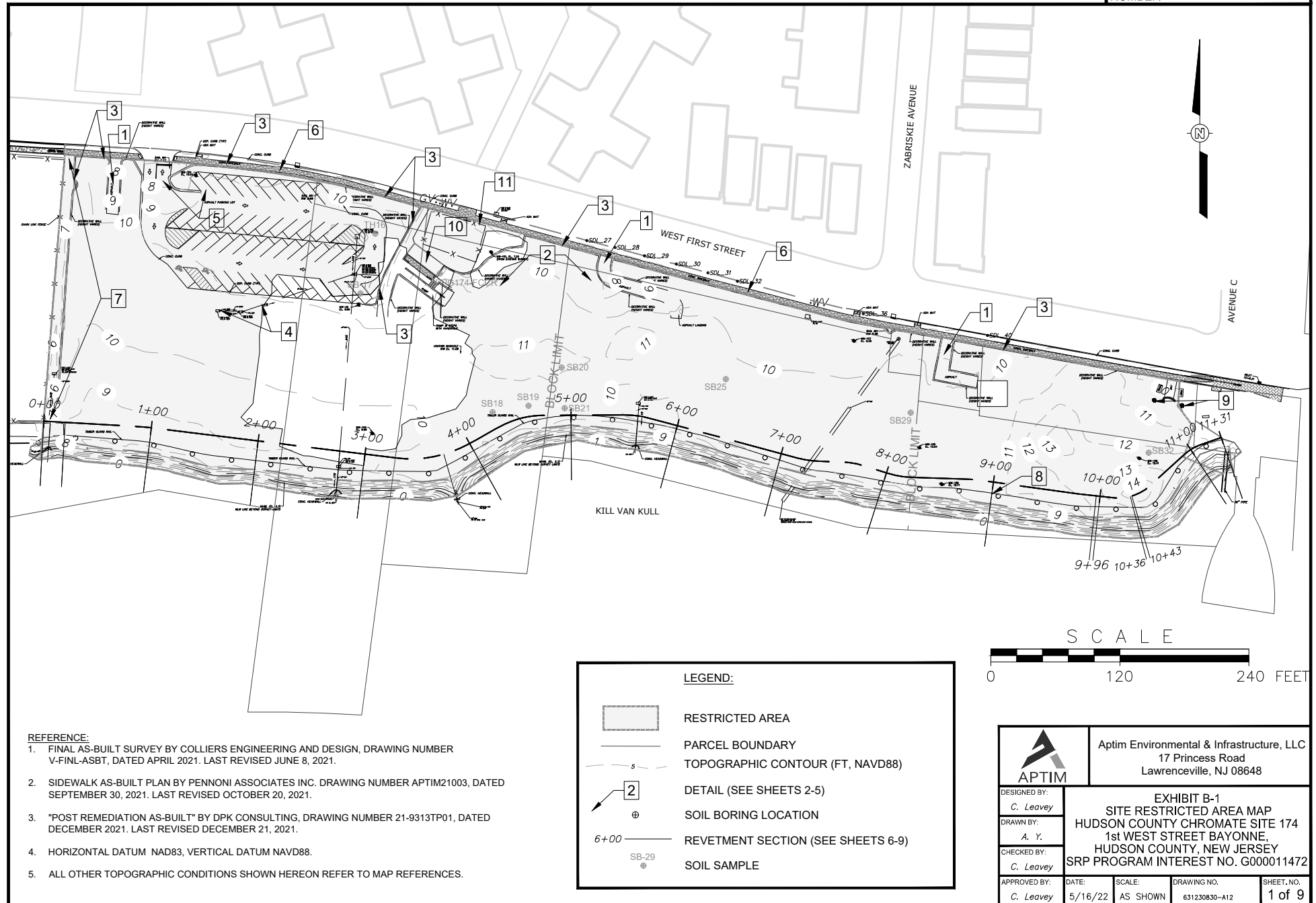
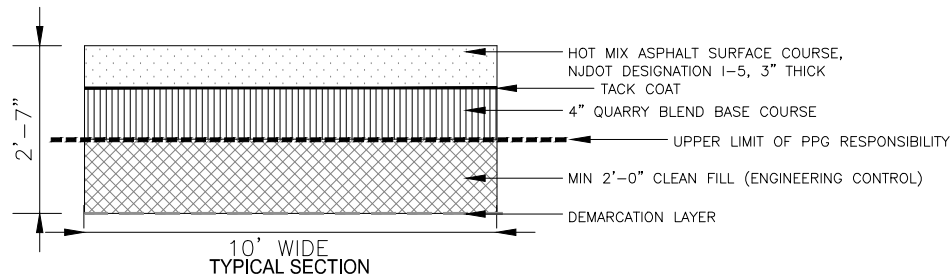


