

Exhibit “A”

Via Email (jsayers@westorange.org)

January 29, 2018

Mr. John K. Sayers, Business Administrator
Township of West Orange, Director of Public Works
66 Main Street
West Orange, New Jersey 07052

**Re: SUMMARY OF FINDINGS
GEOPHYSICAL SURVEY AND TEST PIT
665 EAGLE ROCK AVENUE
BLOCK 176.03, LOT 10
WEST ORANGE, NEW JERSEY
MATRIX NO. 17-362**

Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. (Matrix) has prepared this summary of findings of the geophysical survey and test pit completed at the above-referenced site (Site). Matrix was retained by the Township of West Orange to perform a Phase I Environmental Site Assessment/Preliminary Assessment Report (Phase I ESA/PAR) for the Site.

Following the completion of the draft Phase I ESA/PAR, Matrix identified nine recognized areas of concern (REC)/areas of concern (AOC) and recommended further investigation at one REC/AOC noted below:

- REC/AOC-1C: Unknown Potential USTs

REC/AOC-1C includes unknown potential underground storage (USTs) that were identified during the review of historic documents on a 1939 Sanborn Fire Insurance Map. The potential USTs were shown near the southeastern portion of the property along Eagle Rock Avenue. Therefore, on November 27, 2017, Matrix completed the oversight of a geophysical investigation conducted by GPR OneCall of Clinton, New Jersey. Based on the geophysical survey, although no tank-like metal anomalies were present on the Site, one tank-like ground penetrating radar (GPR) anomaly was located in the sidewalk area measuring approximately 4 feet (ft) by 6 ft and approximately 2 ft below grade. A copy of GPR OneCall's November 2017 Detail Report#11217-3 is included in Attachment 1.

At the request of the Township, Matrix completed the oversight of the uncovering of the tank-like GPR anomaly conducted by the Township of West Orange. Based on the findings, an unknown, unmarked water utility was identified at approximately 4 ft., below grade surface (bgs). The utility was an approximately one-inch copper pipe leading into a valve in the off position - no line went onto the Site. No evidence of a tank-like anomaly was observed at this location. A small limit of disturbance, possibly quarry process/backfill material observed along the northern sidewall adjacent to the property. A photolog is included in Attachment 2.

Based on the geophysical investigation and test pit activities described above, the area of the reported tank-like anomaly did not reveal an UST. Therefore, no further investigation is recommended for this REC/AOC.

If you have any questions or require any additional information, do not hesitate to contact us at (973) 240-1800.

Sincerely,



Rose V. DeLorenzo, CHMM, LSRP
Senior Project Manager



Tamara Grillon
Project Manager

Enclosures: Attachment 1: GPR OneCall's November 2017 Detail Report#11217-3
Attachment 2: Photolog

Copy to: David Isabel, Esq., McManimon, Scotland & Baumann, LLC
Richard D. Trenk, Esq., Trenk, DiPasquale (via email)
Mark Moon, Esq., Trenk, DiPasquale (via email)
Leonard R. Lepore, P.E., Municipal Engineer (via email)

ATTACHMENT 1
GPR ONE CALL NOVEMBER 2017 DETAIL REPORT #11217-3



PO Box 5400, Clinton, NJ 08809
Phone (908) 725-1444 – Fax (908) 725-1455 – Email troyennis@gproncall.com

DETAIL REPORT # 112717-3

November 29, 2017

Tamara Grillon
Environmental Project Manager
Matrix New World Engineering
442 State Route 35
Eatontown, NJ 07724

Re: UST Geophysical Investigation
Job Site: Former Exxon Facility #31047 – 659 Eagle Rock Ave., West Orange, NJ
Attachment: Field Sketch

Dear Ms. Grillon:

A subsurface geophysical investigation to locate subsurface anomalies that are indicative of potential Underground Storage Tanks (USTs) utilizing GPR and EM technology was conducted by the GPR One Call Field Technician at the above-captioned Job Site on November 27, 2017. The techniques and equipment used by the field Technician included the following:

