

PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

**Vacant Commercial Property
Former Hess Station #38292
113 South Hanover Street
Pottstown Borough
Montgomery County, PA 19464**

*Field Work Conducted and Report Prepared in Accordance with
ASTM E-1527-05*

Project Number: 2110921-425
Report Date: August 9, 2010

Report Prepared for and Reliance Provided to:

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1.0 Project Summary

1.1 Contract & General Scope of Work

TYREE Environmental Corp. (Tyree) has performed a Phase I Environmental Site Assessment (ESA) for the "Property", located at 113 South Hanover Street, Pottstown, Montgomery County, Pennsylvania (the Property). The project was completed in general accordance with the scope and limitations set forth in ASTM Practice E 1527-05 and the Scope of Work described in Tyree proposal dated June 28, 2011.

No environmental liens were reported by the client. Use limitations were reported in the form of deed restrictions prohibiting residential usage of the Property and prohibiting basements or crawlspaces being constructed on the Property. Commonly known and reasonably ascertainable information was reported by the client in the form of information regarding an historic release of gasoline to soils and groundwater on the Property. No Property valuation reduction related to environmental issues or concerns was reported by the client.

1.2 General Property and Area Information

The Property was located 0.15 miles south of High Street in downtown Pottstown, at the intersection of S Hanover Street and South Street. The Schuylkill River lies approximately 280 feet south of the Property. The surrounding area is a mix of commercial, residential, historic industrial and recreational properties.

The Property was a vacant lot with no buildings. The Property was observed to be developed with weathered asphalt paving and concrete pads that remained from previous property uses. Bollards with a chain connecting them run around the perimeter of the Property.

A vacant commercial office building borders the Property to the north. A former industrial/commercial property that is now used as an apartment building borders the Property to the west. The Pottstown Riverfront Park borders the Property to the south. An under construction townhouse development borders the Property to the east. A warehouse / light industrial property borders the Property to the northeast.

The most recent deed found for the Property lists the current owner of the Property as The Burgess and Town Council of the Borough of Pottstown. The Borough of Pottstown acquired the Property on December 22, 2006 from Amerada Hess Corporation. The Property is identified by Parcel Numbers 16-00-13484-00-9 and 16-00-13488-00-5. The total property acreage was found to be or 0.465 acre. The property was zoned DG – Downtown Gateway District.

The Property was partially in the 100 and entirely in the 500 year flood plains. The Property did not contain wetlands and was not located adjacent to a wetland area.

Historical Research

The Property has been developed since at least 1891. The Property supported between one and three structures between 1891 and 1991. The Property has been vacant with no buildings since at least 1991. The Property had a reported use as a gasoline service station starting in 1948. The gas station was reported to be branded Merit during 1950s to 1980s.

One adjacent property to the west was identified to have been a historic filling station. This property was also observed to have three monitoring wells on the site during the site inspection.

Environmental Records Research

Sixty-seven (67) sites were located in the environmental database search within the listed search distances. The number of sites indicates the current and historic industrial and commercial property uses that have occurred within one mile of the Property.

The Property was listed in the database report with two (2) listings as a Leaking Underground Storage Tank (LUST) site.

None of the sites identified in the database report were determined to be a material threat to the Property based on the status of the site or the distance from the Property. The environmental professional preparing this report has firsthand knowledge of most of the sites listed in the database report and is not aware of any of the sites posing a threat to the Property.

Site Reconnaissance & Interviews

No prior environmental reports were provided for this Phase I ESA or discovered during the preparation of this report.

No landfill activities were identified on the Property.

No Municipal Waste generation was observed or reported to occur on the Property.

No Hazardous or Residual Waste was identified to be generated on the Property. No historic generation of Hazardous or Residual Waste was identified to have occurred on the Property.

The Property did not currently discharge septic waste or have an onsite septic system. The Property has ability to connect to the Pottstown Area Sewer Authority but is currently disconnected from the system.

No process or industrial wastewater discharges were identified on the Property or to have occurred on the Property in the past.