EXHIBIT B

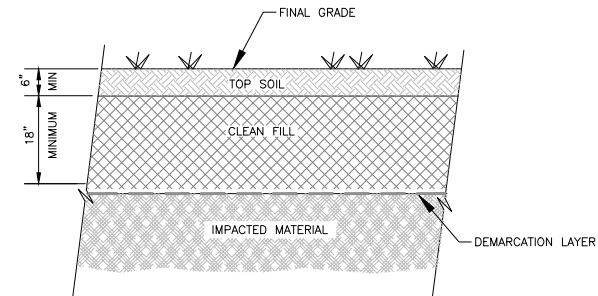
B-1: Restricted Area Map

B-2: Restricted Area Data Table

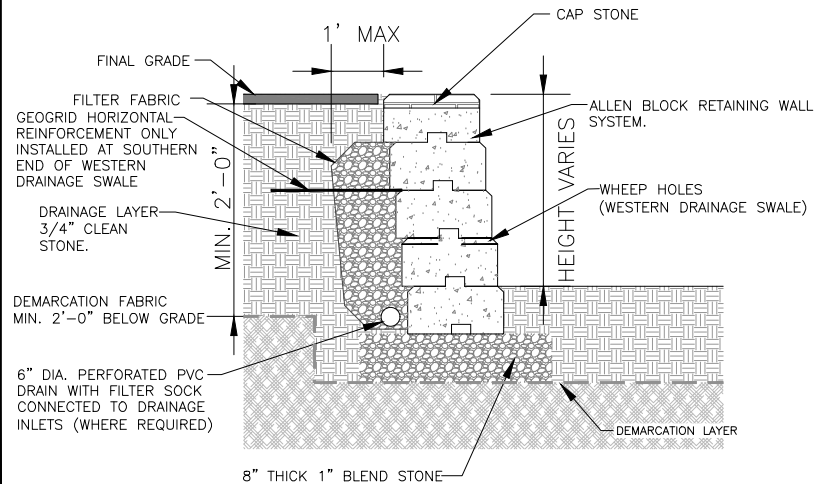




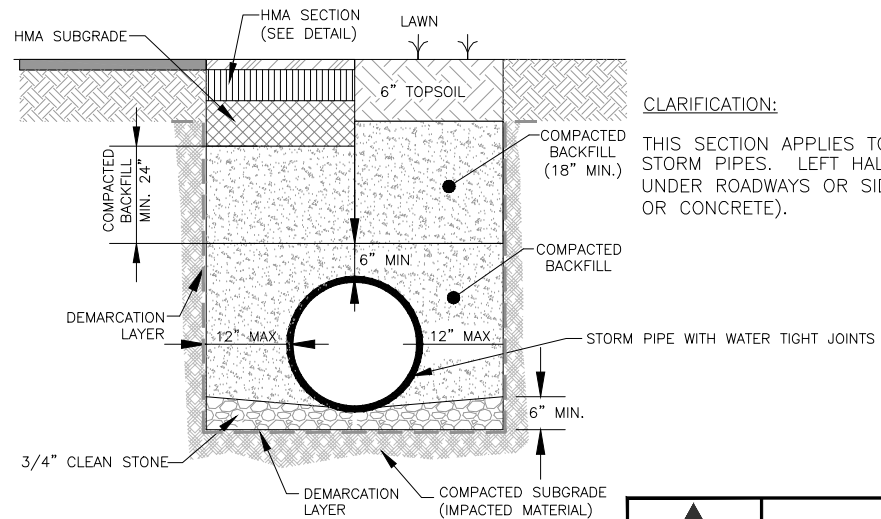
DETAIL 1
HMA WALKWAY
 "NOT TO SCALE"



DETAIL 2
TYPICAL SOIL CAP SECTION
 "NOT TO SCALE"



DETAIL 3
RETAINING WALL
 "NOT TO SCALE"

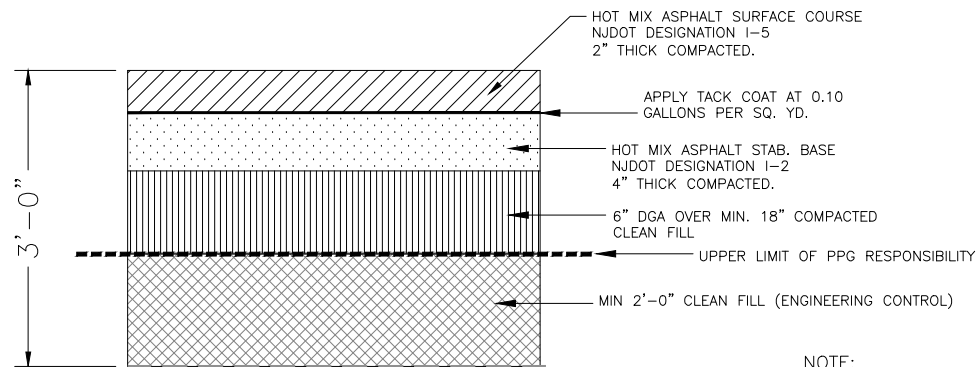


CLARIFICATION:

THIS SECTION APPLIES TO ALL DIAMETER STORM PIPES. LEFT HALF OF DETAIL IS FOR UNDER ROADWAYS OR SIDEWALKS (ASPHALT OR CONCRETE).

DETAIL 4
STORM PIPE TRENCH AND BEDDING
 "NOT TO SCALE"

		Aptim Environmental & Infrastructure, LLC 17 Princess Road Lawrenceville, NJ 08648		
DESIGNED BY:	C. Leavey	EXHIBIT B-1 ENGINEERING CONTROLS DETAILS HUDSON COUNTY CHROMATE SITE 174 1st WEST STREET BAYONNE, HUDSON COUNTY, NEW JERSEY SRP PROGRAM INTEREST NO. G000011472		
DRAWN BY:	A. Y.			
CHECKED BY:	C. Leavey			
APPROVED BY:	C. Leavey			
DATE:	5/19/22	SCALE:	AS SHOWN	DRAWING NO. 631230830-A12
				SHEET NO. 2 of 9

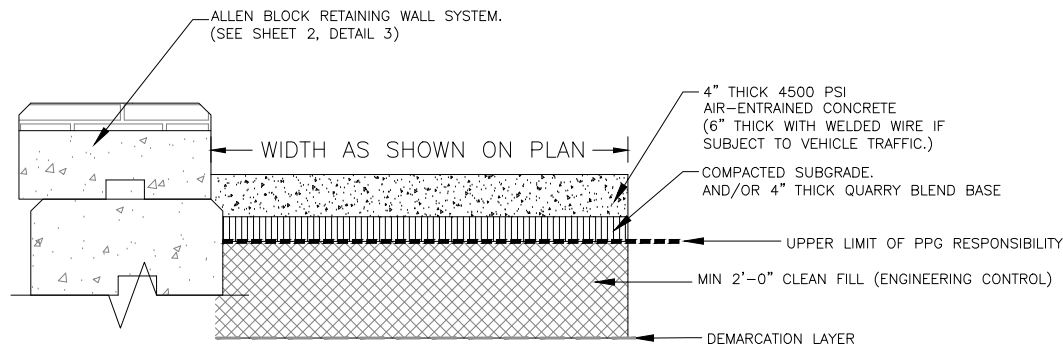


TYPICAL SECTION

DETAIL 5
HOT MIX ASPHALT PAVEMENT
 "NOT TO SCALE"

NOTE:

APPLIES TO PARKING LOT AND DRIVEWAYS.
 DOES NOT
 APPLY TO PEDESTRIAN WALKWAYS.

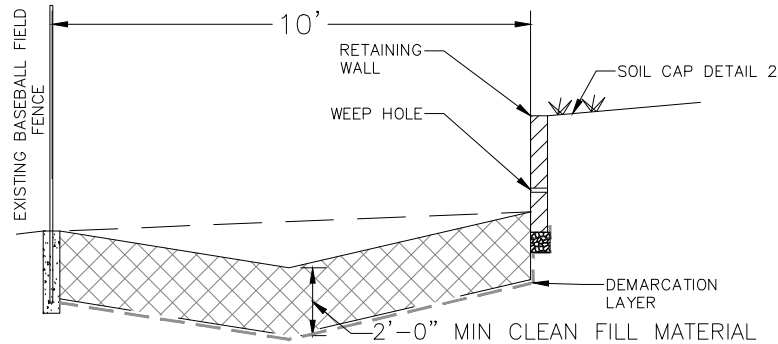


DETAIL 6
CONCRETE SIDEWALK
 "NOT TO SCALE"