1. Reviewing as-built plans, drawings or maps and visually observing the job site to identify all aboveground indicators of buried utilities and potential USTs.
2. Ferromagnetic/Metal Detection using the Magna-Trak 102 locator manufactured by CST/Berger and the Fisher Model TW-6 Twinbox (transmitter/receiver) Metal Detector (TW-6) to assist in locating potential metallic objects. The TW-6 transmitter produces an electromagnetic (EM) radio signal which creates a secondary current in subsurface metal objects. The secondary current creates a magnetic field which is detected by the receiver. The unit's audible signal will rise in pitch and the analog meter will indicate a rise in response when the unit is over a metallic object. The operator carried the TW-6 and scanned the Job Site. If the device indicates the presence of metallic objects, the operator would mark the location for further investigation.
3. Ground Penetrating Radar (GPR) using the Detector Duo (twin antenna 250/700 MHz) manufactured by IDS Ingegneria Dei Sistemi S.P.A. The antenna, containing both a transmitter and a receiver, is rolled along the ground surface during the GPR survey. The transmitter radiates short pulses of high-frequency EM energy into the ground. When the wave encounters the interface between two materials having different

dielectric constants (dielectric permittivity), a portion of the energy is reflected back. The signal is transmitted to a control unit, displayed on a monitor, and digitally recorded. An image of the subsurface is displayed by plotting two-way travel time of the reflected EM pulse on the vertical axis with the distance traveled along the ground surface plotted on the horizontal axis. The depth of the reflecting anomaly or stratum is then determined by using known soil velocity functions and calculating two-way travel time values. GPR data were collected in 3' incremental parallel passes within the scope of work. The maximum depth of investigation was approximately five (5) feet at this site due to the dielectric permittivity caused by the moisture content and the composition of the soils. The displayed data were then interpreted by the field technician to determine the potential presence of USTs or other significant subsurface anomalies that are indicated by the presence of large hyperbolic signatures at depth. Smaller objects such as utilities or other objects are indicated by the presence of smaller hyperbolic signatures. If the display indicated the presence of anomaly signatures, the operator would then mark the location for further investigation.

4. Limitations - Limitations encountered during the investigation included steel guard rails, steel post with steel chains and the ground dielectric permittivity that limited maximum GPR depths to five feet (5'). Please note that EM measurement and GPR are remote sensing methods and in some instances, due to interference or other geophysical limitations, do not reveal data which may be indicative of subsurface anomalies. The findings of this investigation should only be used as a tool in evaluating the possibility that anomalous subsurface areas or other hazards are or were once present on the property and should not be considered a guarantee regarding the presence or absence of USTs or other subsurface objects. The presence of the limiting conditions at the Job Site makes it possible that undiscovered subsurface objects may exist.

Site conditions and findings

The area investigated was limited to the area inside the property boundaries and the sidewalk along Eagle Rock Avenue.

No visual indications of a UST were present at the site.

No tank-like metal anomalies were present at the site.

One (1) tank-like GPR anomaly was located in the sidewalk area measuring approximately 4' x 6' and was marked with pink paint. Approximate location and GPR images attached.

Conclusion: Without a confirmed tank-like metal anomaly detected in the same location it is not possible to verify that the tank-like GPR anomaly is or is not a potential UST without physical examination by excavating the anomaly.

