



Environmental Consulting Services, L.L.C.

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June 26, 2020

Mr. Steven Yenowitz
Solomon Builders
141 Ayers Ct., Ste. 1A
Teaneck, NJ 07666

Re: Environmental Status
Former Amoco/BP Service Station
945-955 Pleasant Valley Way
Block 172.02, Lot 8.01
West Orange, Essex County, NJ
NJDEP PI #016006, NJDEP Case #95-3-15-1156-05

Dear Mr. Yenowitz:

At your request, Atlantic Environmental Consulting Services, LLC (Atlantic), which has been retained to provide environmental consulting services to the prospective purchaser/redeveloper, 955 Pleasant Valley Way, LLC (Pleasant Valley Way), has prepared this summary of the environmental conditions for the property located at 945-955 Pleasant Valley Way, Block 172.02, Lot 8.01, West Orange, NJ. The property is currently vacant and was previously operated by Amoco/BP Products North America, Inc. (BP) from 1967 until 2001 as a gasoline service station. BP is required by the NJDEP to complete the remediation of the contamination that exists at the site.

The site has undergone remedial actions under the direction of the New Jersey Department of Environmental Protection (NJDEP) since the first underground storage tanks (USTs) were removed in 1987. Five 4,000-gallon gasoline USTs were initially removed from the site. The former tank field, referred to as Area of Concern #1 (AOC-1), was located in the northern portion of the site. In 1994, a 550-gallon waste oil UST, referred to as AOC-2, was removed from the site. In 2001, three 10,000-gallon gasoline USTs, referred to as AOC-3, were removed from the site. These tanks were located in the southern portion of the site. In 2007, a 550-gallon heating oil UST and two hydraulic lifts were removed from the property. No USTs currently exist at the site. The building was demolished in 2010.

Following the removal of the former USTs and pump islands, soil and groundwater contamination was confirmed. The horizontal and vertical extent of the soil and groundwater contamination was delineated and contaminated soil was removed. A total of 21 groundwater monitoring wells were installed and sampled on numerous occasions to determine the horizontal and vertical extent of the groundwater contamination.

A Remedial Investigation Report (RIR) was submitted to the NJDEP in May 2014. The RIR documented the remedial actions that were performed at the site and determined that the soil and groundwater contamination was delineated. The contamination does not extend offsite. Groundwater was determined to contain benzene, toluene, ethyl benzene, xylenes (collectively referred to as BTEX), methyl tertiary butyl ether (MTBE), tertiary butyl alcohol (TBA) and volatile organic tentatively identified compounds (VO TICs), all of which are gasoline components. In March 2014, four injection

wells (IW-1 through IW-4) were installed in the former northern and southern tank fields and were used to inject calcium peroxide into the groundwater. In September 2014, calcium peroxide injections were completed and follow-up monitoring was performed. The injections were successful in reducing the levels so that the remaining groundwater contamination could be remediated via Monitored Natural Attenuation (MNA). Currently, 14 on-site and one off-site monitoring wells exist at the site. Monitoring wells continue to be sampled on a routine basis.

BP has retained a Licensed Site Remediation Professional (LSRP) to complete the remediation of the site. The LSRP of record is Richard Simun (LSRP #590510) of Parsons. In 2019, BP submitted a Remedial Action Report (RAR) and groundwater Remedial Action Permit (RAP) application to the NJDEP. The RAP application was for the remediation of contaminated groundwater via MNA. A groundwater classification exception area (CEA) proposal was submitted with the 2019 RAR. The proposed CEA does not extend offsite and is estimated to have a duration of 16 years. The RAP application included a proposed groundwater monitoring plan for biennial monitoring of benzene and VOC TICs in six onsite monitoring wells and one offsite monitoring well. BP is working with the NJDEP on getting their approval to monitor the groundwater contamination at the site.

On November 21, 2019, 955 Pleasant Valley Way, who has entered into a Purchase Agreement with the current property owner (Forsons Partners, LLC and Ruth Kram), entered into an Indemnification and Access Agreement with BP. The Agreement allows BP access to the site and requires that it complete the remediation of the site at BP's sole cost and expenses, as well as coordinate and cooperate with Pleasant Valley Way to allow both site redevelopment and continued remedial action. BP has a copy of the proposed redevelopment site plans and is working with Pleasant Valley Way and their consultants to coordinate the construction process with remedial actions at the Property with the intention that the redevelopment also will allow BP to continue to perform its environmental obligations without material adverse effect on redeveloped Property use. Redevelopment of the site may improve environmental conditions in the course of basement and subsurface utility construction and the possible related excavation of additional contaminated soil. This in turn may reduce the overall time the groundwater contamination will remain at the site.

In summary, BP is responsible for the contamination that exists at the site and is working closely with the NJDEP to remediate the site. The remedial work will be performed until groundwater contaminant concentrations are below cleanup levels. Pleasant Valley Way has an access agreement with BP for the construction and operations of the property. Both parties have been proceeding in a cooperative manner and it is anticipated that this cooperation and coordination will continue in the future.

If you have any questions, please contact me at (908) 755-2240.

Sincerely,



Michael D. Weaver, P.G., LSRP
Vice President

cc: S. Yenowitz
Carol Gross