		Aptim Environmental & Infrastructure, LLC 17 Princess Road Lawrenceville, NJ 08648		
DESIGNED BY:	C. Leavey	EXHIBIT B-1 ENGINEERING CONTROLS DETAILS HUDSON COUNTY CHROMATE SITE 174 1st WEST STREET BAYONNE, HUDSON COUNTY, NEW JERSEY SRP PROGRAM INTEREST NO. G000011472		
DRAWN BY:	A. Y.			
CHECKED BY:	C. Leavey			
APPROVED BY:	C. Leavey	DATE:	5/19/22	SCALE:
			AS SHOWN	DRAWING NO.
				631230830-A12
				SHEET NO.
				3 of 9

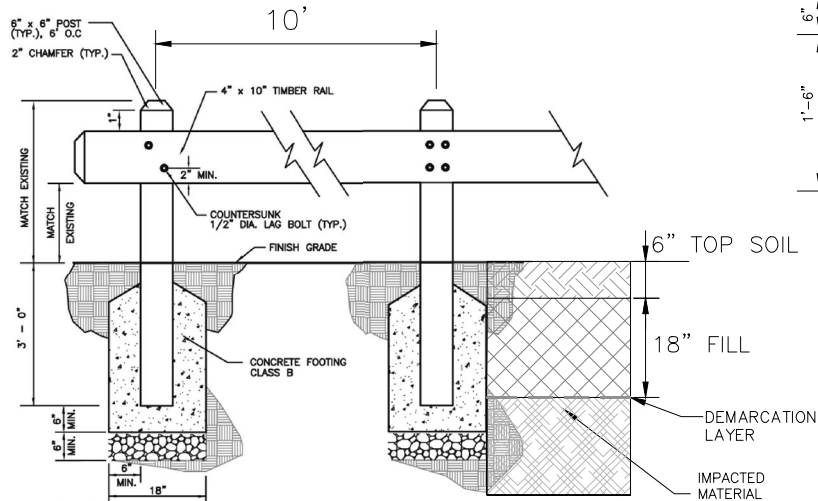
NOTES:

1. CLEAN FILL WILL CONSIST OF LOAMY SAND.
2. TREES/SHRUBS CAN BE PLANTED WITHIN 2' CLEAN FILL LAYER, BUT MUST MAINTAIN 1' CLEAN FILL ON ALL SIDES AND BELOW THE EXTENT OF PLANTED ROOT BALL.



SECTION 7 - WESTERN DRAINAGE SWALE

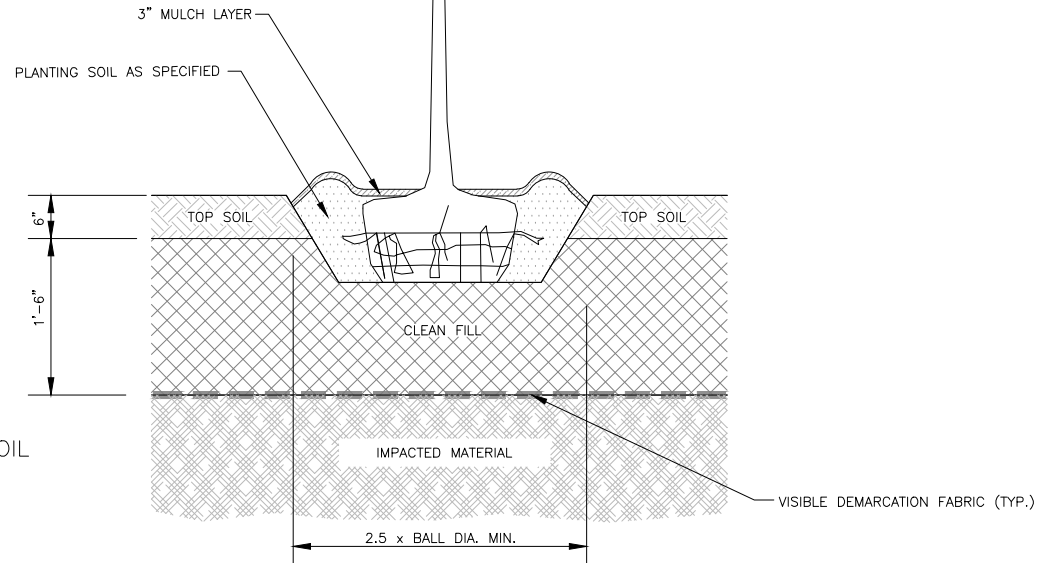
"NOT TO SCALE"



- NOTES:
1. ALL TIMBER COMPONENTS SHALL BE PRESSURE TREATED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION
 2. FINAL LAYOUT OF THE GUIDE RAIL SHALL BE APPROVED BY THE CITY ENGINEER.

DETAIL 8 - TIMBER GUIDE RAIL

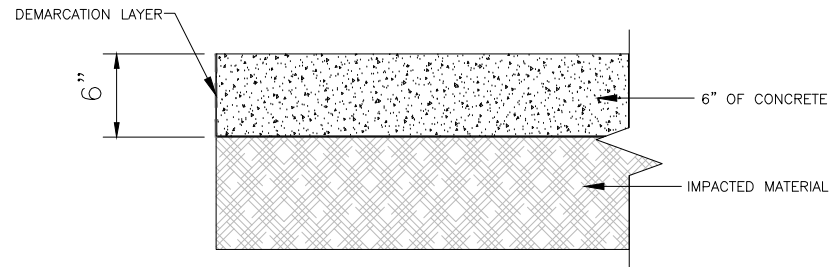
"NOT TO SCALE"



DETAIL 9 - DECIDUOUS TREE PLANTING

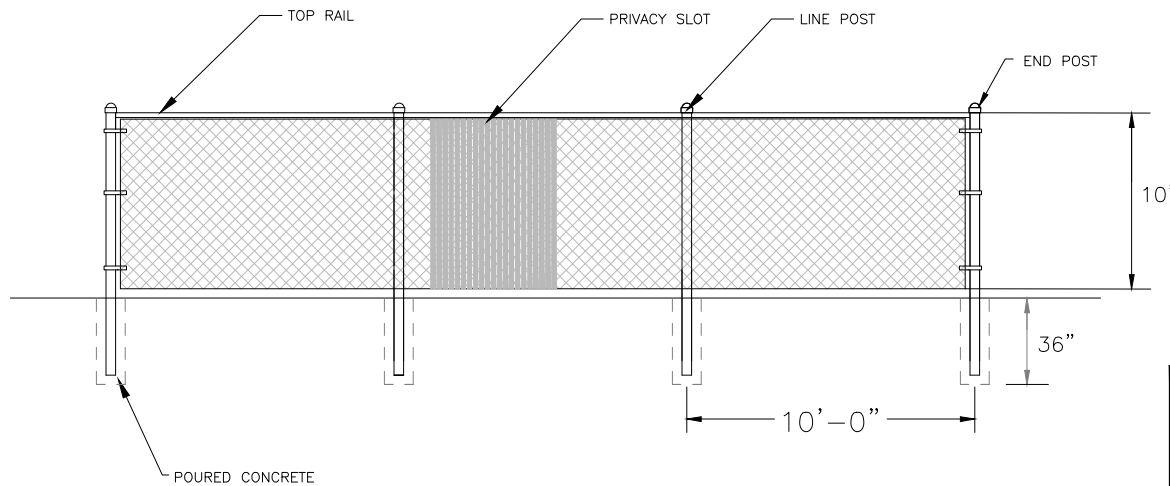
"NOT TO SCALE"