Respectfully submitted,
GPR One Call, LLC

By: 
Troy H. Ennis, Member

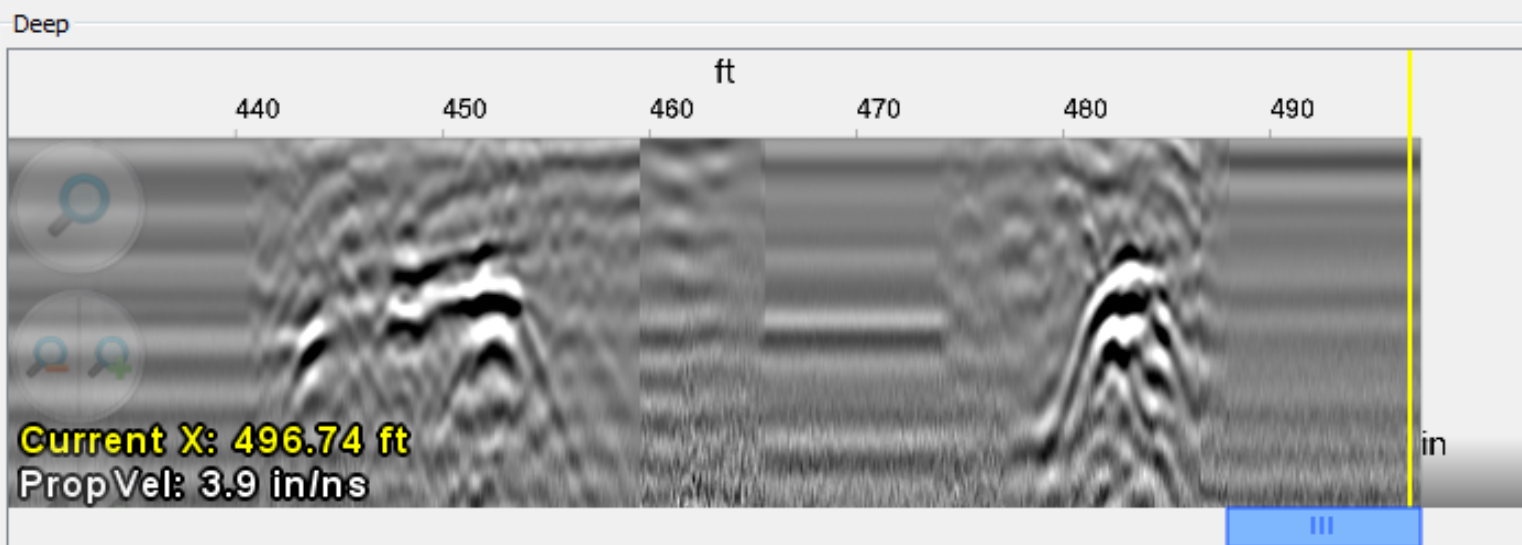
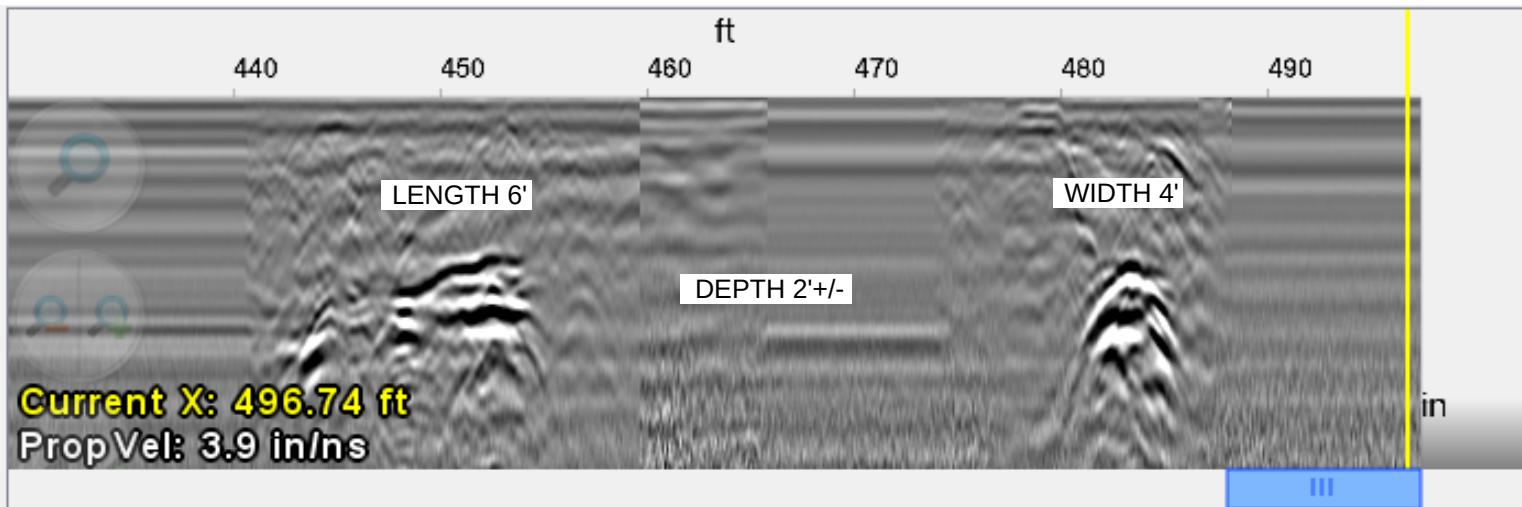


