

EXHIBIT P



ENVIRONMENTAL BASELINE SURVEY

**SOUTHERN RELIABILITY LINK PROJECT
PLUMSTED, JACKSON, AND MANCHESTER
TOWNSHIPS, OCEAN COUNTY, NEW JERSEY**

Prepared for:

NEW JERSEY NATURAL GAS



**URS PROJECT # 20000603
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Figure I Site Vicinity Map

Acronym List

Acronym	Explanation
ACM	Asbestos-Containing Material
AST	Aboveground Storage Tank
AUL	Activity and Use Limitation
BGS	Below Ground Surface
BOMARC	Air Force Boeing Michigan Aeronautical Research Center
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act of 1980
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
EBS	Environmental Baseline Survey
EPA or USEPA	United States Environmental Protection Agency
JB-MDL	Joint Base McGuire-Dix-Lakehurst
LBP	Lead-Based Paint
NJNG	New Jersey Natural Gas
NJDEP	New Jersey Department of Environmental Protection
NJEMS	New Jersey Environmental Management System
NEA	New Egypt Armory
NPL	National Priorities List
OPRA	Open Public Record Act
PCBs	Polychlorinated Biphenyls
PI ID	Program Interest Identification
PQL	Practical Quantitation Level
PSA	Project Study Area
RALS	Runway Assisted Landing Site
RLF	Range Landfill
SR	State Route
SRP	Site Remediation Program
URS	URS Corporation
UST	Underground Storage Tank
VOC	Volatile Organic Compound

1.0 Purpose of the Environmental Baseline

The purpose of this Environmental Baseline Survey (EBS) is to document the nature, magnitude, and extent of any readily identifiable environmental contamination of or interests in real property considered for outgrant and ingrant. It will identify potential environmental contamination liabilities associated with the construction of a proposed New Jersey Natural Gas (NJNG) pipeline, identified as the Southern Reliability Line (SRL). The purpose of the EBS is also to develop enough information to assess environmental, health, and safety risks. This EBS follows the procedures in AFI 32-7066, *Environmental Baseline Surveys in Real Estate Transactions*.

1.1 Boundaries of the Property and Survey Area

This EBS concerns a proposed 10.44 mile long portion of the SRL new natural gas pipeline along State Route 0539 (SR 539) and on the Joint Base McGuire-Dix-Lakehurst (JB-MDL), within Plumsted, Jackson, and Manchester Townships, Ocean County, New Jersey. The proposed pipeline Project Study Area (PSA) is located adjacent to the Manchester Wildlife Management Area, Lakehurst Borough, and JB-MDL facilities including the former BOMARC Missile site, New Jersey National Guard, catapult testing facilities, Aircraft Launch & Recovery Equipment (ALRE) testing building, and runways. The JB-MDL and surrounding area are within the New Jersey Pinelands National Reserve. The PSA is depicted on the Site Vicinity Map (Figure 1).

2.0 Survey Methodology

2.1 Description of Documents Reviewed

A regulatory database search report was reviewed, which compiles federal, state, and local databases from governmental agencies. Additional information on facilities identified within the database search report was gathered on the Environmental Protection Agency (EPA) Envirofacts database (<http://www.epa.gov/enviro/>), New Jersey Department of Environmental Protection (NJDEP) Dataminer database (http://datamine2.state.nj.us/dep/DEP_OPRA/), and NJDEP NJ-GeoWeb database (<http://www.nj.gov/dep/gis/geoweb splash.htm>).

A review of applicable JB-MDL Restoration Program files was performed. The following reports were reviewed and information is included in applicable sections of this report:

- Five-Year Review Report, Naval Air Engineering Station, dated August 1, 2006.
- Source Area Investigation Site OW006, prepared by URS Corporation (URS), dated June 2013.
- Draft Annual Progress Report, Lakehurst Area C, prepared by PARS Environmental, Incorporated, dated February 2014.
- Five-Year Progress Report 2004-2008, Groundwater Natural Restoration Study Area I and J, prepared by URS, dated 2009.
- Draft 2013 Annual Progress Report, Natural Restoration Study Lakehurst Area I/J (Site OW006), prepared by URS, dated June 20, 2014.
- Final Remedial Investigation Report Group 4 Sites: WP-05, ST-15, and OT-16 Hydraulic Oil, BOMARC, prepared by Shaw Environmental, Incorporated, dated October 2013.
- Draft Record of Decision, Dix Site TU026, New Egypt Armory, prepared by the Air Force Civil Engineer Center, dated August 2014.
- Draft Remedial Investigation Report, Site LF 016 Range Landfill, prepared by HydroGeologic, Incorporated, dated April 2014.

