PICATINNY ARSENAL, MORRIS COUNTY, NEW JERSEY

Installation Summary:

Picatinny Arsenal was founded in 1880 as the Dover Powder Depot. Located in Morris County, New Jersey, its land area is 5,754 acres. Picatinny Arsenal is home to 96 military personnel, 304 Army and Marine reservists, and another 168 family members. It employs 5,654 full-time civilian and contractor personnel.

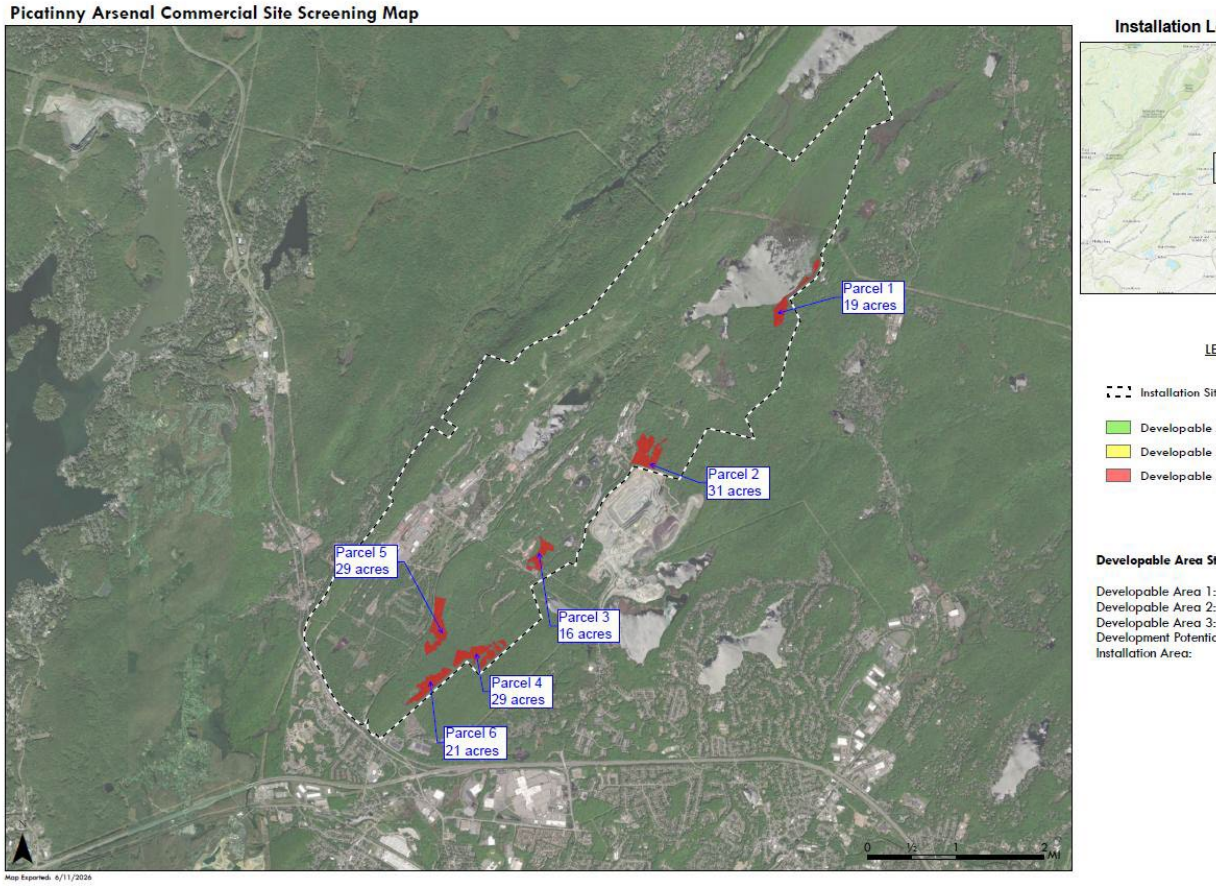
Picatinny Arsenal has evolved from an explosives and munitions manufacturing center into the Army's premier armaments development hub. Today, the U.S. Army Combat Capabilities Development Command (DEVCOM) Armaments Center—consisting of engineers, scientists, and support personnel—provides the vast majority of the Army's lethality technologies. Major acquisition reforms in 2026 established the Portfolio Acquisition Executive for Agile Sustainment and Ammunition (PAE AS&A), headquartered at Picatinny Arsenal, consolidating requirements, development, testing, contracting, production, and sustainment to accelerate weapons and ammunition delivery by 2030.

Available Properties:

The properties available for lease are comprised of six (6) non-contiguous parcels totaling 145 acres of land.