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Four (4) historic USTs were reported on the Property. All four tanks were used to store gasoline. Two (2) of the tanks were 6,000-gallon and two (2) were 8,000-gallon. These four tanks were removed in July of 1991. The Property was reported to have UST Facility ID Number 46-23156 with PADEP as required for facilities with regulated USTs.

It is unknown if prior tanks existed and if they did, if they were removed or left in the ground. The first tanks are believed to have been installed on the Property in the 1940s when the site is first identified as a gas station in historic records. Tanks installed in the 1940s and 1950s were typically 2,000-gallons or less.

No chemical or petroleum storage was observed to be on the Property.

No historic chemical usage was identified to be associated with the Property.

No evidence of chemical releases were observed on the Property. Petroleum releases were documented to have occurred on the Property as the result of leaking gasoline USTs. The release was discovered in 1991.

No electrical equipment that could potentially contain PCBs was observed on the Property.

No biohazardous waste was identified on the Property.

No suspected Asbestos, Lead Based Paint, or Mold was observed during the site inspection of the Property.

Representative interviews were conducted with various individuals knowledgeable of the Property. The interviews were conducted to determine an awareness of any recognized environmentally related problems or concerns at the Property. The following persons interviewed during the course of this assessment did not identify REC's or environmental concerns with the Property. All interviews reported that the Property operated as a gasoline service station between circa 1950 and circa 1990. All those interviewed recall the name Horosky being associated with the service station. Some interviewees recall the gas station on the Property being branded as a Merit.

Additional hazards were not observed on the Property.

Additional hazards were not observed on the adjoining properties.

1.3 Summary of Findings & Conclusion

No material deviations from the standard were made in the preparation of this report.

Significant data gaps were not encountered during the preparation of this Phase I Environmental Site Assessment.

Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Commercial Office property located at 113 South Hanover Street, Pottstown, Montgomery County, Pennsylvania (the Property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has revealed evidence of three (3) recognized environmental conditions (RECs) in connection with the Property.

- The Property is documented to have operated as a filling station or gasoline service station since 1948 or earlier.
- No records were found during this assessment documenting the installation or removal of historic tanks on the Property that may have been present prior to the installation and removal of four (4) documented USTs. The absence of this documentation makes it possible that first or second generation tanks may still be present on the Property. Such tanks are typically between 500 and 2,000 gallons. These tanks would typically be located close to the service station building or the historic dispenser locations.
- The Property is documented to have had a release of gasoline to soil and groundwater from UST systems that were removed from the Property in July of 1991. On April 19, 2005 PADEP issued an acceptance letter to Hess indicating that the Property had been remediated to acceptable levels. The letter included a release of liability related to the documented release and contaminants to Hess and all future property owners. The letter also placed use restrictions on the Property that prohibit residential usage and prohibit the construction of a basement or crawlspace in any future buildings on the Property. This letter by PADEP does demonstrate that the discovered release in 1991 to soil and groundwater on the Property was properly remediated to state requirements.

Additional Investigation

Based on the findings of this Phase I ESA, Tyree recommends that additional investigation of the Property to determine if historic tanks are still present on the Property.

2.0 Introduction

2.1 Purpose

The purpose of this Phase I ESA is to identify existing or potential recognized environmental conditions or historical recognized environmental conditions (as defined by ASTM Practice E 1527-05) affecting the vacant commercial property located at 113 South Hanover Street, Pottstown, Montgomery County, Pennsylvania (Property).

2.2 Detailed Scope of Services

Tyree Environmental Corp. (Tyree) was retained by the Pottstown Area Health and Wellness Foundation to conduct a Phase I Environmental Site Assessment (ESA) of the Property in accordance with the scope of work detailed in Tyree proposal dated June 28, 2011. Authorization to perform the work was provided by David Kraybill, Executive Director of the Pottstown Area Health and Wellness Foundation on July 11, 2011.

The Scope of Work for the Phase I ESA is included in **Appendix H - Special Contractual Conditions Between User and Environmental Professional** of this report.

2.3 Significant Assumptions

This Phase I ESA was conducted in accordance with ASTM Standard Practice ASTM E 1527-05 to insure that methodologies used constitute appropriate inquiry into the prior uses of the property consistent with good commercial and customary practice in order to identify and analyze environmental conditions that constitute existing, past, or potential environmental risks associated with a property.