Based on review of the regulatory database, Open Public Record Act (OPRA) requests were sent to NJDEP for files on TLJ Oil Company, Incorporated and Polystar Incorporated facilities. The TLJ Oil Company, Incorporated and Polystar Incorporated facilities were both identified along SR 539 near the northern terminus of the PSA. These facilities are further discussed in Section 4.0.

In addition, OPRA requests were submitted to the Ocean County Clerk, Ocean County Health Department and Plumsted Township for records of releases or spills of hazardous material and petroleum along SR 539. The portion of the PSA along SR 539 was requested from the local agencies because this is the only area accessible to the public. None of the agencies had environmental records for review for this area of the PSA.

2.2 Property Inspections

Inspection of the PSA was performed by Ms. Jessica Malone of the URS Corporation (URS), on November 6, 2014.

2.3 Personal Interviews

Interviews were conducted with Mr. Bob Previte, Chief, Environmental Compliance Element, JB-MDL and Mr. Michael J. Figura, Environmental Engineer, Environmental Restoration Program, JB-MDL.

2.4 Sampling

No sampling was required due to the results of the site investigation and the information contained in the document review.

3.0 Findings For Subject Property

3.1 History and Current Use

The PSA is located predominantly on the JB-MDL. JB-MDL is a union of the McGuire Air Force Base, Fort Dix Army Base, and Naval Air Engineering Station Lakehurst Base. The PSA is located within Naval Air Engineering Station Lakehurst Base (Lakehurst), which is approximately 7,400 acres, located within Jackson and Manchester Townships. The remainder of the PSA is located along SR 539, in Plumsted Township. Lakehurst has been utilized for defense activities related to development and testing of weapon systems since 1915. In 1916, the facility was leased by Eddystone Chemical Company, from Manchester Land Development Company, and developed as an experimental firing range for chemical artillery shells. In 1919, the U.S. Army assumed control of the facility and named it Camp Kendrick. Camp Kendrick was turned over to the Navy and commissioned Naval Air Station (NAS) Lakehurst on June 28, 1921. In 1974, the facility became the Naval Air Engineering Center (NAEC). In 1992, the facility was renamed Naval Air Warfare Center Aircraft Division Lakehurst. The McGuire Air Force Base, Fort Dix Army Base, and Lakehurst bases were merged in 2009.

Review of available aerial photographs and documents establishes that the eastern portion of Lakehurst has been utilized for defense activities, such as weapons development and testing since 1915. Several dirt access roads and clearings were first observed on the western portion of Lakehurst by the 1950's. The current day runway, catapult testing area and large circular firing range were observed in aerial photos by the late 1950's. The BOMARC Missile facility was observed by 1960.

URS ordered an Environmental Lien Search Report from NETR Real Estate Research and Information (NETR), in order to obtain the current deeds and identify environmental liens or activity and use limitations (AULs) placed on the PSA. According to information reviewed at the Ocean County Clerk, the PSA is located within the following parcels or the PSA runs parallel within the SR 539 right-of-way (Block 23602, Lot 2):

- Block 91, Lot 1 owned by United States of America since at least 1915
- Block 92, Lot 2 owned by United States of America since at least 1915
- Block 23601, Lot 2 the title is vested in the United States of America, having been received from Manchester Land Company on October 6, 1926.
- Block 23602, Lot 2 the title is vested in the United States of America, having been received from Manchester Land Company on October 6, 1926.
- Block 70, Lot 18 the title is vested in the United States of America, having been received from Manchester Land Company on October 6, 1926; Lakewood Hotel & Land Association, a New Jersey Corporation on February 4, 1929; and Frederick P. Kimball, Archibald D. Davis, Carrol P. Bassett, surviving Directors and Statutory Trustees of the Bricksburg Land and Improvement Company on April 19, 1929.

