



June 25, 2020

Chip Campbell  
Premier Storage Investors  
530 Oak Court Drive, Suite 185  
Memphis, Tennessee 38117

RE: Clarification Letter  
2419 Route 33 and 2425 Corlies Avenue (a.k.a. 2419-2425 Route 33)  
Block: 1709, Lot 1  
Neptune Township, New Jersey 07753  
Bureau Veritas Project Number: 138092.19R000-A01.011

Dear Mr. Campbell:

Bureau Veritas (BV, formerly EMG) completed a Phase II Environmental Site Assessment (ESA) at the above referenced property (the "Project") (BV Project #138092.19R000-001.075; dated October 1, 2019). In Section 5.2.2, EMG/BV concluded the following:

*"Chemical testing of groundwater samples identified dissolved arsenic, chromium, and lead at concentrations exceeding applicable cleanup standards in upgradient temporary well points TWP-16, TWP-17, and TWP-18, at significantly higher concentrations than in initial temporary well point TWP-12 and in supplemental monitoring well MW-1."*

*"EMG concludes that the metal exceedances are naturally occurring and not due to on-site contributions."*

Per New Jersey Department of Environmental Protection (NJDEP) Regulations [the *Brownfield and Contaminated Site Remediation Act* N.J.S.A. 58:10B-1.3], there is no regulatory reporting requirement and there is no NJDEP approval required to address the naturally occurring metals in groundwater. Specifically, N.J.S.A. C.58:10B-1.3 subsection d(2)(c) states: "The provisions of this section shall not apply to any person who: (c) has not discharged a hazardous substance at the site or is not in any way responsible for a hazardous substance discharged at the site pursuant to section 8 of P.L.1976, c.141 (C.58:10-23.11g)".

If you have any questions regarding this letter, please contact me below at (800) 733-0660, Ext. 2722.

Sincerely,  
Bureau Veritas

Andrew Waring, PG, LSRP  
Project Geologist

Mark W. Fischer, CPG  
Manager of Expanded Environmental Services

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7/11/20

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