Performance, in accord with these standards is intended to reduce, but not eliminate uncertainty with respect to the potential for RECs associated with a property.

This report is designed to satisfy the requirements for the innocent landowner defense to CERCLA liability as defined in 42 USC 9601 (34) B and to determine environmental liabilities that may affect the redevelopment or reuse of the property.

2.4 Limitation, And Exceptions

A Phase I ESA is limited by the availability and quality of site documentation. Undocumented, unauthorized releases of hazardous materials, the remains of which are not readily identifiable by visual inspection, are very difficult and often impossible to detect within the scope of such an investigation.

In preparing this report, Tyree has relied on certain information provided by various government agencies and officials, interviews, third party environmental database providers, and data available at the time of the site inspection. Although there may be some degree of overlap in the information provided by these various sources, Tyree did not attempt to independently verify the accuracy of all information reviewed or received during the course of this Phase I ESA. Tyree disclaims any and all liability for any errors, omissions or inaccuracies in information provided by third party sources.

The findings of this report are valid as of the date of this report. Changes in the condition of a property can occur with the passage of time, whether due to natural processes or to the works of man on this or adjacent sites. In addition, changes in state-of-the-art procedures or government regulations may occur. Such changes, which are beyond Tyree's control, may render the findings of this report invalid, wholly or in part. Tyree has no responsibility for any contingent liabilities for any reason.

The final assessment of the potential for the existence of hazardous material at the Property should be considered professional opinions based upon the data obtained during the investigations and should not be considered a definitive statement that hazardous material is or is not present in the area of study. These opinions have been derived in accordance with ASTM Practice E 1527-05.

This report does not constitute legal advice, nor does Tyree claim to give legal advice. Any maps, plans, sketches, drawings, or photographs reproduced and included in this report are intended only for the purpose of showing spatial relationships and do not represent legal surveys.

2.5 Special Terms and Conditions

All appropriate inquiry into the prior uses of the property was made with good commercial and customary practices in order to identify and analyze REC's constituting existing, past or potential environmental concerns in connection with the Property.

2.6 User Reliance

This assessment was performed at the request of the client utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent the best professional judgment of the Environmental Professional based on the conditions that existed and the information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the client, owner, or their representative has been assumed to be correct and complete.

The report may be distributed and relied upon by the Pottstown Area Health and Wellness Foundation (Client) and their successors and assigns.

3.0 Property Description

For the purpose of this report, the "Property" shall constitute the parcel of land as described in further detail in Sections 3.1.2 and 3.1.3 of this report.

A site visit was performed by Andrew Meadows and Erik Drew, Environmental Professionals, on July 29, 2011. The observations noted in this section apply to the site as it appeared on those days. Site maps and plans showing general site layout are provided in **Appendix A - Property Maps and Site Plans**.

3.1 Property Location and Legal Description

3.1.1 - Property Location

The Property was located at 113 South (S) Hanover Street in the borough of Pottstown, Montgomery County, Pennsylvania. The Property was near rectangular in shape. The Property was located on the west side of S Hanover Street, at the intersection of S Hanover Street and College Drive (formerly Industrial Highway), south of the downtown area of Pottstown Borough, Pennsylvania. The Property is located approximately 750 feet south of the intersection of Hanover Street and High Street in the center of downtown Pottstown. The Property is bordered to the east by S Hanover Street. The Property is bordered to the north by an abandoned spur road (formerly South Street) followed by a commercial property with one two-story office building. The Property is bordered to the west by a commercial property with one office building. College Drive borders the Property to the south followed by a railroad spur line, the Pottstown Schuylkill River Park and the Schuylkill River.

3.1.2 – General Property Description

The Property was vacant lot. The Property surface was mostly lawn with areas of deteriorated asphalt and old weathered concrete pads. Bollards with a single chain connected to the top of them are in place around the perimeter of the Property.

3.1.3 - Legal Property Description

The legal description for the Property was provided by the Montgomery County Recorder of Deeds in the form of one deed for the Property.