Parcel Identifier	Acres
Parcel 1	19
Parcel 2	31
Parcel 3	16
Parcel 4	29
Parcel 5	29
Parcel 6	21
Total	145

Map Identifying the Properties:



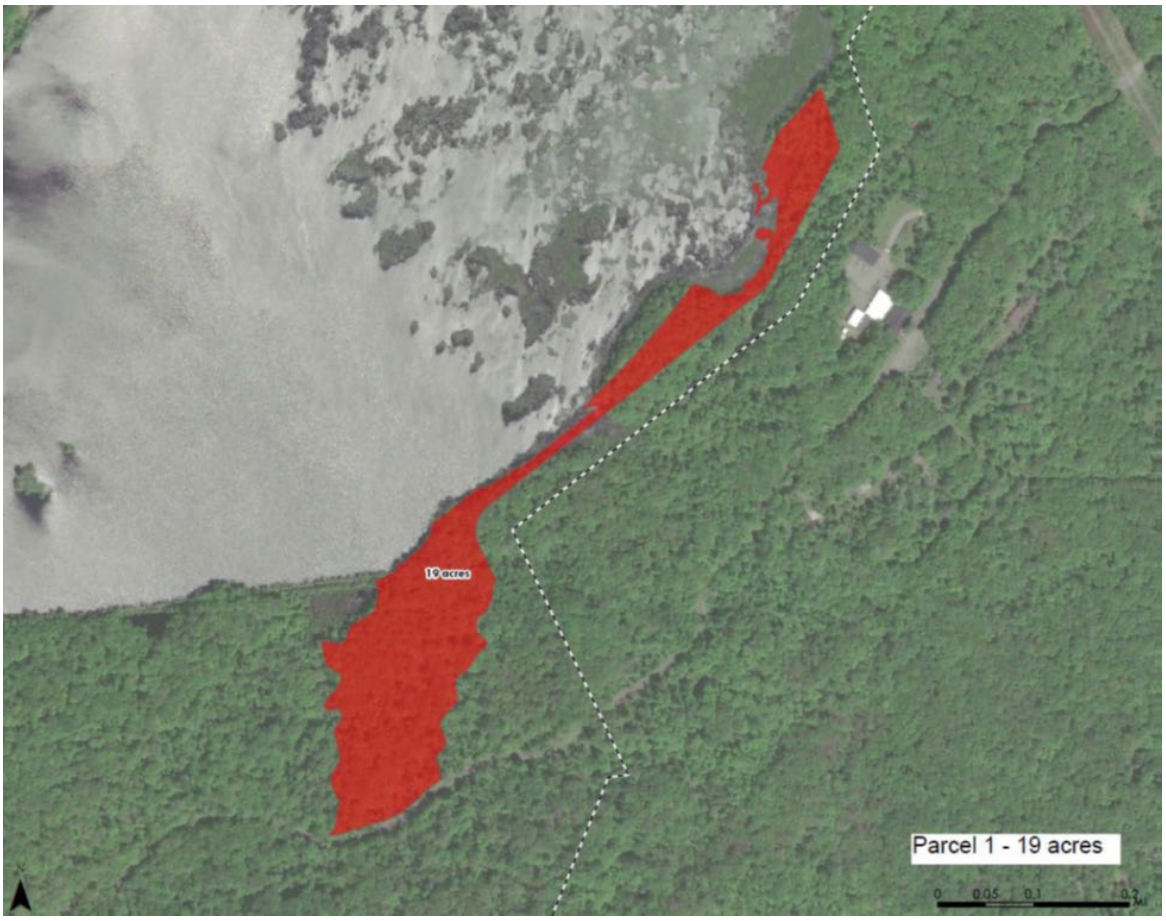
Land Usage of the Properties:

Parcel 1. 19 acres of undeveloped land. This parcel has the potential to be outside the Picatinny Arsenal fence line and may be accessible via Lake Denmark Road, a public roadway.

Parcel 1 abuts Lake Denmark and associated wetlands. The parcel may be within a wetland transition area and may require further wetland delineation.

Parcel 1 overlaps three known areas that require archeological Phase II survey in compliance with Section 106 of the National Historic Preservation Act (NHPA). One known archaeological site, 28MR322, may be located within the parcel's southeast boundary.

Parcel 1 is located within an environmental restoration site. It is located within the Lakes Munition Response Site (MRS) (CERCLA - Proposed Plan Phase/Interim Land Use Controls) and the Lake Denmark Installation Response Program (IRP) Site (CERCLA – ROD Approved/Land Use Controls). There is no history of reported Munitions & Explosives of Concern (MEC) finds. The parcel neighbors the RTI Superfund Site to the east.



Parcel 2: 31 acres of undeveloped land. This parcel has the potential to be outside the Picatinny Arsenal main fence line and may be accessible via Lake Denmark Road, a public roadway. Parcel 2 abuts the Tilcon (active) Quarry to the south.