		Aptim Environmental & Infrastructure, LLC 17 Princess Road Lawrenceville, NJ 08648	
DESIGNED BY:	C. Leavey	EXHIBIT B-1 ENGINEERING CONTROLS DETAILS HUDSON COUNTY CHROMATE SITE 174 1st WEST STREET BAYONNE, HUDSON COUNTY, NEW JERSEY SRP PROGRAM INTEREST NO. G000011472	
DRAWN BY:	A. Y.		
CHECKED BY:	C. Leavey		
APPROVED BY:	C. Leavey		
DATE:	1/9/22	SCALE:	AS SHOWN
DRAWING NO.	631230830-A12	SHEET NO.	4 of 9




TYPICAL SECTION

DETAIL 10
RESTROOM BUILDING FOUNDATION
 "NOT TO SCALE"

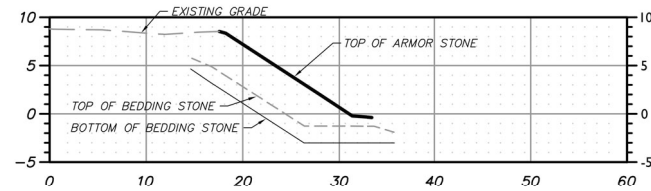


DETAIL 11
CHAIN LINK FENCE
 "NOT TO SCALE"

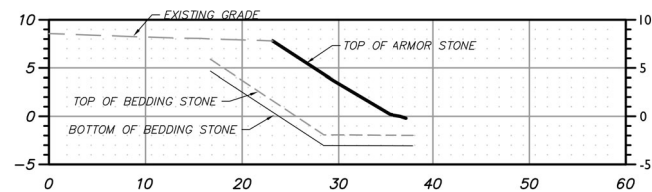
 APTIM		Aptim Environmental & Infrastructure, LLC 17 Princess Road Lawrenceville, NJ 08648			
DESIGNED BY: <i>C. Leavey</i>		EXHIBIT B-1 ENGINEERING CONTROLS DETAILS HUDSON COUNTY CHROMATE SITE 174 1st WEST STREET BAYONNE, HUDSON COUNTY, NEW JERSEY SRP PROGRAM INTEREST NO. G000011472			
DRAWN BY: <i>A. Y.</i>					
CHECKED BY: <i>C. Leavey</i>					
APPROVED BY: <i>C. Leavey</i>		DATE: <i>5/19/22</i>	SCALE: <i>AS SHOWN</i>	DRAWING NO. <i>631230830-A12</i>	SHEET NO. <i>5 of 9</i>



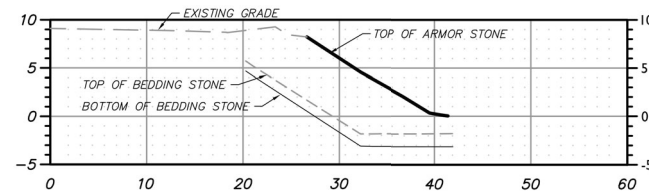
CROSS SECTION OF 0+00.0



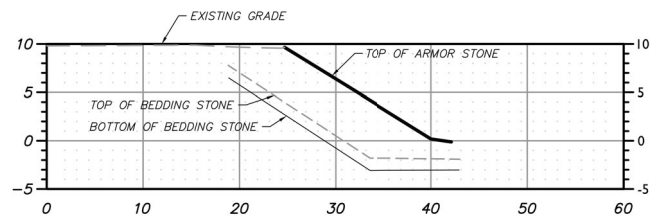
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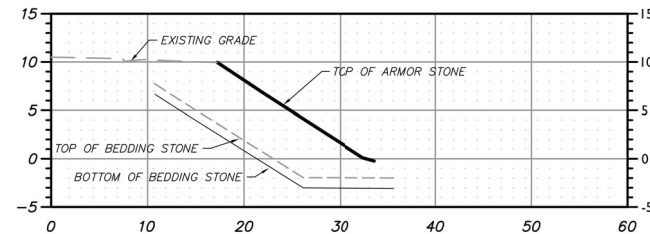
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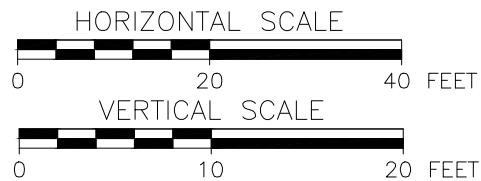
CROSS SECTION OF 2+00.0



CROSS SECTION OF 3+00.0




CROSS SECTION OF 4+00.0

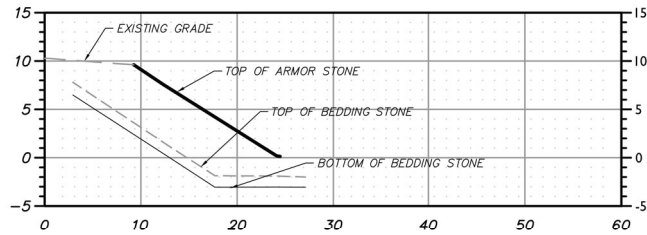


- REFERENCE:
1. FINAL AS-BUILT SURVEY BY COLLIERS ENGINEERING AND DESIGN, DRAWING NUMBER V-FIN-ASBT, DATED APRIL 2021. LAST REVISED JUNE 8, 2021.
 2. HORIZONTAL DATUM NAD83, VERTICAL DATUM NAVD88.

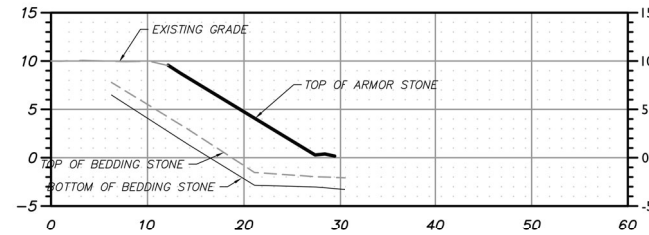
NOTES:

1. GEOTEXTILE PLACED BELOW THE STONE BEDDING LAYER TYPICAL ALL SECTIONS.
2. SEE SHEET 1 OF 9 OF EXHIBIT B-1 FOR PLAN REFERENCE INFORMATION.

