

# **EXHIBIT 104**

9/4/84

Newark  
Cent. East  
file (11)

ESTIMATE OF COSTS<sup>(1)</sup> FOR  
80 LISTER AVENUE AND NEWARK

(\$ in Millions)

1.	80 Lister Avenue		
	Site Evaluation and Land Purchase (Phase I)	\$ 3.0 - 4.0	
	(2) Clean-up and Closure	<u>8.0 - 10.0</u>	
	Subtotal		\$11.0-14.0
2.	Sergeant Property (120 Lister Avenue)		
	Purchase Price	0.25	
	Site Evaluation and Staging Preparation	0.5 - 0.75	
	Closure	<u>0.25- 0.5</u>	
	Subtotal		1.0- 1.5
3.	Neighborhood Clean-up		0.5- 1.0
4.	Brady, Hildeman, Conrail and Morris Canal		
	Evaluation/Closure	3.0 - 5.0	
	Resampling/Closure Certification	<u>0.5 - 1.0</u>	
	Subtotal		3.0- 6.0
5.	(3) Conrail, SCA, Brady, Duralac, Hildeman, City of Newark (Morris Canal), Sherwin Williams, EPA and New Jersey Settlements and Releases		<u>4.5- 7.0</u>
	Total		<u>\$20.0-29.5</u>

- (1) Estimate does not include personal or class action liability settlement.
- (2) Estimate based on no substantial ground water or river problems and use of encapsulation or contamination on-site.
- (3) Accrued EPA expenses, NJDEP expenses and anticipated cost of settlements with contaminated property owners.

# NEWARK CLOSURE COSTS (Millions \$)

80 LISTER AVENUE \*  
 3.5 EPA + .5 COST OF PURCHASE  
 8 CLASSM + .5 SQUARE  
 EVALUATION/PURCHASE COST 3-4  
 CLEAN-UP/CLOSURE 8-10

\*  
 12.9 in sewer  
 1.2 ATLANTA

## SERGEANT PROPERTY

STAGING/COST/CLOSURE 3-0.5  
 (3.25 million + drainage?)

CLOSURE  
 Dirp, etc Access paving ?  
 Demolish bldg. on west side next to 80 Lister 0.1 (?)  
 0.025 (?)

## OFFSITES \*

3.5-45 Brady + Conrail  
 4.7 EPA  
 2m + 1.2 Conrail  
 BRADY, ADJACENT PROPERTY and Conrail 3-5

## NEIGHBORHOOD

\* Axon estimate for Brady + neighborhood Conrail

## SETTLEMENTS

CONRAIL	.1	.1	.67
SCA	.55	.75	.53
BRADY	.15	.15	.5
SHERWIN WILLIAMS	.1	.1	
HILDEMAN	.2	.1	.1 (1.3)

## GOVERNMENT EXPENSES ACCRUED

EPA \* 2-3 \* 3-4  
 DEP 1-2

\* I think this will total out closer to 3M because they did not include FIT expenses

Axon

3-5  
 \* 4-6

19-27  
 6.5-12

18.8 = 27.5

(over)

11.3-14.5  
 6.5 12  
 17.8-26.5

Tue 4

1. This includes costs from this point on plus EPA + DER costs to date. Not noted are:

- a. Cost for REACT - 0.28
- b. Cost for Sargeant purchase = 0.25
- c. Cost estimate for Nenger 0.5 - 0.8
- d. Continuing site costs

1. Guard = 5000/mo

2. Elect. = 200/mo

3. site maint. = 500/mo

4. Phone = 100/mo

5. Basic safety equip. = 100/mo

6. Water 50/mo

7. Trailer Rental 730/mo

8. Porta-Pott: 90/mo

6270/mo = 7000/mo

= \$85,000/yr.

Also consider no action scenario in '85 will probably require replacing geotech fabric  
is about 200,000 in '85

2. Also DSC administrative costs = \$91,000/yr.

Noble salary + travel consider

full time