Parcel 2 abuts area wetlands, meaning it may be within a wetland transition area and may require further wetland delineation.

Parcel 2 requires archeological Phase II survey in compliance with Section 106 of the National Historic Preservation Act (NHPA). One known archaeological site, 28MR363, is located within the parcel.

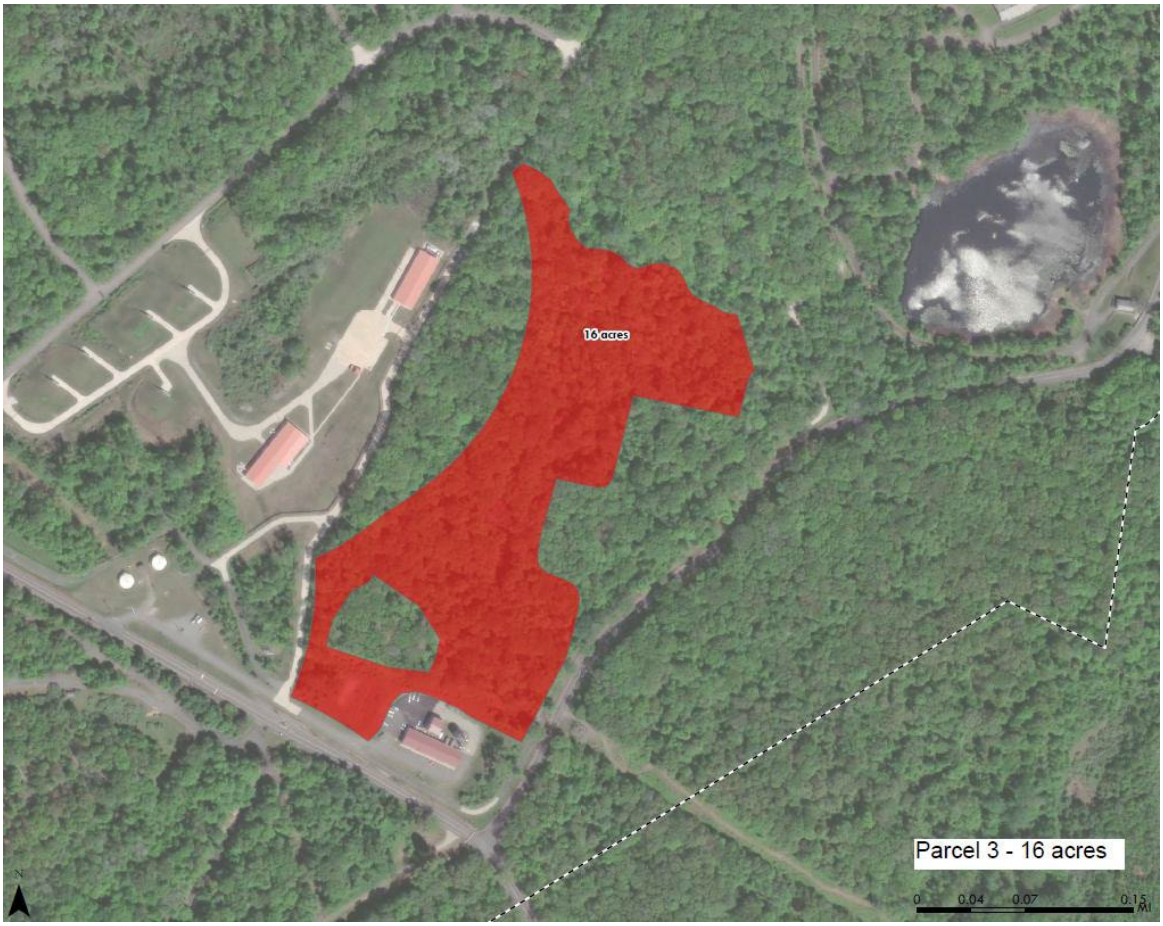
Parcel 2 is located within an environmental restoration site. It is located within the 1926 Explosion Radius On-Post MRS (CERCLA – Proposed Plan Phase/Interim Land Use Controls). Reported MEC finds limited to small arms.

Parcel 3: 16 acres of undeveloped land. This parcel is within the Installation's core fence line and located behind another restricted access fence known as the Mt. Hope District. It neighbors the American Water Treatment Plant to the south.

Parcel 3 abuts area wetlands to map north, meaning it may be within a wetland transition area and may require further wetland delineation.

Parcel 3 requires archeological Phase II survey in compliance with Section 106 of the National Historic Preservation Act (NHPA). Two known archaeological sites, 28MR323 and 28MR326, are located within the parcel.

Parcel 3 is located within an environmental restoration site. It is located within the 1926 Explosion Radius On-Post MRS (CERCLA – Proposed Plan Phase/Interim Land Use Controls). There are no reported MEC finds.