		Aptim Environmental & Infrastructure, LLC 17 Princess Road Lawrenceville, NJ 08648	
DESIGNED BY:	C. Leavey	EXHIBIT B-1 ENGINEERING CONTROLS DETAILS HUDSON COUNTY CHROMATE SITE 174 1st WEST STREET BAYONNE, HUDSON COUNTY, NEW JERSEY SRP PROGRAM INTEREST NO. G000011472	
DRAWN BY:	A. Y.		
CHECKED BY:	C. Leavey		
APPROVED BY:	C. Leavey	DATE:	5/19/22
		SCALE:	AS SHOWN
		DRAWING NO.	631230830-A12
		SHEET NO.	6 of 9



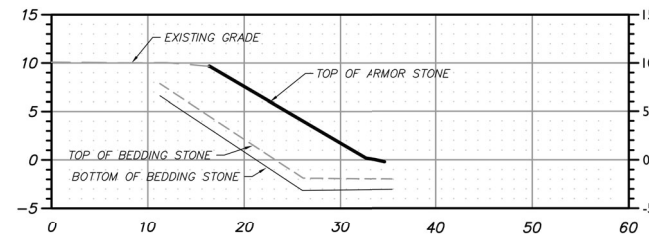
CROSS SECTION OF 5+00.0



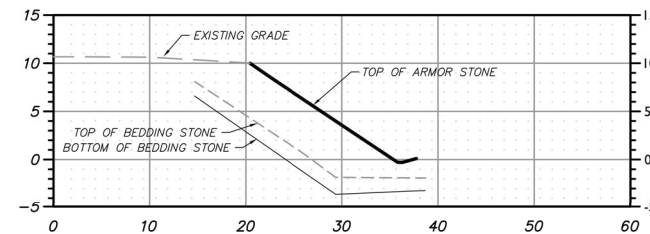
CROSS SECTION OF 6+00.0



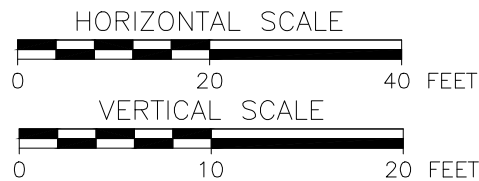
CROSS SECTION OF 7+00.0



CROSS SECTION OF 8+00.0




CROSS SECTION OF 9+00.0



- REFERENCE:
1. FINAL AS-BUILT SURVEY BY COLLIERS ENGINEERING AND DESIGN, DRAWING NUMBER V-FIN-ASBT, DATED APRIL 2021, LAST REVISED JUNE 8, 2021.
 2. HORIZONTAL DATUM NAD83, VERTICAL DATUM NAVD88.

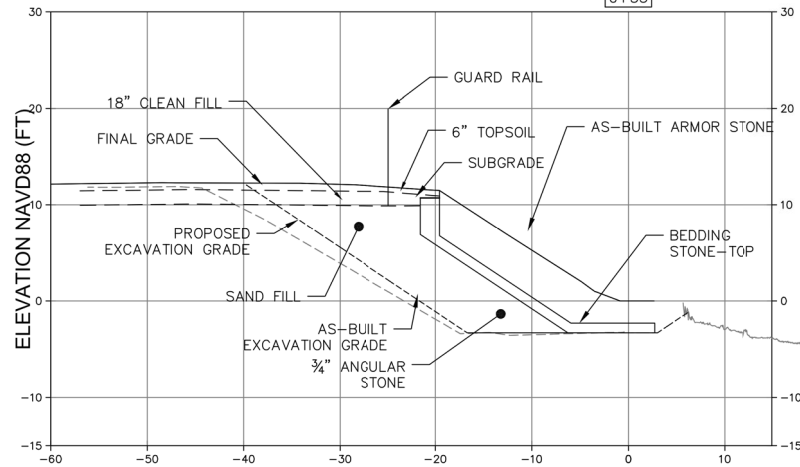
NOTES:

1. GEOTEXTILE PLACED BELOW THE STONE BEDDING LAYER TYPICAL ALL SECTIONS.
2. SEE SHEET 1 OF 9 OF EXHIBIT B-1 FOR PLAN REFERENCE INFORMATION.

		Aptim Environmental & Infrastructure, LLC 17 Princess Road Lawrenceville, NJ 08648		
DESIGNED BY:	C. Leavey	EXHIBIT B-1 ENGINEERING CONTROLS DETAILS HUDSON COUNTY CHROMATE SITE 174 1st WEST STREET BAYONNE, HUDSON COUNTY, NEW JERSEY SRP PROGRAM INTEREST NO. G000011472		
DRAWN BY:	A. Y.			
CHECKED BY:	C. Leavey			
APPROVED BY:	C. Leavey			
DATE:	5/19/22	SCALE:	AS SHOWN	DRAWING NO.
				631230830-A12
				SHEET NO.
				7 of 9

APTIM BASE LINE STA: 9+96

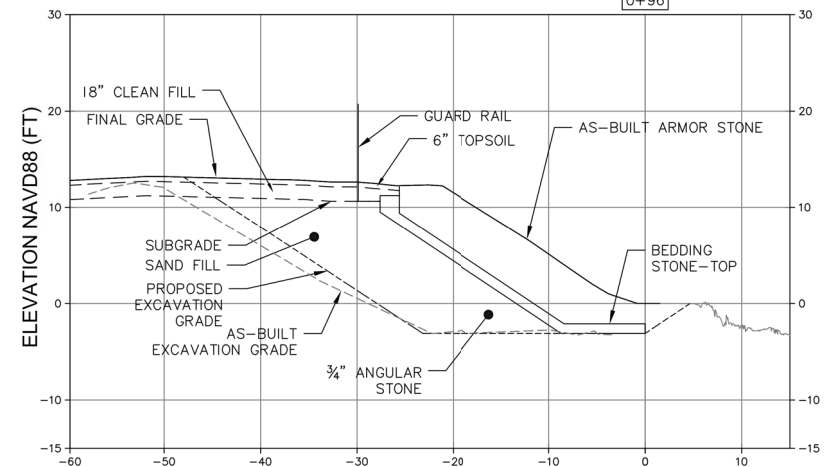
0+55



OFFSET FROM BASELINE (FT)

APTIM BASE LINE STA: 10+36

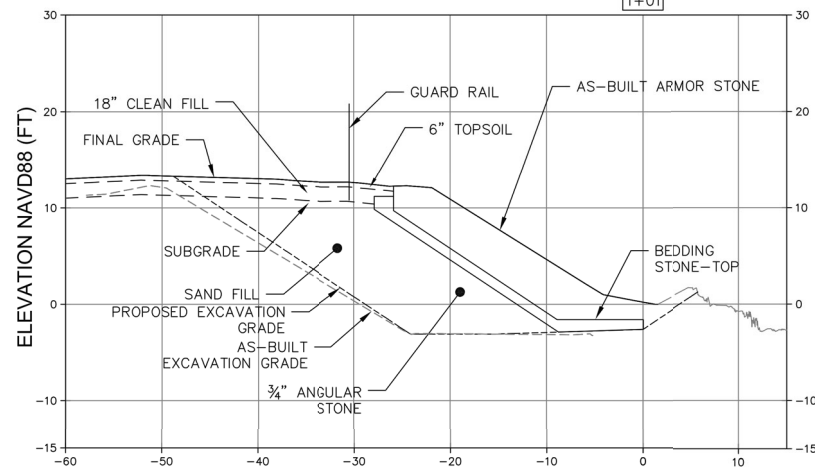
0+96



OFFSET FROM BASELINE (FT)

