



April 23, 2021

Christopher Locatell, Senior Vice President
Carter Road III, LLC
3843 West Chester Pike
Newtown Square, PA 19073

Re: Response Action Outcome
Remedial Action Type: Unrestricted Use
Scope of Remediation: ISRA Industrial Establishment as defined according to N.J.A.C. 7:26B
– Leasehold
Case Name: Technology Center of Princeton – Sensors Unlimited Leasehold
Address: 330 Carter Road
Municipality: Hopewell Township
County: Mercer
Block: 40 Lot: 14.03-C02
Preferred ID: 658105
ISRA Transaction: Sale of Property
ISRA Case # E2020183219

Dear Mr. Locatell:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the industrial establishment as defined according to N.J.A.C. 7:26B – Leasehold referenced above. I personally reviewed and accepted all of the referenced remediation and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety, and the environment. In addition, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a Preliminary Assessment as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.



CONDITIONS

Pursuant to N.J.S.A. 58:10B -12o, Carter Road III, LLC and any other person who is liable for the cleanup and removal costs and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq, shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and be sent to:

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625-0420

NOTICES

Building Interiors Not Addressed (Non-Child Care)

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos, and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed before any changes in use or re-occupancy is considered.

Existing Classification Exception Area or Deed Notice from Prior Remediations

Please be advised that this Response Action Outcome does not address the contamination at this site covered under the Classification Exception Area for the case covered under Department Program Interest # G000003219/Industrial Site Recovery Act (ISRA) Case # E95517.

ISRA Specific – Multi-Tenant Situations – Bureau of Case Assignment and Initial Notice Referral

Please be advised that this Response Action Outcome is for the leasehold portion of the above referenced property only. The leasehold portion is the area defined by a portion of The Technology Center of Princeton consisting of portions of three connected buildings known as the Light Lab (Building No. 2), Heavy Lab (Building No. 3), Administration Building (Building No. 5), and associated parking lot and driveway located on a portion of Condominium Unit 2 of Block 40, Lot 14.03 in Hopewell Township, Mercer County, New Jersey as identified on the enclosed map. It does not include any other areas of concern on the property.

Order of Magnitude Change to a Remediation Standard after Approval of a Final Remediation Document

Please be advised that this Response Action Outcome is being issued for a site that is subject to the April 22, 2015 site-wide Restricted Use Response Action Outcome prepared by Nicholas De Rose, Licensed Site Remediation Professional for ISRA Case # E95517. Subsequent to the issuance of that final remediation document, the Department changed remediation standards. Total chromium exists on site above the Department's current Health Based Non-Residential Direct Contact Soil Cleanup Criteria, and thallium exists on site above the Department's current Class IIA Groundwater Quality Standard. However, these contaminant concentrations are within an order of magnitude of the current remediation standards and as a result additional remediation is not required at this time pursuant to N.J.S.A. 58:10B-13.e.



Historically Applied Pesticides Not Addressed

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of contaminants that may exist from the historical application of pesticides. As a result, any risks to human health presented by the historical application of pesticides may remain. An evaluation of historical pesticides should be completed if there is a land use change to residences, schools, childcare centers, and playgrounds. This exclusion does not apply if the pesticide contamination is from a discharge due to manufacture, mixing, or other handling of these chemicals and not from application.

In concluding that this remediation has been completed, I am offering no opinions concerning whether wither primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that Response Action Outcome is not protective of public health, safety, and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6. Included, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Licensed Site Remediation Professional Boards conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (609) 436-5339.

Sincerely,

WOODARD & CURRAN INC.

Mark Pietrucha, PE, LSRP
Licensed Site Remediation Professional #573898

MP/ml

cc: Dawn Marling, Health Officer, Hopewell Township Health Department
Julie Blake, Mayor, Hopewell Township
Laurie E. Gompf, Municipal Clerk, Hopewell Township
NJDEP Bureau of Case Assignment and Initial Notice

PN: Project Number: 0227891.05