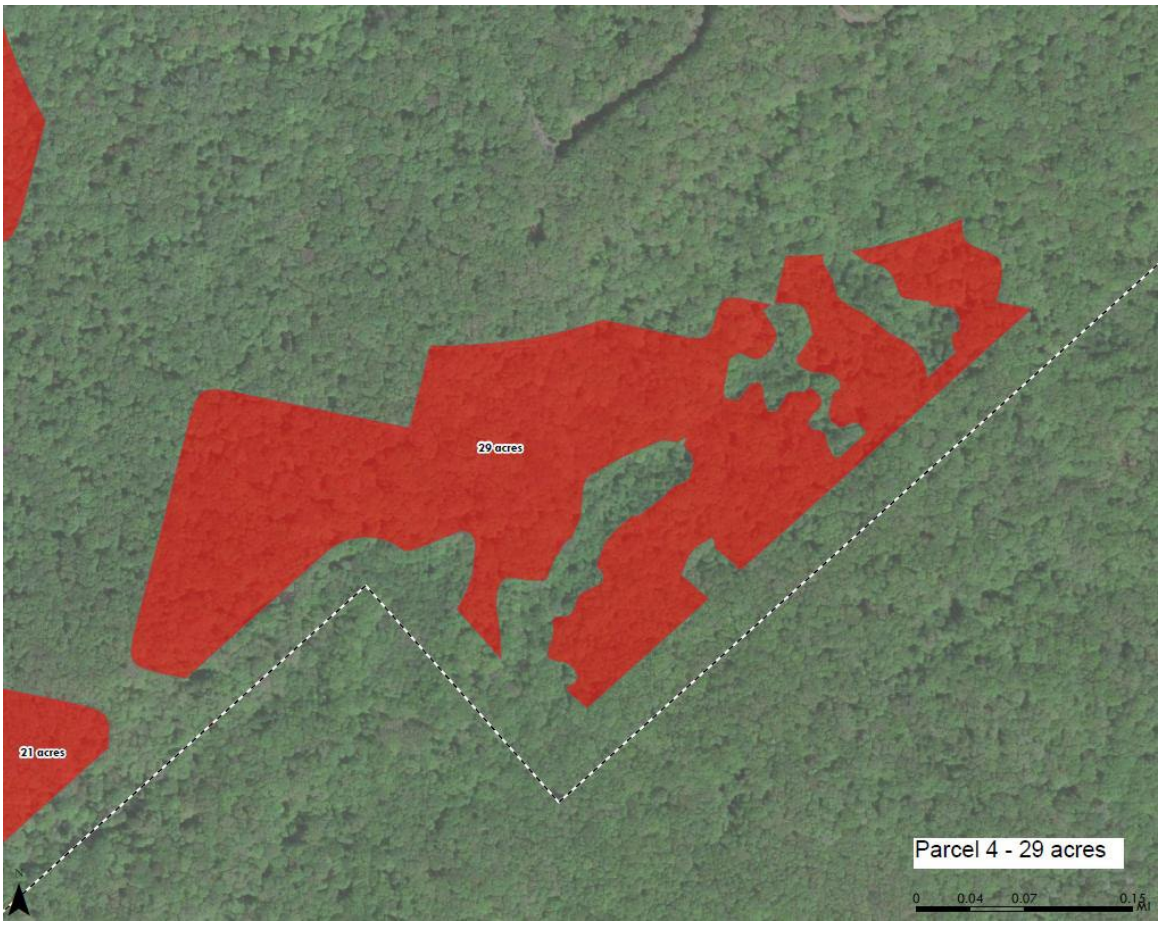


Parcel 4: 29 acres of undeveloped land. This parcel is within the Installation's core fence line and located near the Main Gate via Parker Road and Old Post Road.

Parcel 4 abuts area wetlands to the south, meaning it may be within a wetland transition area and may require further wetland delineation.

Parcel 4 requires archeological Phase II survey in compliance with Section 106 of the National Historic Preservation Act (NHPA). No known archaeological sites are located within the parcel.

Parcel 4 is located within an environmental restoration site. It is located within the Former Operational Areas MRS (CERCLA – Proposed Plan Phase/Interim Land Use Controls). Reported MEC finds are limited to small arms.