The deed for Block 91, Lot 1 and Block 92, Lot 2 were searched back to 1920 and could not be found. NETR reviewed available tax rolls and indexes which indicated that the parcels were owned by USA since at least 1915. No environmental liens or AULs were identified for the PSA, through the review of deeds and related county information.

3.2 Environmental Setting

NJNG is seeking an easement for the construction and operation of a 10.44 mile natural gas pipeline, adjacent to the west side of the JB-MDL along SR 539 and along the southern boundary of the JB-MDL. The PSA is depicted on Figure 1. The PSA within JB-MDL will run along South Boundary Road, potentially using a portion of Pine Barrens Road as a lay down area, continuing along Taxiway 4, continuing along Broome Road, following the property boundary to Patrol Road, continuing along Patrol Road, then through forested land to Route 547. The PSA is located within the New Jersey Pinelands National Reserve.

3.3 Hazardous Substances

3.3.1 Hazardous Materials and Petroleum Products

No hazardous materials or petroleum products were observed in within the PSA.

3.3.2 Hazardous and Petroleum Wastes

No hazardous or petroleum wastes were observed in within the PSA.

3.4 Installation Restoration Program Contamination

The JB-MDL, Naval Air Engineering Center (NAEC) is listed on the National Priorities List (NPL) under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) on July 22, 1987. Initially, 45 potential contamination areas were identified at the NAEC, which were later divided into 51 potentially contaminated soil areas ("Sites") and 12 potentially contaminated groundwater operable units (Areas A through L). As of 2006, Sites 1-12, 14, 15, 18-30, 33-40, 42, 44, and 45; and Areas E, F, G, and L were cleaned or found to be acceptable for unlimited use and unrestricted exposure. Of the 12 potentially contaminated groundwater operable units, the project area traverses Areas C and Areas I/J. Area I and J were combined for remedial investigations due to their close proximity. Groundwater is reported to be approximately 10 feet below the ground surface in the vicinity of Area C and Area I/J. Therefore, contaminated groundwater maybe encountered within the PSA within Area C and Area I/J. Based on the current remedial status or relative distance from the PSA, none of the soil Sites are expected to have environmentally impacted the soil of the PSA. Area C and Area I/J and soil Sites related to these Areas are depicted on Figure 1. Further description of the source and contamination at Areas C and I/J are below.

Area C

Area C is located along the southern boundary of the NAEC in the eastern portion of the base. Area C borders the northern side of Patrol Road, immediately adjacent to the PSA. Area C includes Site 10 (MOGAS station), 11 (hangar 5 storage area), 16 (Naval Air Technical Training Center firefighting training area), and 17 (fuel farm 196). Sites 16 and 17 are still under investigation. Fuels were burned and extinguished as a firefighting training exercise, which was eventually released into an unlined lagoon. Potential sources of contamination at Site 16 include: leaching of unburned fuels into soils and groundwater, oil/fuel soaking into soil at unlined lagoon, and undocumented spills in 1989. Fuel farm 196 (Site 17) had four 50,000-gallon USTs that originally contained aviation gasoline, which was later replaced with jet fuel (JP-5). The USTs were abandoned in 1996. From the mid 1940's to 1980, condensate from the USTs was

discharged to drywells. This practice and three spills that occurred prior to 1981 are the suspected sources of contamination at Site 17. Contamination at Site 16 and 17 is located more than 500 feet from the PSA. Based on the relative distance between the PSA and Sites 16 and 17, fuel-impacted soil associated with these sites is not expected to have environmentally impacted the soil within the PSA.

Groundwater flow in Area C is generally to the east, northeast direction, away from the PSA. The primary groundwater contamination source is suspected to be prior activities within Sites 10, 11, 16, and 17. There are two wells (FM and R) located near the PSA, that were sampled during the most recent sampling events in 2012 and 2013. The total volatile organic compound (VOC) level in well FR was non-detect in October 2012 and increased to 19.3 micrograms/liter (ug/L) in April 2013. Well R decreased from 5 ug/L to non-detect in October 2012 and remained non-detect in April 2013. The most common contaminants detected in Area C were chlorinated solvents; ethylbenzene, naphthalene, and xylenes. Other groundwater contaminants identified above the NJDEP Practical Quantitation Level (PQL) within Area C during the most recent sampling included the following VOCs: benzene, cis-1,2-dichloroethene, 1,2-dichloroethene, hexachlorobutadiene, tetrachloroethene, 1,2,4-trichlorobenzene, trichloroethene, and vinyl chloride. Contaminated groundwater maybe encountered within Area C, if the proposed pipeline construction performs ground disturbance on the northern side of Patrol Road.