- An indenture was made on December 22, 2006, between **Amerada Hess Corporation** (successor by merger to Hess Realty Corporation, having an office at One Hess Plaza, Woodbridge, New Jersey 07095) (**Grantor**), and **The Burgess and Town Council of the Borough of Pottstown** (with its principal place of business at 100 East High Street, Pottstown, Pennsylvania 19464) (**Grantee**). For the purpose of this report the Property owner will be reported as the Borough of Pottstown.

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- The Property currently includes three (3) tracts of land defined as Parcel 2 on a subdivision plan of property to be conveyed between the Borough of Pottstown and The Berkshire Oil Co., a/k/a Amerada Hess Corp.
- The December 22, 2006 deed excludes lands defined as Parcel 4 containing 0.156 acres which were conveyed by Amerada Hess Corporation to the Burgess and Town Council of the Borough of Pottstown by deed dated January 5, 1982. This is believed to have been related to the expansion of Industrial Highway (present day College Drive) or the S Hanover Street / Industrial Highway intersection.
- The Property is identified by Parcel Numbers:
 - 16-00-13484-00-9
 - 16-00-13488-00-5
- The deed and current tax maps show the total property area as 20,275 square feet or 0.465 Acre.

A copy of the legal descriptions are included in **Appendix G - Additional Documentation**.

3.2 Site and Vicinity General Characteristics

The Property is located 0.15 mile south of the downtown area of Pottstown in northern Montgomery County, Pennsylvania. The area is highly developed with a mix of commercial, recreational, former industrial and residential properties. The Schuylkill River runs west to east approximately 280 feet south of the Property. A Norfolk Southern rail corridor with two tracks exists 380 feet north of the Property. A rail spur line exists to the south of the Property and runs between College Drive / Industrial Highway and the Schuylkill River.

3.3 Current Use of the Property

The Property is currently vacant with no existing buildings.

3.4 Descriptions of Structures, Roads, Other Improvements

Weathered concrete pads and asphalt paved areas remain on the Property from its former reported use as a gas station. Bollards with a steel chain running between them circle the perimeter of the Property. Property has access from Hanover Street to the east and College Drive to the south. South Street to the north of the Property has recently been closed by the borough and can no longer be used to access the north side of the Property.

3.5 Current Use of the Adjoining Properties

The area is heavily developed to the west, north and east. Adjoining properties are dominated by commercial properties to the west, north, and northeast. A new residential townhouse development is being constructed to the east. The Pottstown Schuylkill River Park and the Schuylkill River border the Property to the south, beyond College Drive and the railroad right of way.

Summary of use of the adjoining properties at the time of the inspection:

Direction	Development Type	Site Use	Adjoining Street
North	Commercial	Vacant office building formerly used by AAA and other businesses.	Former South Street that has been closed by the borough between S Hanover Street and College Drive.
Northeast	Commercial / Light Industrial	Office building / warehouse	S Hanover Street
East	Residential	Under construction townhouse development identified as Hanover Square Townhomes.	S Hanover Street
Southeast	Roadway / None	Railroad right of way and Schuylkill River.	Intersection of College Drive / Industrial Highway and S Hanover Street
South	Recreational	Pottstown Schuylkill River Park	College Drive
Southwest	Recreational / Commercial	Pottstown Schuylkill River Park followed by Schuylkill Heritage Center Building.	College Drive
West	Commercial	Pottstown Roller Mills office building.	None

4.0 User Provided Information

4.1 Title Records

A review of chain-of-title information was included in the scope of work for this project. The following is a summary of information provided by a combination of online deed information from Montgomery County Recorder of Deeds and a Chain of Title Search provided by FirstSearch Technology Corporation. Property ownership is summarized in the table below:

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➤ The following table of property ownership was provided in the Chain of Title Search:

FILING DATE	DOCUMENT TYPE	GRANTOR (Seller/Lessor)	GRANTEE (Buyer/Lessee)	PARCEL or LOT #	DOCUMENT NUMBER
1/8/2007	Deed	Hess Corporation, f/k/a Amerada Hess Corporation, successor by merger to Hess Realty Corporation, successor to Berkshire Oil Co.	The Burgess and Town Council of the Borough of Pottstown	16-00-13488-00-5; 16-00-13484-00-9	Document #: 5630/1192
2/14/1985	Deed	Amerada Hess Corporation, successor to Berkshire Oil Company	Hess Realty Corporation	16-00-13488-00-5; 16-00-13484-00-9	Document #: 4759/1817
2/14/1985	Deed	Amerada Hess Corporation, successor to Berkshire Oil Company	Hess Realty Corporation	16-00-13488-00-5; 16-00-13484-00-9	Document #: 4257/339
Chain 01					
1/5/1982	Deed	The Burgess and Town Council of the Borough of Pottstown	Amerada Hess Corporation	16-00-13488-00-5; 16-00-13484-00-9	Document #: 4675/817
1/5/1982	Deed	Berkshire Oil Company, a/k/a Amerada Hess Corporation	The Burgess and Town Council of the Borough of Pottstown	16-00-13488-00-5; 16-00-13484-00-9	Document #: 4675/810
6/4/1963	Deed	Berkshire Oil Company	Berkshire Oil Company	16-00-13488-00-5; 16-00-13484-00-9	Document #: 3295/321
Berkshire Oil Company acquired the above subject property prior to January 1, 1960. Berkshire Oil Company incorporated in 1930					
4/3/1964	Deed	Sadie Levinson and Ralph Levinson	Berkshire Oil Company	16-00-13488-00-5; 16-00-13484-00-9	Document #: 3326/309
Sadie Levinson and Ralph Levinson acquired the above subject property prior to January 1, 1960 No Environmental Liens were found during the course of this search See attached as "Exhibit A" for AUL's in Chain of Title Report in Appendix G – Additional Documentation No Easements were found during the course of this search					

4.2 Environmental Liens or Activity and Use Limitations

No environmental liens were reported by the Client or in the Chain of Title Report.

Use limitations are recorded on the most recent deed in the form of a deed restriction and covenant which states: The groundwater at and under the Property shall not be used for any drinking or agricultural purpose; the Property shall not be used for any residential use; and all buildings constructed on the property shall be constructed without basements or crawl space unless the Grantee, or its successors, confirm that there is no risk of vapor intrusion into buildings or appropriately provide vapor intrusion protection.

4.3 Specialized Knowledge

The client did report specialized knowledge of historical recognized environmental concerns (HRECs) in connection with the Property. The client was aware that the site had USTs at one time and that there were reported environmental impacts to the Property.

4.4 Commonly Known or Reasonably Ascertainable Information

Tyree was provided with information that the Property was known to have been a gas station and to have had monitoring wells on the Property. This information was provided by P. Richard Frantz a local architect working for the client.

4.5 Valuation Reduction for Environmental Issues

Tyree was not provided with any information, which indicated any valuation reduction for the Property. However, the Property is documented to be restricted to non-residential use only based on the release of petroleum products to soils and groundwater on the Property and the subsequent cleanup of those substances to Pennsylvania Department of Environmental Protection (PADEP) non-residential and site specific cleanup standards.

4.6 Owner, Property Manager, and Occupant Information

The Property was the Borough of Pottstown at the time of the inspection. Doug Yerger with the Borough of Pottstown was the assigned property manager. There are no current occupants of the Property.

4.7 Reason for Performing the Phase I ESA

This Phase I ESA and report was prepared by Tyree at the request of the Client. The ESA was requested for one or more of the following reasons:

- Constitute partial or whole appropriate inquiry for purposes of CERCLA's innocent landowner defense.
- Determine if there are environmental conditions associated with the Property that could affect the Property value or development potential.

4.8 Other

The user has not made known to the environmental professional any other reason why the user wants to have this Phase I Environmental Site Assessment performed other than the user's desire to qualify for a Limited Liability Party to CERCLA liability or to determine if environmental conditions could affect the property value or development potential.