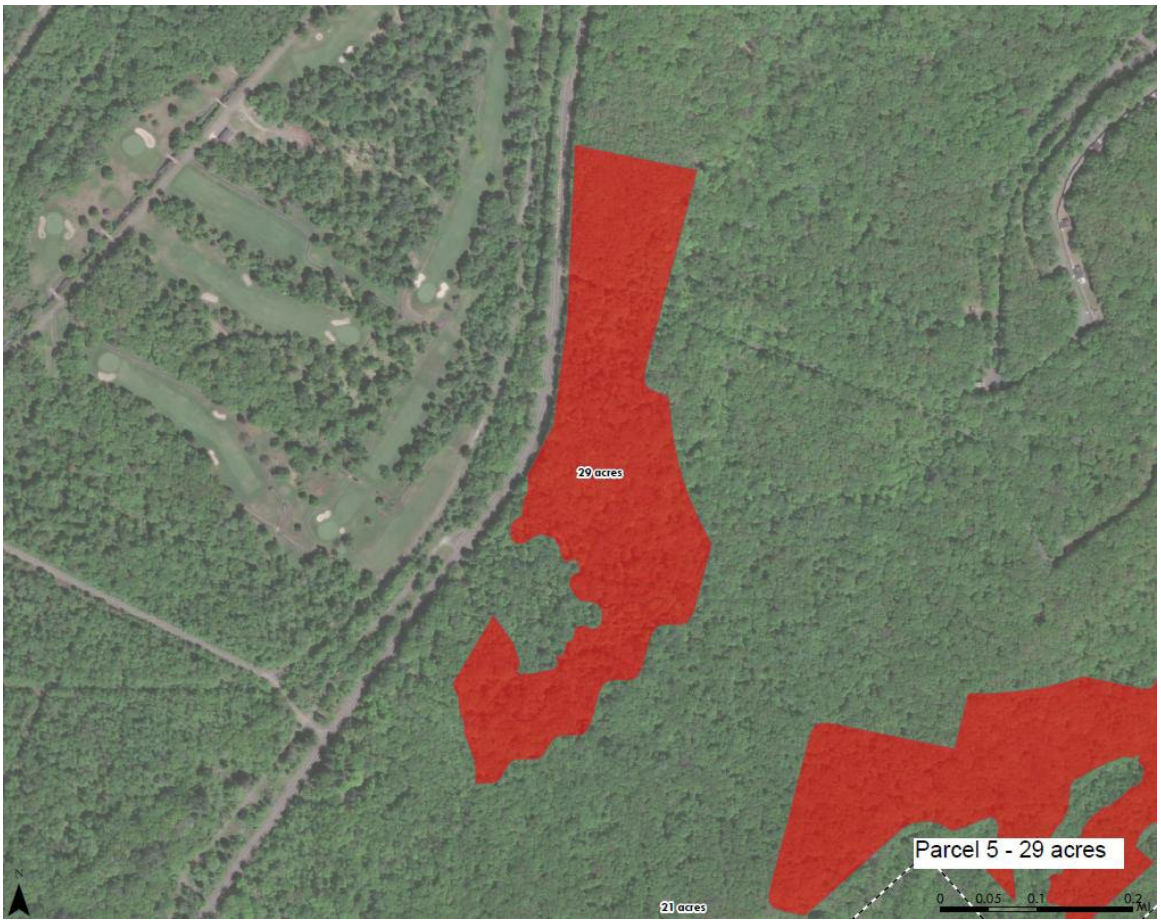


Parcel 5: 29 acres of undeveloped land. This parcel is within the Installation's core fence line and located near the Main Gate via Parker Road. The parcel is located across the street from the Installation's public golf course facilities. Neighbors off-post Mt. Hope County Park.

Parcel 5 abuts area wetlands to the west, meaning it may be within a wetland transition area and may require further wetland delineation.

Parcel 5 requires archeological Phase II survey in compliance with Section 106 of the National Historic Preservation Act (NHPA). One known archaeological site, 28MR381, is located within the parcel. This parcel will require multicomponent, 60-day consultation with tribal nations.

Parcel 5 is located within an environmental restoration site. It is located within Former Operational Areas MRS (CERCLA – Proposed Plan Phase/Interim Land Use Controls). Reported MEC finds include one 105mm empty shell casing.