Area I/J

Area I is located along the southeastern boundary of the NAEC, in the west-central portion of the base and crosses the PSA. Area I includes soil Sites 6 (catapult test facility), 7 (catapult test facility storage area), 23 (inactive disposal area at building 524), 24 (catapult test site 7419), and 25 (test department disposal) and is developed with several facility buildings, including Steam Plant No. 2 (Building 362) and the catapult launching facilities. All soil contamination Sites associated with this Area have been cleaned up or remediated to meet an unrestricted use standard. Groundwater flow in Area I is generally east to southeast, toward the PSA. The primary groundwater contamination sources in Area I is suspected to be the catapult test facility and catapult test facility storage area. Based on the current remedial status, none of the soil Sites are expected to have environmentally impacted the soil of the PSA.

Area J is located west of Area I and crosses the PSA. Area J includes Sites 3 (drainage ditch at Runway Assisted Landing Site (RALS)), 19 (7401 Test Site), 22 (jet blast deflector), and 40 (soil stabilization field test site). Area J includes several roadways and facility buildings. All soil contamination Sites associated with this Area have been cleaned up or remediated to meet an unrestricted use standard. The general groundwater flow direction of Area J is to the east-southeast toward Area I and the PSA. The RALS Drainage Ditch is the suspected primary groundwater contamination sources in Area J. Based on the current remedial status, none of the soil Sites are expected to have environmentally impacted the soil of the PSA.

Area I and Area J were combined due to their close proximity and similar contaminants. Prior studies indicated that the highest groundwater concentrations are found in the deep zone, 55 feet to 70 feet below ground surface (bgs). According to the most recent groundwater sampling events the depth to groundwater ranges from approximately 4 feet bgs to 12 feet bgs. This project will potentially impact the shallow groundwater zone (4 feet to 20 feet bgs) during construction and geotechnical borings may impact the shallow and intermediate groundwater zones (25 feet to 50 feet bgs). One shallow well (GT) was located in the vicinity of the PSA.

Trichloroethene was detected in well GT, however, below the PQL in November 2013. Seven intermediate wells (JS, NB, LD, LF, LH, LJ, and LO) are located in the vicinity of the PSA. In May 2013, Well NB exceeded the PQLs for 1,1-dichloroethane and cis-1,2-dichloroethene and Well LF exceeded the PQLs for cis-1,2-dichloroethene and trichloroethene. In November 2013, Well NB exceeded the PQLs for 1,1-dichloroethane and cis-1,2-dichloroethene and Well LF exceeded the PQL for trichloroethene.

Groundwater Contamination Area Classification Exception Areas (CEA) were established for Area C and Area I/J, on January 11, 2001 and June 1, 2000, respectively. According to NJDEP Dataminer database, the CEA for Area C is 79.65 acres, located in Block 78, Lot 18. The Area C CEA restricts wells to a depth of 30 feet for a duration of 27 years. The Area C CEA contaminants were identified as benzene, tetrachloroethene, trichloroethene, 1,2-dichloroethene, vinyl chloride, 1,1,1-trichloroethane, 1,1-dichloroethene, toluene, and xylenes. The CEA for Area I/J is 811.78 acres, located in Block 10, Lot 90; Block 70, Lot 24; and Block 73, Lots 1, 33, and 42. The Area I/J CEA restricts wells to a depth of 200 feet for a duration of 52 years. The Area I/J CEA contaminants were identified as benzene, tetrachloroethene, trichloroethene, 1,2-dichloroethane, cis-1,2-dichloroethene, trans-1,2-dichloroethene, vinyl chloride, 1,1,1-trichloroethane, bromodichloromethane, bromoform, chlorodibromomethane, chloroform, 1,1-dichloroethene, dichloromethane, ethylbenzene, 1,1,2,2-tetrachloroethane, toluene, and xylenes.