5.0 Records Review

5.1 Standard Environmental Records Review

A search of available federal and state environmental records was conducted by InfoMap Technologies Incorporated (InfoMap). InfoMap provided an Environmental FirstSearch Report (InfoMap Report) for the Property and surrounding area. A copy of the InfoMap Report is included in **Appendix D – Regulatory Records Documentation** of this report. The provided InfoMap Report meets or exceeds the regulatory records search requirements of ASTM Practice E1527-05. Discrepancies may exist between the InfoMap Report and the findings of Tyree's research and reconnaissance regarding sites identified in the InfoMap Report. Listed facilities may not be plotted in correct locations or may be listed as unmapped sites because of incomplete or incorrect addresses or other inadequate data. When discrepancies occur, the findings of Tyree's site reconnaissance and other records review will take precedence over information provided by InfoMap.

A summary of the InfoMap database search is summarized in the table below:

Database	Sel	Updated	Radius (miles)	Site	Distance from Site in Miles				ZIP	TOTALS
					1/8	1/4	1/2	>1/2		
NPL	Y	6/10/2011	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	6/10/2011	0.50	0	0	0	0	-	0	0
CERCLIS	Y	5/31/2011	0.50	0	0	0	1	-	0	1
NFRAP	Y	5/31/2011	0.50	0	1	0	0	-	1	2
RCRA COR ACT	Y	7/11/2011	1.00	0	0	0	0		0	0
RCRA TSD	Y	7/11/2011	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	7/11/2011	0.25	0	5	4	-	-	0	9
Federal Brownfield	Y	5/4/2011	0.50	0	0	0	1	-	0	1
ERNS	Y	7/18/2011	0.25	0	2	2	-	-	0	4
Tribal Lands	Y	12/1/2005	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	10/1/2009	1.00	0	0	0	3	0	0	3
State Spills 90	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	6/15/2010	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	6/1/2011	0.50	2	3	10	15	-	1	31
State/Tribal UST/AST	Y	6/1/2011	0.25	0	0	7	-	-	0	7
State/Tribal EC	Y	5/1/2008	0.50	0	0	0	-	-	0	0
State/Tribal IC	Y	5/1/2008	0.25	0	1	0	-	-	0	1
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	5/11/2011	0.50	0	1	0	4	-	3	8
Federal IC/EC	Y	5/16/2011	0.50	0	0	0	0	-	0	0
TOTALS				2	13	23	24	0	5	67

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Sixty-seven (67) sites were located in the InfoMap environmental database search within the alternative minimum search distances (AMSD) listed. The number of sites indicates the current and historic industrial and commercial property uses that have occurred within one mile of the Property. A complete list of the reported sites is included with the InfoMap report in Appendix D – Regulatory Records Documentation.

The Property was listed in the database report with two (2) listings as a Leaking Underground Storage Tank (LUST) site.

An additional twenty-nine (29) LUST sites were identified in the report within one-half mile of the Property. One of these sites was found to be improperly located and to not be within the AMSD.

A total of nine (9) state and federal brownfield sites were identified in the report. A review of these sites finds that most are either completed with cleanup actions or in the process.

None of the sites identified in the database report were determined to be a material threat to the Property based on the status of the site or the distance from the Property. The environmental professional of this report has firsthand knowledge of most of the sites listed in the database report and is not aware of any of the sites posing a threat to the Property.

A summary of the information provided in the InfoMap Report is presented in Section 5.1.1 and Section 5.1.2.

Unless described in one or more of the following sections, the unmapped facilities identified in the InfoMap Report are either located beyond the prescribed search radii or cannot be located because of insufficient addresses.

5.1.1 - Federal and State Listing Summary

Map ID	Database Type	Site Name / ID / Status	Address	Dist/Dir	Page No*	ElevDiff
1	LUST	Hess 38292 1463169/Archived	South and Hanover ST Pottstown, PA 19464	0.00 --	1	0
1	LUST	Hess 38292 0199-1117/Closed	South and Hanover ST Pottstown, PA 19464	0.00 --	1	0

The two (2) listings above refer to the Property.
 The LUST listing indicates the Property has documented Leaking Underground Storage Tank(s).
 The first listing indicates it was a case obtained from the PADEP prior to 2003. It lists the substance released as unleaded gasoline. No other details were listed.
 The second listing is for a release dated 5/9/1994. The status is listed as: Cleanup Completed - Removal of contaminants to applicable cleanup standards has been demonstrated to DEP. The status date listed is: 5/24/2005.