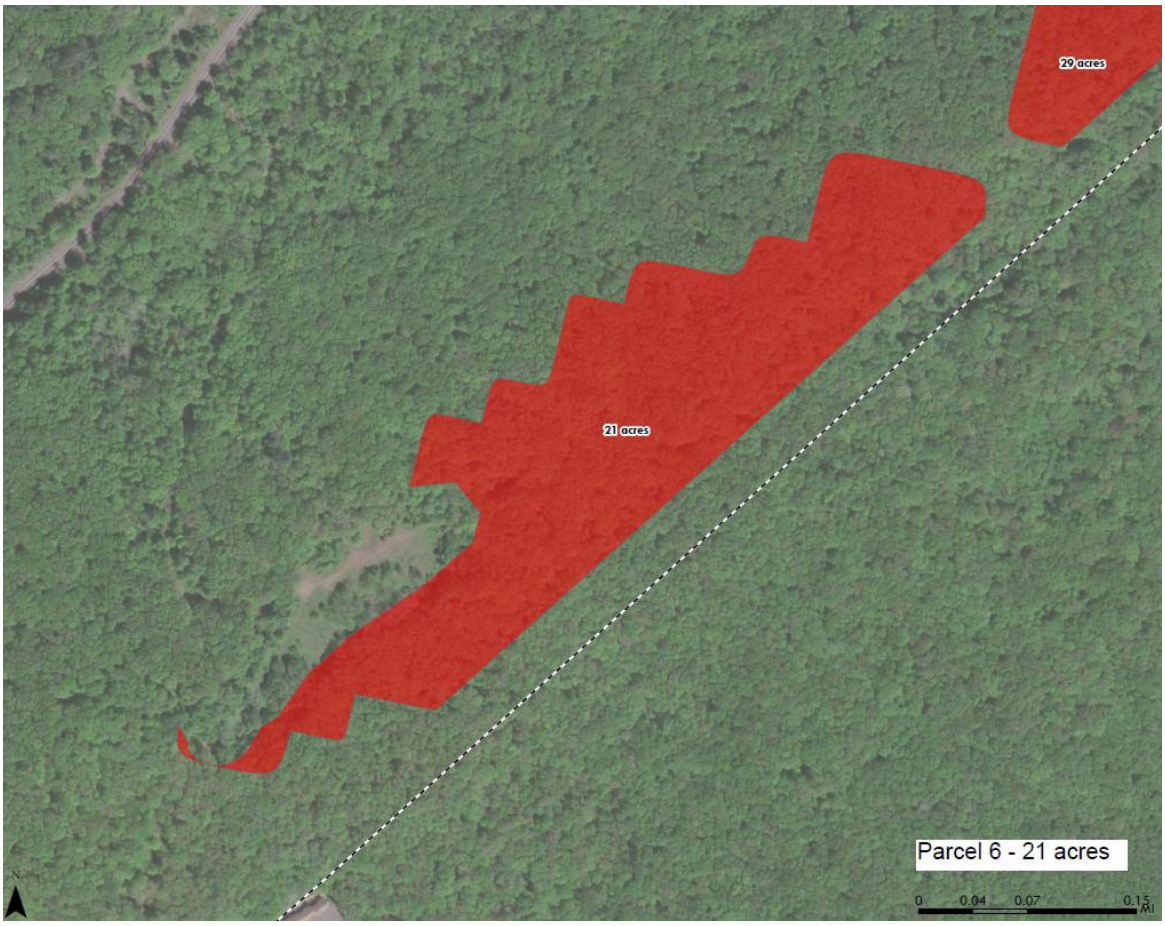


Parcel 6: 21 acres of undeveloped land. This parcel is within the Installation's core fence line and located near the Main Gate via Parker Road and Old Post Road. Approximately 10.3 acres of this parcel is a former construction debris landfill. Neighbors off-post Mt. Hope County Park.

Parcel 6 has no known wetland constraints.

Parcel 6 requires archeological Phase II survey in compliance with Section 106 of the National Historic Preservation Act (NHPA). No known archaeological sites are located within the parcel.

Parcel 6 is located within an environmental restoration site. It is located within Former Operational Areas MRS (CERCLA – Proposed Plan Phase/Interim Land Use Controls). Reported MEC finds are limited to small arms. Contains Post-Farm Landfill IRP Site (ROD Approved/Land Use Controls & Long-Term Monitoring) is located within the red polygon.



Utilities at Picatinny Arsenal:

Electricity: Generation of Commodity provided by AEP through DLA managed contract. Off-site Transmission service is provided by Jersey Central Power and Light (JCP&L, A First Energy Company). On-site Transmission-, distribution-, and metering services are provided by Utility Privatized (UP) contractor Sussex Rural Electric Company (SREC). 34.5kV transmission and 12.47KV distribution serves Picatinny Arsenal.

Natural Gas: Commodity is provided by NRG through DLA managed contract. Regulated utility New Jersey Natural Gas (NJNG) provides off-site transmission-, and on-site pressure regulation-, distribution-, and metering services.

Water: Utility Privatized (UP) contractor American Water (AW) provides on-site raw water supply-, treatment-, storage-, and distribution services to Picatinny Arsenal. Garrison owns NJ DEP issued well water permits.

Wastewater: Utility Privatized (UP) contractor American Water (AW) provides on-site wastewater conveyance service. Garrison owns a portion of the off-site

conveyance system. Rockaway Valley Regional Sewerage Authority (RVRSA) provides off-site WW treatment services.