Since the PSA traverses Area I/J and groundwater depth is estimated at approximately 4 feet bgs to 12 feet bgs, contaminated groundwater maybe encountered within Area I/J during construction.

3.5 Storage Tanks

3.5.1 Aboveground Storage Tanks

A backup generator was observed within a chain-link fence, approximately 100 feet north of the PSA. The backup generator is presumably fueled by a diesel aboveground storage area (AST). The backup generator was provided with secondary containment.

A 110-gallon diesel belly AST, associated with a backup generator, was observed approximately 50 feet north of the PSA. The backup generator was provided with secondary containment. The backup generator is north of Patrol Road, at the dirt road east of Proving Ground Road.

No evidence of leaks or staining was observed in the vicinity of backup generators. Based on this observation and their relative distance from the PSA, the ASTs are not expected to have environmentally impacted the PSA. The locations of both backup generators are depicted on Figure 1.

3.5.2 Underground Storage Tanks

No visual evidence of USTs (e.g., fill ports, piping, or vent pipes) was observed within the PSA. Lakehurst was identified on the UST database. Below is a list off all registered USTs identified as having been located on the base. The exact tank location is not provided on the UST database. Based on the document review, discussed in section 3.4, contaminated soil is not expected to be encountered within the PSA. However, residual effects from former UST operations has impacted groundwater within the PSA, Area C and Area I/J, also discussed in Section 3.4.

The following USTs were identified as removed from the facility:

- One 375-gallon heating oil UST was installed in 1945 and removed on April 27, 1987.
- One 4,500-gallon heating oil UST was installed in 1944 and removed on April 27, 1987.
- One 5,000-gallon unleaded gasoline UST was installed in 1944 and removed on April 27, 1987.
- One 500-gallon heating oil UST was installed in 1965 and removed on April 27, 1987.
- One 20,000-gallon aviation fuel UST was installed in 1959 and removed on April 27, 1987.
- One 50,000-gallon aviation fuel UST was installed in 1944 and removed on October 17, 1988.
- One 15,000-gallon aviation fuel UST was installed in 1959 and removed on March 11, 1989.
- One 2,500-gallon aviation fuel UST was installed in 1959 and removed on March 11, 1989.
- One 400-gallon "other" UST was installed in 1959 and removed on March 11, 1989.
- One 500-gallon aviation fuel UST was installed in 1981 and removed on December 1, 1989.
- One 470-gallon heating oil UST was installed in 1953 and removed on December 1, 1989.
- One 150-gallon heating oil UST was installed in 1960 and removed on December 1, 1989.
- One 500-gallon heating oil UST was installed in 1959 and removed on December 1, 1989.
- One 10,000-gallon unleaded gasoline UST was installed in 1959 and removed on December 1, 1989.
- One 500-gallon heating oil UST was installed in 1959 and removed on December 1, 1989.
- One 500-gallon heating oil UST was installed in 1959 and removed on December 1, 1989.
- One 4,000-gallon medium diesel fuel UST was installed in 1944 and removed on December 1, 1989.
- One 500-gallon medium diesel fuel UST was installed in 1944 and removed on December 1, 1989.
- One 300-gallon waste oil UST was installed in 1980 and removed on December 1, 1989.
- Two 10,500-gallon waste oil UST was installed in 1944 and removed on December 1, 1989.
- One 1,000-gallon waste oil UST was installed in 1944 and removed on December 1, 1989.
- One unleaded gasoline UST (size was not provided) was installed in 1987 and removed on December 1, 1989.