APTIM BASE LINE STA: 10+43

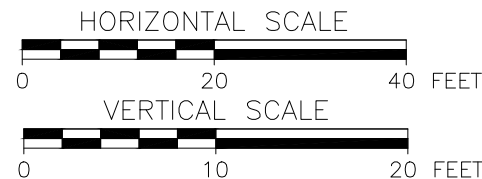
1+01




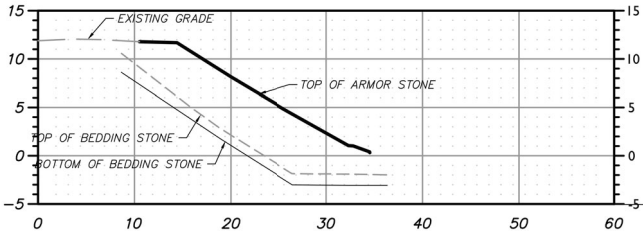
NOTES:

1. GEOTEXTILE PLACED BELOW THE STONE BEDDING LAYER TYPICAL ALL SECTIONS.
2. SEE SHEET 1 OF 9 OF EXHIBIT B-1 FOR PLAN REFERENCE INFORMATION.

REFERENCE:
 1. "POST REMEDIATION AS-BUILT" BY DPK CONSULTING, DRAWING NUMBER 21-9313TP01, DATED DECEMBER 2021. LAST REVISED DECEMBER 21, 2021.
 2. HORIZONTAL DATUM NAD83, VERTICAL DATUM NAVD88.



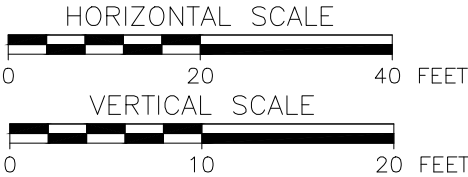
 APTIM		Aptim Environmental & Infrastructure, LLC 17 Princess Road Lawrenceville, NJ 08648			
DESIGNED BY: <i>C. Leavey</i>		EXHIBIT B-1 ENGINEERING CONTROLS DETAILS HUDSON COUNTY CHROMATE SITE 174 1st WEST STREET BAYONNE, HUDSON COUNTY, NEW JERSEY SRP PROGRAM INTEREST NO. G000011472			
DRAWN BY: <i>A. Y.</i>					
CHECKED BY: <i>C. Leavey</i>					
APPROVED BY: <i>C. Leavey</i>		DATE: <i>5/19/22</i>	SCALE: <i>AS SHOWN</i>	DRAWING NO. <i>631230830-A12</i>	SHEET NO. <i>8 of 9</i>



CROSS SECTION OF 11+00.0



CROSS SECTION OF 11+30.6



NOTES:

1. GEOTEXTILE PLACED BELOW THE STONE BEDDING LAYER TYPICAL ALL SECTIONS.
2. SEE SHEET 1 OF 9 OF EXHIBIT B-1 FOR PLAN REFERENCE INFORMATION.

REFERENCE:
1. FINAL AS-BUILT SURVEY BY COLLIERS ENGINEERING AND DESIGN, DRAWING NUMBER V-FINL-ASBT, DATED APRIL 2021. LAST REVISED JUNE 8, 2021.
2. HORIZONTAL DATUM NAD83, VERTICAL DATUM NAVD88.


		Aptim Environmental & Infrastructure, LLC 17 Princess Road Lawrenceville, NJ 08648			
DESIGNED BY: C. Leavey		EXHIBIT B-1 ENGINEERING CONTROLS DETAILS HUDSON COUNTY CHROMATE SITE 174 1st WEST STREET BAYONNE, HUDSON COUNTY, NEW JERSEY SRP PROGRAM INTEREST NO. G000011472			
DRAWN BY: A. Y.					
CHECKED BY: C. Leavey					
APPROVED BY:					
C. Leavey		DATE: 5/19/22	SCALE: AS SHOWN	DRAWING NO. 631230830-A12	SHEET NO. 9 of 9

Exhibit B-2
HCC Site 174
West 1st Street
Bayonne, Hudson County, New Jersey
Program Interest G000011472

Analyte	Antimony	Nickel	Hexavalent Chromium
CAS	7440-36-0	7440-02-0	18540-29-9
CrSCC	-	-	20
RDSCRS	31	1,600	-
NRDCSRS	450	23,000	-
IGWSSL	6	1,100	-
Units	mg/kg	mg/kg	mg/kg

Location	Sample ID	Coordinates		Grade Elevation (ft NAVD88)	Sample Depth (ft bgs)		Sample Elevation (ft NAVD88)		Result	Result	Result
		Easting (ft NAD83)	Northing (ft NAD83)		Top	Bottom	Top	Bottom			
SB17	SB17 4-4.5	593782.3	660287.9	7.7	4.0	4.5	3.7	3.2	43.3 NJ-	NE	NE
	SB17 6-6.5				6.0	6.5	1.7	1.2	NE	1,280 EJ	NE
SB18	SB18 4-4.5	593905.1	660177.5	8.8	4.0	4.5	4.8	4.3	NE	8,880	NE
	SB18 6-6.5				6.0	6.5	2.8	2.3	NE	10,400	NE
	SB18 8-8.5				8.0	8.5	0.8	0.3	NE	8,680	NE
SB19	SB19 8-8.5	593938.4	660183.5	8.6	8.0	8.5	0.6	0.1	NE	6,850	NE
	SB19_ 8-8.5				8.0	8.5	0.6	0.1	NE	2,720	NE
SB20	SB20 2-2.5	593969.3	660219.0	7.6	2.0	2.5	5.6	5.1	NE	1,210 EJ	NE
	SB20 4-4.5				4.0	4.5	3.6	3.1	NE	1,800 EJ	NE
SB21	SB21 6-6.5	593972.1	660181.3	8.6	6.0	6.5	2.6	2.1	NE	1,180 EJ	NE
SB25	SB25 4-4.5	594121.7	660208.4	7.1	4.0	4.5	3.1	2.6	NE	2,410	NE
SB29	SB29 8-8.5	594293.6	660177.1	8.0	8.0	8.5	0.0	-0.5	NE	NE	40.5 NJ-
SB32	SB32 8-8.5	594514.8	660139.9	10.7	8.0	8.5	2.7	2.2	NE	25,000 ENJ+	28.9
TH16	TH16 1-1.5'	593817.5	660341.3	7.0	1.0	1.5	6.0	5.5	NE	NE	38.1
Restroom Building	PPG174-FCCR	593856.1	660306.6	7.3	1.4	1.9	5.9	5.4	NE	NE	53.9 NJ- / 117 NJ-