FIELD SKETCH
GPR ONE CALL JOB NO.: 112717-3
COMPLETED:NOVEMBER 27, 2017

CLIENT:MATRIX NEW WORLD ENGINEERING

JOB SITE:Former Exxon Facility #31047
659 Eagle Rock Ave., West Orange, NJ

FOR ILLUSTRATION PURPOSES ONLY



GPR IMAGES
GPR ONE CALL JOB NO.: 112717-3
COMPLETED: NOVEMBER 27, 2017

CLIENT: MATRIX NEW WORLD ENGINEERING

JOB SITE: Former Exxon Facility #31047
659 Eagle Rock Ave., West Orange, NJ

FOR ILLUSTRATION PURPOSES ONLY

**ATTACHMENT 2
PHOTOLOG**

PHOTO LOG

Site: Twp. Of West Orange – 665 Eagle Rock Avenue

Date: 11-27-17& 01-19-18

Matrix Project No. 17-362

Photographer: M. Bonafede & S. Rozek



PHOTO 1: View of GPR anomaly (potential UST) located in the sidewalk near the southwest area of the Site (November 27, 2017).

PHOTO LOG

Site: Twp. Of West Orange – 665 Eagle Rock Avenue

Date: 11-27-17& 01-19-18

Matrix Project No. 17-362

Photographer: M. Bonafede & S. Rozek



PHOTO 2: Looking east at south side of test pit located in the sidewalk along Eagle Rock Avenue (January 19, 2018).

PHOTO LOG

Site: Twp. Of West Orange – 665 Eagle Rock Avenue

Date: 11-27-17& 01-19-18

Matrix Project No. 17-362

Photographer: M. Bonafede & S. Rozek



PHOTO 3: Looking east at north side of test pit located in the sidewalk along Eagle Rock Avenue (January 19, 2018).

PHOTO LOG

Site: Twp. Of West Orange – 665 Eagle Rock Avenue

Date: 11-27-17& 01-19-18

Matrix Project No. 17-362

Photographer: M. Bonafede & S. Rozek



PHOTO 4: View of test pit location in the southwestern area of the Site.

Exhibit “B”

Foundation Title, LLC - East Brunswick

214 Highway 18, 3rd Floor, East Brunswick, NJ 08816

Telephone: (732) 214-9070 Fax: (732) 214-9175

Policy Issuing Agent for: FIRST AMERICAN TITLE INSURANCE COMPANY

*** Estimate ***

Date: January 25, 2018

File Number:

Applicant: Township of West Orange 66 Main Street West Orange, NJ 07052.	AMOUNT OF INSURANCE: FEE/PRICE \$400,000.00
Property: 665 Eagle Rock Avenue West Orange, NJ	INVOICE STATUS: Current PLEASE ORDER RUNDOWN 48 HOURS IN ADVANCE
Purchase/Standard	
Title - Owner's Policy Premium (optional)	\$1,800.00
Abstract	100.00
County search review	100.00
NJ Survey Endorsement	25.00
Tax and Assessment (Signature)(BOC)	33.50
Upper Court Srch w/ Pat. Name (Signature)	10.00
	Amount Paid \$0.00 Balance Due \$2,068.50

This invoice supercedes any/all prior invoices

NOTE: THIS INVOICE IS SUBJECT TO CHANGE. FINAL TOTAL INVOICE MUST BE VERIFIED AT CLOSING.
THIS INVOICE IS SUBJECT TO CANCELLATION CHARGES. PLEASE CALL FOR APPROPRIATE CHARGES.

The Insurance Commissioner has directed that a statement detailing each pass-through search
charge must be supplied to the Purchaser / Borrower / Lessee in each insured transaction