- One 280-gallon unleaded gasoline UST was installed in 1965 and removed on December 1, 1989.
- One 300-gallon unleaded gasoline UST was installed in 1966 and removed on December 1, 1989.
- One 10,000-gallon unleaded gasoline UST was installed in 1959 and removed on December 1, 1989.
- One 10,000-gallon unleaded gasoline UST was installed in 1959 and removed on December 1, 1989.
- Two 5,000-gallon "other" UST were installed in 1962 and removed on December 1, 1989.
- One 1,000-gallon "other" UST was installed in 1962 and removed on December 1, 1989.
- One 10,000-gallon unleaded gasoline UST was installed in 1977 and removed on December 1, 1989.
- One 1,000-gallon medium diesel fuel UST was installed in 1975 and removed on December 1, 1989.
- Two approximately 5,000-gallon medium diesel fuel USTs were installed in 1963 and removed on April 20, 1992.
- One 1,000-gallon "other" UST was installed in 1944 and removed on September 24, 1992.
- One 1,000-gallon medium diesel fuel UST was installed in 1959 and removed on May 21, 1993.
- One 4,000-gallon heating oil UST was installed in 1973 and removed on October 21, 1993.
- One 500-gallon unleaded gasoline UST was installed in 1987 and removed on December 2, 1993.
- One 1,500-gallon "other" UST was installed in 1987 and removed on December 3, 1993.
- One 500-gallon heating oil UST was installed in 1984 and removed on April 23, 1994.
- One 1,000-gallon "other" UST was installed in 1944 and removed on June 1, 1994.
- One 1,000-gallon "other" UST was installed in 1984 and removed on July 1, 1994.
- One 1,000-gallon "other" UST was installed in 1962 and removed on May 1, 1995.
- One 120-gallon "other" UST was installed in 1946 and removed on September 1, 1995.
- Two 20,000-gallon unleaded gasoline USTs were installed in 1959 and removed on March 1, 1996.
- Two 20,000-gallon "other" USTs were installed in 1959 and removed on March 1, 1996.
- One 1,000-gallon "other" UST was installed in 1957 and removed on September 26, 1996.
- One 3,000-gallon aviation fuel UST was installed in 1944 and removed on March 4, 1999.

- One 550-gallon hazardous waste UST was installed in 1948 and removed on May 25, 2010.

The following USTs were identified as abandoned in place at the facility:

- One 20,000-gallon “other” UST was installed in 1954 and abandoned in place on January 1, 1989.
- Three 50,000-gallon “other” USTs was installed in 1944 and abandoned in place on July 1, 1996.

The following USTs were identified with a status of “Other”:

- One 500-gallon unleaded gasoline UST, installed in 1959.
- one 2,500-gallon waste oil UST, installed in 1978.
- two 1,000-gallon waste oil USTs, installed in 1978.
- one 500-gallon unleaded gasoline UST, installed in 1985.

3.5.3 Pipelines, Hydrant Fueling, and Transfer Systems

An existing natural gas pipeline was observed along Southern Boundary Road. The proposed pipeline will not impact the existing pipeline.

3.6 Oil/Water Separators

No oil/water separators were observed in within the PSA.

3.7 Pesticides

No visible evidence (stressed vegetation) of pesticides use or evidence of structures within the PSA that could have been utilized for pesticide mixing or bulk storage was observed during the site reconnaissance.

3.8 Medical or Biohazardous Waste

No medical or biohazardous waste was observed in the PSA.

3.9 Ordnance

The proposed pipeline is not located within a former firing range and is located along previously developed roads and runways. Therefore, ordnances are not expected within the PSA.

3.10 Radioactive Wastes

During the reconnaissance a sign indicating radioactive soil contamination was observed a gated entrance to the former BOMARC Missile facility. Upon document review, a NFA letter addressing the radioactive materials within the soil, was issued to the facility on March 27, 2012. No other areas of suspected radioactive waste were identified during this survey. Section 3.5 provides further detail on the BOMARC facility.

3.11 Solid Waste

No solid waste was observed in within the PSA.

3.12 Groundwater

The PSA is underlain by the Kirkwood-Cohansy aquifer system. The PSA is located within the New Jersey Pinelands. The groundwater is classified by NJDEP as Class I-PL (Pinelands). Depth to aquifer is reported as approximately 10 feet bgs. As discussed in Section 3.4, two groundwater contamination plumes have been identified within the PSA. Class I groundwater is considered non-degradation water and Class I-PL groundwater must be maintained at background water quality. Unless otherwise specified, the NJDEP PQL screening levels were used within groundwater remediation reports.

3.13 Wastewater Treatment, Collection, and Discharge

Wastewater treatment, collection and discharge will not be supplied to the PSA and will not be a result of the project.

3.14 Drinking Water Quality

Drinking water will not be supplied to the PSA.

3.15 Asbestos

No building or structures were observed in the PSA at the time of the site visit, therefore asbestos containing materials (ACMs) are not a concern.