Notes:

ft - feet
mg/kg - milligrams per kilogram
NAVD88 - North American Vertical Datum of 1988
CAS RN - Chemical Abstracts Service Registry Number
Coordinate datum New Jersey State Plane North American Datum 1983 (NAD83), feet
bgs - below ground surface
NE - No exceedance for this analyte
NJDEP - New Jersey Department of Environmental Protection
NRDCSRS - NJDEP Non-Residential Direct Contact Soil Remediation Standard (September 2017)
RDSCRS - NJDEP Residential Direct Contact Soil Remediation Standard (September 2017)
CrSCC - Chromium Soil Cleanup Criteria

There is currently no NJDEP SRS and no NJDEP SCC for total chromium. Therefore, total chromium results are compared to the interim NJDEP Residential SCC for trivalent chromium of 120,000 mg/kg as the cleanup criteria for soil at this site. There is no non-residential SCC for trivalent chromium.

Trace CCPW nodules may be present anywhere within the fill layer above the native material and within the horizontal limits of the restricted area. Soil with trace CCPW nodules may be impacted above remediation standards/criteria.

Analytical Data Qualifiers:

J - Indicates an estimated value

NJ- - The matrix spike sample recovery in the associated QC sample is below QC limits; the result may be biased low.

NJ+ - The matrix spike sample recovery in the associated QC sample is below QC limits; the result may be biased high.

E - The reported value is estimated because of the presence of interference; indeterminate bias direction.

EXHIBIT C-1

DEED NOTICE AS INSTITUTIONAL CONTROL

A. GENERAL DESCRIPTION OF DEED NOTICE

In order to limit exposure to impacted soils, an Institutional Control in the form of a Deed Notice will be employed. The Deed Notice is required by the New Jersey Department of Environmental Protection (NJDEP) as part of the proposed remediation for soils. The Deed Notice will be a notification to existing and future property owners that site soils are contaminated and that the impacted soils will need to be taken into consideration during future intrusive work.

This deed notice is for the property located in the City of Bayonne, Hudson County, New Jersey and identified as Block 383, Lot 3; Block 383, Lot 4; Block 383, Lots 5, 6, 7, and 8; Block 384, Lots 1 and 2; Block 385, Lots 1 and 2; Block 385, Lots 3 and 6 and includes engineering controls consisting of the following:

- A two-foot thick soil cap (Exhibit C-2);
- Restroom Building Foundation (Exhibit C-3);
- Chain link fencing at Sewage Pump Station (Exhibit C-4); and
- Shoreline Erosion Protection along the southern shore (Exhibit C-5)

1. Description and estimated size of the Restricted Area:

As shown on Exhibits B-1, B-1-1, and B-1-2, the restricted area for this Deed Notice includes Block 383, Lot 3; Block 383, Lot 4; Block 383, Lots 5, 6, 7, and 8; Block 384, Lots 1 and 2; Block 385, Lots 1 and 2; Block 385, Lots 3 and 6 in the City of Bayonne, Hudson County, New Jersey.

The restricted area comprises approximately 4.95 acres. The vertical extent of the impacted soils to be included in the restricted area are depicted on Exhibit B-2. Based on the findings of the remedial investigation, sporadic chromate chemical processing waste (CCPW) nodules may exist in fill material above native soil anywhere within the horizontal Site limits and the presence of CCPW may result in an exceedance of the NJDEP Residential Direct Contact Soil Remediation Standards (RDCSRS, N.J.A.C. 7:26D, September 2017) and/or the NJDEP Chromium Soil Cleanup Criteria (CrSCC, September 2008, revised April 2010) for CCPW-related metals within this fill material. Trace CCPW nodules may be present anywhere within the fill layer above the native material and below the engineering controls within the horizontal limits of the restricted area. Soil with trace CCPW nodules may be impacted above remedial standards.

2. Descriptions of the restrictions on the Property:

Subject property use is restricted in the following manner:

1. The soils in the restricted area (see Exhibit B-1 and B-2) may not be disturbed without appropriate actions. Restrictions are primarily limited to intrusive activities

below the acceptable engineering controls (i.e., cap) between the depth intervals noted in Exhibit B-1 and Exhibit B-2 below the ground surface within the restricted area on the sites. All soils deeper than the soil cap (two-feet to native soils) shall be restricted.

Any activities within the restricted area will require the application of a site-specific health and Safety Plan and may include the use of Personal Protective Equipment (PPE). Soils removed from the depth intervals below two-feet in the areas shown on Exhibit B-1 and Exhibit B-2 within the restricted area cannot be placed above the cap or transported offsite without proper characterization and/or handling. Reasonable construction methods and techniques shall be employed to minimize risk of exposure.

2. The objectives of the restrictions:

The objective of the Restriction is to prevent impacts to human health and the environment associated with impacted soils on the site via engineering controls (see Exhibits C-2 through C-5).

EXHIBIT C-2

TWO-FOOT SOIL CAP

A. GENERAL DESCRIPTION OF THE TWO-FOOT SOIL CAP:

1. Description of the engineering control:

The two-foot thick soil cap installed where concentrations of hexavalent chromium and CCPW related metals (antimony, thallium, nickel, and vanadium) exceed the NJDEP CrSCC or the RDCSRS. Trace CCPW nodules may be present anywhere within the fill layer above the native material and within the horizontal limits of the restricted area. Soil with trace CCPW nodules may be impacted above remedial standards. The area covered by the Two-Foot Thick Soil Cap is depicted on Exhibit B-1. The elevation of the Two-Foot Thick Soil Cap is shown on Exhibit B-1. The Two-Foot Thick Soil Cap consists of a multi-layer cap consisting of the following:

- Vegetated Areas (including Western Drainage Swale)
 - A layer of high-visibility, vibrant orange polypropylene, staple fiber, needle-punched non-woven geotextile printed with "DANGER DO NOT DIG" and "PELIGRO NO EXCAVAR";
 - A layer of clean fill (ASTM #10 screenings), minimum thickness of 18 inches; and
 - A layer of vegetative soil six inches in thickness.
- Soil Cap Overlain by Asphalt Walkway
 - A layer of high-visibility, vibrant orange polypropylene, staple fiber, needle-punched non-woven geotextile printed with "DANGER DO NOT DIG" and "PELIGRO NO EXCAVAR"; and
 - A layer of clean fill (ASTM #10 screenings) with a minimum thickness of two feet.
 - Components of asphalt walkway above the engineering control include
 - Quarry blend subbase, four inches thick; and
 - NJDOT designation I-5 hot mix asphalt surface course, three inches thick.
- Soil Cap Overlain by Asphalt Parking Lot
 - A layer of high-visibility, vibrant orange polypropylene, staple fiber, needle-punched non-woven geotextile printed with "DANGER DO NOT DIG" and "PELIGRO NO EXCAVAR"; and
 - A layer of clean fill (ASTM #10 screenings) with a minimum thickness of two feet.
 - Components of asphalt parking lot above the engineering control include
 - Six inch layer of compacted dense aggregate subbase;