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Map ID	Database Type	Site Name / ID / Status	Address	Dist/Dir	Page No*	ElevDiff
2	RCRAGN	MINUTEMAN PRESS	95 S HANOVER ST Pottstown PA 19464	0.01 NE	3	-5
<p>The RCRAGN listing indicates that the site was a generator of hazardous waste. The site was classified as a Small Quantity Generator (SQG) of less than 1000 kg per month of hazardous waste. The site was not found during the inspection or review of other records indicating it no longer operates in the location listed above.</p>						
3	BROWNFIELD	PECO Hanover Substa Act II-1169/LRP Site	South and Hanover ST Pottstown PA	0.03 SW	5	-8
3	INSTCONTRO	PECO Hanover Substa IC-221/DeedR	South and Hanover ST Pottstown PA	0.03 SW	7	-8
3	RCRAGN	PECO Energy Co Hanover Substa PAD987344827/SGN	Industrial Highway W of Hanover Pottstown, PA	0.03 SW	9	-8
3	NFRAP	PECO Lots 5,7,8 and 9 PAD987352200/NRRAP-N	Industrial HWY Pottstown, PA 19464	0.03 SW	10	-8
<p>The BROWNFIELD listing indicates that the property has undergone a voluntary cleanup under a Federal Brownfields program. The list is also classified as a PADEP Act II cleanup site.</p> <p>The site is reported to have performed cleanup actions related to chlorinated solvents, polyaromatic hydrocarbons (PAHs), Lead, unleaded gasoline, in soils and groundwater on the property.</p> <p>The status is listed as Complete under the various cleanup category listings.</p> <p>THE INSTCONTRO listing is based on the site having institutional controls or deed restrictions. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.</p> <p>The RCRAGN listing indicates the site was classified as a generator of hazardous waste. The site was classified as a Small Quantity Generator (SQG) of less than 1000 kg per month of hazardous waste. It is presumed that the hazardous waste generator listing for this site was due to wastes generated during the remediation activities on the site. Based on the location this site is believed to currently be the parking area for the Schuylkill Heritage Building.</p> <p>The NFRAP listing is a list of sites classified as COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS) ARCHIVED SITES - database of Archive designated COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA, aka Superfund) sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. It is unknown if this listing pertains to the same parcel(s) of land as the previous listings this location. PECO was observed to currently operate a backup power generator on a parcel of land on the north side of College Drive to the west of the Property.</p>						
4	LUST	MRS Smiths Frozen Foods 1463832/Archived	South and Charlotte ST Pottstown PA 19464	0.10 SE	10	+8
4	LUST	MRS Smiths Frozen Foods 1463831/Archived	South and Charlotte ST Pottstown PA 19464	0.10 SE	11	+8
4	LUST	MRS Smiths Frozen Foods 1463833/Archived	South and Charlotte ST Pottstown PA 19464	0.10 SE	11	+8
4	RCRAGN	Smiths Mrs. Refrigeration PAD987281417/SGN	South and Charlotte ST	0.10 SE	13	+8
4	ERNS	MRS Smiths Frozen Foods 178521/Fixed Facility	South and Charlotte ST Pottstown PA 19464	0.10 SE	14	+8