3.16 Polychlorinated Biphenyls

Two pad-mounted transformers were observed in the vicinity of the western end of Taxiway 4 and two pole mounted-mounted transformers were observed along the eastern side of SR 539. A label indicating non-PCB content was not observed on any of the transformers. No evidence of staining, discharge, or leaking of transformer oils was observed. The transformers are depicted on Figure 1.

3.17 Radon

According to the NJDEP Radon Potential map (<http://www.njradon.org/radonin.htm>), the PSA is considered to be in Zone 2 for radon concentrations in Plumsted Township and Zone 3 for radon concentrations in Jackson and Manchester Townships. The average indoor radon concentrations for Zone 2 are predicted to be greater than or equal to 2.0 picoCuries per liter (pCi/L) and less than or equal to 4.0 pCi/L, and are predicted to be less than 2.0 pCi/L for Zone 3. The USEPA Action Level is 4.0 pCi/L. Based on these results and that no structures are located on the PSA, radon is not expected to represent an environmental concern.

3.18 Lead-Based Paint

No building or structures were observed in the PSA at the time of the site visit, therefore lead-based paint (LBP) is not a concern.

4.0 Findings For Adjacent Properties

Air Force Boeing Michigan Aeronautical Research Center (BOMARC) Missile Site

The facility is located east of the PSA along Route 539 in Plumsted Township and is identified on the New Jersey Environmental Management System (NJEMS) database. The BOMARC facility is depicted on Figure 1. The facility (Program Interest Identification (PI ID) 024443) was assigned to the Site Remediation Program (SRP) on January 1, 1986, for multiple sources or releases to multiple media, including groundwater. In 1960, the BOMARC facility had a fire related to fuel tank, which caused the release of radioactive material. The release caused soil and groundwater contamination. BOMARC was deactivated in 1972 and all missiles were removed. Contaminated soil and USTs were reportedly removed in 1993. During the site reconnaissance a sign indicating radioactive soil contamination was observed in the vicinity of this facility. However, the facility was issued a No Further Action (NFA) letter for soils on March 27, 2012 by NJDEP. The NFA letter addresses radioactive materials within the soil. The NFA letter does not cover groundwater contamination that is being addressed as Areas of Concern OT-16 (Trichloroethene Groundwater Contamination Plume), WP-05 (Waste Pit), and ST-15 (MOGAS UST). Radionuclides were not detected in groundwater; however, a trichloroethene/dichloroethane plume caused by the former facility activities was detected. Groundwater depth is reported as 12 to 18 feet bgs and groundwater flow is generally to the northeast and east, away from the PSA. The plume has been delineated approximately 500-feet east of the PSA. Based on the relative distance and groundwater flow direction, this facility is not expected to have environmentally impact the PSA.

TLJ Oil Company, Incorporated/Polystar Incorporated

The TLJ Oil Company, Incorporated and Polystar Incorporated facilities were both identified in the same location along SR 539 near the northern terminus of the PSA, in Plumsted Township. Neither facility was observed during the site reconnaissance. The facilities are listed on the NJEMS databases. According to NJDEP Dataminer database, TLJ Oil Company (PI ID 011182) is identified on the SRP. The NJDEP SRP files were reviewed by URS. Based on aerial review compared to a site plan included within the SRP files, it is presumed that the facilities were formerly located 2,000 feet north of the PSA, at a property now operated as Price's Auto Recyclers. The NJEMS and suspected locations for these facilities are depicted on Figure 1. Three USTs; one 8,000-gallon leaded gasoline UST, one 6,000-gallon unleaded gasoline UST, and one 4,000-gallon unleaded gasoline UST were reported as in use on a UST Registration Questionnaire, dated June 1, 1996.

According to NJDEP Dataminer database, Polystar Incorporated (PI ID NJC87068297) has been a hazardous waste generator since August 2, 1994. No violations were identified. Based on NJDEP's OPRA response Manifest records are available for review. Since Manifest records would not supply useful information as to the environmental conditions at the PSA, the records were not reviewed. Based on the relative distance of these facilities from the PSA, these facilities are not expected to have environmentally impact the PSA.