- NJDOT designation I-2 hot mix asphalt stabilizing base, four inches thick; and
 - NJDOT designation I-5 hot mix asphalt surface course, two inches thick
- Soil Cap Overlain by Concrete Sidewalk
 - A layer of high-visibility, vibrant orange polypropylene, staple fiber, needle-punched non-woven geotextile printed with "DANGER DO NOT DIG" and "PELIGRO NO EXCAVAR"; and
 - A layer of clean fill (ASTM #10 screenings) with a minimum thickness of two feet.
 - Components of concrete sidewalk above the engineering control include
 - Quarry blend subbase, four inches thick; and
 - 4,500 psi air entrained concrete, four inches thick.

In areas of sharp elevation changes a retaining wall system was installed to provide lateral support to the soil cap and is considered part of the soil cap. A typical detail for the retaining wall system is provided in Exhibit B-1. Retaining walls were installed in the following locations:

- From the concrete sidewalk along West 1st Street to the southernmost walkway along the Kill van Kull (north-south orientation) along the eastern side of the Western Drainage Swale.
- Along the southern side of the concrete sidewalk along West 1st Street beginning at the Western Drainage Swale and ending approximately 40 feet from the easternmost side boundary.
- Along asphalt walkway and asphalt driveway transitions into the site
- To the northeast of the restroom building and southeast of the chain link fencing at the sewage pump station

2. The objective of the engineering control:

The objective of the engineering control is to permit the continued use of the property containing hexavalent chromium and CCPW-related metals in excess of the NJDEP CrSCC and/or RDCSRS while preventing direct contact or exposure to contaminants by creating a physical barrier to exposure and limiting the potential impact to the environment.

3. How the engineering control is intended to function:

To protect public health and safety and the environment through a surface barrier.

EXHIBIT C-3

RESTROOM BUILDING

A. GENERAL DESCRIPTION OF THE RESTROOM BUILDING:

1. Description of the engineering control:

CCPW was historically identified in the vicinity of the existing restroom building (Exhibit B-1). Soil excavation activities that were completed in 2016 identified the presence of a visible CCPW seam in the vicinity of the restroom building. CCPW nodules were observed to be embedded in the exterior of the building foundation. Approximately 10-inches of concrete were removed from the building foundation and post-removal concrete samples were collected. Hexavalent chromium was identified at concentrations in excess of the NJDEP CrSCC in the concrete that remained, necessitating the incorporation of the Restroom Building into a Deed Notice.

Prior to backfilling the area around the restroom building in 2016 and in 2020-2021, plastic sheeting was placed against the concrete foundation. The area covered by the Restroom Building is depicted on Exhibit B-1. The elevation of the Restroom Building is shown on Exhibit B-1. The Restroom Building foundation consists of 6-inches of poured concrete.

Trace CCPW nodules may be present anywhere within the fill layer above the native material and within the horizontal limits of the restricted area. Soil with trace CCPW nodules may be impacted above remedial standards.

2. The objective of the engineering control:

The objective of the engineering control is to permit the continued use of the property containing hexavalent chromium and CCPW-related metals in excess of the NJDEP CrSCC and/or RDCSRS while preventing direct contact or exposure to contaminants by creating a physical barrier to exposure and limiting the potential impact to the environment.

3. How the engineering control is intended to function:

To protect public health and safety and the environment through a surface barrier.

EXHIBIT C-4

SHORELINE EROSION PROTECTION SYSTEM

A. GENERAL DESCRIPTION OF THE SHORELINE EROSION PROTECTION SYSTEM

1. Description of the engineering control:

The Shoreline Erosion Protection System is an extension of the Two Foot Thick Soil Cap (Exhibit C-2) extending into portions of the southern shoreline as shown on Exhibit B-1. The Shoreline Erosion Protection System was installed to cover areas where concentrations of hexavalent chromium exceed the CrSCC along the shoreline embankment and/or visible CCPW has been identified. The area covered by Shoreline Erosion Protection System is shown on Exhibit B-1. The elevation of the Shoreline Erosion Protection is shown on Exhibit B-1.

The Shoreline Erosion Protection System includes a rock overlay along an approximately 1,200 foot length of shoreline. The revetment was installed between elevation -3.1 FT NAVD88 up to between elevation 8.3 FT and 12.1 FT NAVD88. The revetment is comprised of an approximately 4-foot thick layer of armor stone underlain by a layer of bedding stone (min. 6 inches thick) and a geotextile layer. The armor stone has a minimum median diameter (D_{50}) of 24-inches, weight ranging from 0.3 tons to 1.3 tons, and a minimum density of 165 pounds per cubic foot (pcf).

Trace CCPW nodules may be present anywhere within the fill layer above the native material and within the horizontal limits of the restricted area. Soil with trace CCPW nodules may be impacted above remedial standards.

2. The objective of the engineering control:

This control is utilized in conjunction with the Two Foot Thick Soil Cap (Exhibit C-2) along the southern shoreline the site to prevent erosion of land and exposure of hexavalent chromium and CCPW-related metals in excess of the NJDEP CrSCC and/or RDCSRs.

3. How the engineering control is intended to function:

To protect public health and safety and the environment through a surface barrier.

EXHIBIT C-5

CHAIN-LINK FENCING AT SEWAGE PUMP STATION

A. GENERAL DESCRIPTION OF THE CHAIN-LINK FENCING AT SEWAGE PUMP STATION

1. Description of the engineering control:

A 10-foot high chain-link fence enclosed sewage pump station is situated on the site between the restroom building and the sidewalk along West 1st Street. The chain-link fence is intended to prevent access to this area by the general public.

Trace CCPW nodules may be present anywhere within the fill layer above the native material and within the horizontal limits of the restricted area. Soil with trace CCPW nodules may be impacted above remedial standards.

2. The objective of the engineering control:

This control is utilized to prevent exposure to hexavalent chromium and CCPW-related metals in excess of the NJDEP CrSCC and/or RDCSRS.

3. How the engineering control is intended to function:

To protect public health and safety and the environment through a physical barrier. The chain-link fence functions as an engineering control to prevent direct contact of potentially contaminated soils by the general public. Only employees or contractors of Veolia are permitted to access the area within the chain-link fence.