Fiber: Internet is distributed at Picatinny Arsenal through Network Enterprise Center (NEC)

Environmental Considerations:

a. All six (6) parcels will require further screening for existing utilities, environmental restrictions (including UXO), and potential conflicts with mission operations.

b. All six (6) parcels are classified in 'Developable Area 3" that is defined as land that can be developed with extensive effort. For buildings, this includes existing permanent buildings smaller than or equal to 5,000 square feet in area, along with a 10-meter area around these buildings. Developable Area 3 also includes leased lands such as privatized housing, wetlands larger than 1/5-acre, land under aircraft APZ I, moderately sloped areas (slopes greater than 5% and less than or equal to 10%), parks (green spaces), golf courses, and environmental remediation areas with Land Use Controls (LUC) including Ammunition Supply Points (ASP).

c. The Installation's native soils are predominately derived from glacial deposits consisting of predominately till in the upland areas, glacial fluvial outwash in the valleys, and post-glacial marsh deposits near surface water bodies. The property was subject to two or more glacial advances and retreats from the Quaternary Period (Wisconsin Glacial Event). A terminus of subsequent glacial retreat is indicated by a recessional moraine (25-40 foot high) located directly southwest of Picatinny Lake. Unconsolidated glacial sediments (till and stratified drift) cover the older bedrock formations throughout the regions. Glacial sediments are thickest in the valley (up to 240 feet) and thinner on the hilltops and ridges (0 to 20 feet). The soils on the rocky slopes of the valley are composed of stony land and sandy clay loam, whereas the soil in the central valley contains loam, silt, sand, and gravel pan soils, with muck and peat developing in the swampy areas. Mature hardwood forests dominate the rocky slopes. The wetland vegetation consists of grass, woody vegetation, shrubs, and deciduous trees. The underlying older bedrock formations consist of linearly trending folded and faulted Precambrian metamorphic and igneous rocks that form the Copperas Mountain on the eastern side of the property. The Silurian age metamorphic conglomerate composes Green Pond Mountain on the western side of the property. The valley floor of the property between the mountains is underlain by Middle and Lower Cambrian sedimentary rocks such as dolomite and conglomeratic sandstone. The property is in the New Jersey Highlands of the Appalachian Piedmont physiographic province. The valley in which the facility resides has a broad and relatively flat floor which slopes gently to the southwest. Elevations within the valley floor range from approximately 700 to 800 feet (ft) mean sea level (msl). The mountain slopes are rugged and steeply

sloped with a maximum elevation of approximately 1,250 ft. msl. The southeastern ridge is less steep with a maximum elevation of approximately 1,150 ft. msl and contains small, elevated plateaus. Marshy areas at the southern end of the facility and north of Lake Denmark are very flat with minor relief.

d. Picatinny is roughly 7 miles long and 1 mile wide situated inside two parallel ridges with stormwater draining into two major lakes and 7 medium size ponds (~390 acres open water) all connected to one main stream (Green Pond Brook) that runs thru the middle of the Installation. The water is classified as FW2-TP (trout production) and FW2-NT (non trout) carrying a Category one (C1) antidegradation designation under NJAC 7:9B. All waters are classified as C1 primarily to protect Threatened and Endangered Species (TES), but also for exceptional water supply as headwaters to the Jersey City reservoir.

e. New Jersey ranks 15th out of the 50 states for average annual precipitation (~47”). The most recent flood plain map was conducted in 2012 by RBA group using 100 year flood data from NOAA/Atlas 14 (Morris County = 8.3” over 24 hrs). Picatinny has water control structures at three dams and an extensive network of surface and subsurface conduits and culverts control storm drainage. Although the culverts have eased the severity of flood conditions in most areas, the possibility of flood problems still exists, especially during periods of extreme weather conditions and when the ground is saturated from snow melt or a previous rainfall. The principal drainage channels flowing through improved grounds on the Installation are the lower reaches of Green Pond Brook and the middle and lower reaches of Bear Swamp Brook.

f. Under the New Jersey Freshwater Wetlands Protection Act, the NJDEP regulates freshwater wetlands at Picatinny Arsenal in lieu of the US Army Corps of Engineers because New Jersey has formally assumed the federal section 404 permitting authority for inland, non-tidal waters. According to the INRMP (page 22 and table 6.2) “Picatinny has approximately 1,250 acres of wetlands composed of forested wetlands and shrublands. Wetlands are scattered throughout the Installation and contribute significantly to the biodiversity of the arsenal.” The NJDEP requires that a wetland permit be obtained for vegetative and soil disturbances inside wetlands. Mitigation is required for permanent wetland loss.

g. The Installation has three (3) water permits and one (1) air permit with the NJDEP:

Water Allocation Permit is for 3 ground water wells (drinking water) and 2 surface water intakes (irrigation and operations). The Installation is not dependent on any outside water supplies and is self-sufficient. The permit is renewed every 10 years.

MS4 Public Complex Stormwater General Permit issued to the "municipality" to protect the stormwater from "source materials" and ensures that all major development abides by the NJDEP stormwater rules.