JB-MDL – Dix Area

Upon review of NJDEP GeoWeb database, a 31,003 acre CEA, which was established on February 9, 1999, for the "Fort Dix Area Groundwater Contamination" incorporates the PSA along SR 539. The CEA is the exact property boundaries of the Fort Dix and McGuire Bases, but

does not directly reflect the location of groundwater contamination. Two facilities undergoing remedial investigations, McGuire Range Landfill and the New Egypt Armory, were identified within the vicinity of the PSA. The McGuire Range Landfill and the New Egypt Armory locations are depicted on Figure 1.

The McGuire Range Landfill (RLF), Site LF016, is located approximately 730 feet west of SR 0539. The RLF site was utilized for waste disposal from approximately 1940 to 1975. Waste included rubble, refuse, old storage tanks, general metal debris and possibly airborne radioactive fallout from the BOMARC facility. Based on groundwater elevation measurements at the RLF, groundwater flow is to the northwest, away from the PSA. Soil analytical results did not identify concentrations that exceed the NJDEP Direct Contact soil cleanup criteria. Copper, nickel, and zinc concentrations exceed a site specific background concentration threshold in groundwater. A focused feasibility study is proposed to evaluate potential groundwater remedial activities. However, based on the groundwater flow direction, the RFL is not expected to have environmentally impacted the PSA.

The New Egypt Armory, Dix Site TU026 (NEA) is located approximately 2,300 feet west of the PSA. The NEA was formerly used for radar-related activities and has been utilized for maintenance and storage for the NJ National Guard vehicles, tanks, and artillery. Three USTs were previously located at the facility and removed in 1997 and 2000. Soil with PCB concentrations exceeding the NJDEP Residential Direct Contact Soil Remediation Standard has resulted from these historical activities at NEA. PCBs were not identified in surface water or groundwater samples. Based on the groundwater flow direction, the NEA is not expected to have environmentally impacted the PSA.

5.0 Applicable Regulatory Compliance Issues

5.1 List of Compliance Issues

No compliance issues were identified.

5.2 Description of Corrective Actions

No corrective actions are required in the execution of this lease.

5.3 Estimates of Various Alternative

No alternatives were considered in this EBS.

6.0 Conclusions

The majority of the PSA can be classified Category 1. The access road leading to SR 539 from the BOMARC facility has been remediated to NJDEP's satisfaction, this area can be classified as Category 4. Groundwater contamination is currently being remediated within Area C and Area I/J, these areas can be classified as Category 5. The BOMARC facility, Areas C and Area I/J are depicted on Figure 1.

Category 1: No storage, release or disposal has occurred. Property where no hazardous substances or petroleum products or their derivatives were stored, released into the environment or structures, or disposed on the subject property and where no migration from adjacent areas has occurred.

Category 4: Remedial action required and taken. Property where contamination above action levels existed but all remedial actions necessary to protect human health and the environment have been taken to meet the provisions of CERCLA Section 120 (h) (3).

Category 5: Remedial or other action underway. Property is undergoing remedial action for known contamination. Remedial systems are partially or entirely in-place, but have not been fully demonstrated.

7.0 Recommendations

Two groundwater contamination plumes have been identified through the review of available sampling investigations and data. In order to minimize health, occupational and safety risks, all possible measures will be taken to avoid contact with the groundwater during construction of the proposed natural gas pipeline. If groundwater is encountered during construction within the groundwater contamination plume areas (as depicted on Figure 1), groundwater will be containerized and disposed of properly. Based on this mitigation measure and pursuant to the findings of this survey and AFI 32-7066, the following recommendation is issued: The United States Air Force is cleared to proceed with the proposed transaction to grant a lease to New Jersey Natural Gas for the use of 10.5 miles of land within the Joint Base McGuire-Dix-Lakehurst.

8.0 Certifications

URS Corporation has conducted this Environmental Baseline Survey on behalf of the Air Force. URS Corporation has reviewed all appropriate records made available, and conducted visual site inspections of the selected facilities following an analysis of information during the record search. The information contained within the survey report is based on records made available and, to the best of the URS Corporation's knowledge, is correct and current as of November 26, 2014.

Certified by: PA
PA
Senior Environmental Scientist, URS Corporation

Date: 12/12/14

Approved by: _____
Signature of Head of Responsible EF
(Title Block)

Date: _____