5G2 Basic Industrial Stormwater Permit is issued to minimize exposure of "source materials" at the active ranges and outdoor operations.

Title V Operating Air Permit is a comprehensive permit covering hundreds of individual "source operations" across the Installation. This permit is required because the Installation is classified as a "Major Facility" of air emissions.

National and New Jersey Ambient Air Quality Standards (NAAQS) for (6) six specific air pollutants ("criteria" pollutants) have been established by the Environmental Protection Agency (EPA) to protect the health and welfare of the public. Ambient air quality in Morris County, New Jersey, meets the NAAQS for sulfur dioxide (SO2), carbon monoxide (CO), particulates with aerodynamic diameter of 10 microns (PM10), lead (Pb), and nitrogen dioxide (NO2). Therefore, Morris County is designated by the EPA, per 40 CFR 81, as an attainment/unclassifiable area for these pollutants. However, ambient air quality in Morris County and statewide does not meet the National and New Jersey NAAQS for ozone (O3) and is thereby designated by the EPA as a severe nonattainment zone for ozone. Nitrogen oxides (NOx) and volatile organic compounds (VOCs) are precursors to ozone formation and are regulated as non-attainment pollutants.

Based on facility-wide potential emission rates, the Installation is classified as a major source of air contaminants pursuant to the N.J.A.C. Title 7, Chapter 27, Subchapter 22 (7:27-22) and is subject to the Federal Title V operating permit program requirements specified in this regulation.

The Installation's air pollution control program has managed potential air pollutant emissions' increases to allow for future development and expansion. Future increases in potential emissions will not immediately trigger strict, nonattainment new source review regulations.

h. The Integrated Natural Resource Management Plan (INRMP) for the Installation lists and describes endangered and threatened plant and animal species that do occur or may occur across the Installation. There are two federally listed endangered mammal species and one federally listed threatened reptile species (past years - bog turtle) known to occur on the Installation. The endangered mammal species are the Indiana bat and the northern long-eared bat. Both bat species depend on forested habitat during the spring and fall for foraging and trees in summer for roosting. To protect the Indiana bat and northern long-eared bat, a tree cutting/harvesting window has been established from November 16th to March 31st during the time when the bats are known to be

hibernating on and off the Installation, as identified in the INRMP. The bog turtle was sighted and confirmed in 1987 in the wetlands associated with the east branch of Green Pond Brook, but no sightings have occurred in many years.

i. The Installation houses over 100 laboratories handling energetics and hazardous materials, alongside residential and recreational areas that generate standard household waste. The Installation also produces a steady stream of construction debris from ongoing facility modernization. Because of legacy disposal practices, the Installation is currently designated as a CERCLA (Superfund) site and is on the EPA's National Priority List (NPL). Additionally, expended munitions and unexploded ordinance (UXO) remain a factor across 10 Military Munitions Response Areas (MRS) on and off Federal property. These MRS sites have varying levels of probability for munitions and are currently being remediated as needed.

j. Several large-scale archaeological inventories have been conducted across approximately 1,599 acres and multiple archaeological sites have been identified within the properties. Further excavation work is required for approximately 1,200 remaining surveyable acres. Many identified archaeological sites within the properties require further evaluation, approximately 59 sites, to determine eligibility for inclusion on the National Register of Historic Places. As future survey work is completed, new sites may be identified that would increase the disclosed/identified survey requirements. Additionally, there is low to medium potential for significant inadvertent discoveries, especially those related to the Native American Graves Protection and Repatriation Act (NAGPRA) (43CFR § 10). No NAGPRA sites have yet to be identified at this time and the Installation will be entering ongoing consultation in accordance with the Army Warfighter Program Comment with its 5 Federally-recognized Indian Tribes to discuss sites of Potential Traditional Religious and Cultural Importance as well as Sacred Sites.

Legislative Jurisdiction at Picatinny Arsenal:

The properties are subject to exclusive federal legislative jurisdiction. Exclusive legislative jurisdiction exists when the federal government acquires all the state's judicial, legislative and administrative authority, and the state concerned has not reserved to itself the right to exercise any of the authority concurrently with the federal government, except the right to serve state civil or criminal process for activities that occurred outside of the area. Since there are no federal general municipal laws, the state law in effect at the time such exclusive jurisdiction is acquired generally governs with respect to civil matters. The criminal laws of the state are generally adopted within areas of exclusive federal jurisdiction under 18 U.S.C. § 13 (the Assimilative Crimes Statute). As a result, laws governing both criminal offenses and certain civil matters may be ambiguous or non-existent in some cases. Offerors should therefore familiarize themselves with jurisdictional matters to best determine how to address the

enforcement of civil matters on the properties, such as enforcement of contractual obligations, which may be addressed through choice of law provisions.