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4	ERNS	MRS Smiths Frozen Foods 388823/Fixed Facility	Mrs. Smiths Frozen Foods South and Charlotte ST	0.10 SE	14	+8
4	RCRAGN	Smiths Mrs. Foil Co	255 South Street Pottstown PA 19464	0.10 SE	16	+8
<p>The above listings above refer to the former Mrs. Smiths Frozen Foods facility that formerly occupied a large track of land on the east side of Hanover Street and on both the north and south sides of South Street.</p> <p>The LUST listings indicate the site has documented Leaking Underground Storage Tanks.</p> <p>The first listing refers to the cleanup of a #4 Heating Oil UST. The status is listed as Closed.</p> <p>The second listing refers to the cleanup of a #2 Heating Oil UST. The status is listed as Closed.</p> <p>The third listing refers to the cleanup of a #2 Heating Oil UST. The status is listed as Archived.</p> <p>The RCRAGN listing indicates that the site was a generator of hazardous waste. The site is classified as a Small Quantity Generator of less than 1000 kg per month of hazardous waste. The site is reported to have generated hazardous non-halogenated solvent wastes.</p> <p>The two ERNS listings pertain to documented emergency response actions. Both listings pertain to a release of Anhydrous Ammonia. The first is reported with a date of 8/31/1990. The second is reported with a date of 7/24/1994.</p> <p>The second RCRAGN listing indicates that the Mrs. Smiths Foil Company was a generator of hazardous waste. This is believed to have been a separate business entity operating within the same complex. The site is classified as a Small Quantity Generator of less than 1000 kg per month of hazardous waste. The site is reported to have generated hazardous non-halogenated solvent wastes.</p>						
5	RCRAGN	Wastex Industries Inc PAD075522680/SGN	28 S Hanover ST Pottstown PA 19464	0.10 NE	17	+17
<p>The RCRAGN listing indicates the site was/is a generator of hazardous waste. The site is classified as a Small Quantity Generator of less than 1000 kg per month of hazardous waste. Wastex is known to no longer operate at this location.</p>						
6	RCRAGN	PECO Energy Co Pottstown Svc B PAD000798363/SGN	York St and Conrall Road Pottstown, PA 19464	0.15 NW	19	-21
<p>The RCRAGN listing indicates the site was/is a generator of hazardous waste. The site is classified as a Small Quantity Generator of less than 1000 kg per month of hazardous waste.</p>						
7	ERNS	Kellogg S Corp 178517/Fixed Facility	Charlotte and South St Pottstown PA 19464	0.15 SE	20	+10
<p>The ERNS listing pertain to documented emergency response actions. This listings pertains to a release of Anhydrous Ammonia. The reported release date is 8/30/1990. This appears to be the same listing as that for Mrs Smiths Frozen Foods above.</p>						
8	LUST	Hanover Citco 0797-727/Open	1396 S Hanover ST Pottstown PA 19464	0.16 NE	20	+19
8	UST	Hanover Citco 15-46245	1396 S Hanover ST Pottstown PA 19464	0.16 NE	21	+19
<p>Checking the address of this listing and the facility ID Number in the PADEP database has found this site to actually be located in North Coventry Township 2.4 miles south of the Property. The actual distance of the site from the Property is beyond the standard search distance required. The site is not considered a material threat to the Property.</p>						

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Map ID	Database Type	Site Name / ID / Status	Address	Dist/Dir	Page No*	ElevDiff
8	UST	Fidelity Bank 46-42341	High and Hanover ST Pottstown PA 19464	0.16 NE	22	+19
This UST listing is for Underground Storage Tank(s) (USTs) documented at the site. The report environmental professional has specialized knowledge that the UST at this site was removed and that no contamination was discovered during removal of the UST.						
9	LUST	Wagners Svc Sta 1099-218/Open	262 S Hanover ST North Coventry PA	0.18 SW	22	-23
9	UST	Wagners Svc Sta 15-16268	262 S Hanover ST North Coventry PA	0.18 SW	23	-23
The LUST listings indicate the site has documented Leaking Underground Storage Tanks. The release date is listed as 6/29/1999. The status is reported as: Interim or Remedial Actions Initiated - At a confirmed release, site characterization and/or physical activity to remove contaminants are underway. The UST listing indicates the site has USTs on the property. Four (4) gasoline USTs between 2,000 and 4,000 gallons are reported for the property.						
10	LUST	New Borough Hall 0399-47/Archived	120 High ST Pottstown Boro PA	0.18 NW	24	-12
11	LUST	Boro of Pottstown 0402-75/Archived	100 East High ST Pottstown Boro PA 19464	0.19 NW	24	-12
The LUST listings pertain to documented leaking UST(s) at the site of the new Pottstown Borough hall property on High Street. The status is listed as Unknown. The report environmental professional has specialized knowledge that the tanks found during construction of the new borough hall building in the late 1990s were removed and the discovered soil contamination was excavated and removed to clean up the site.						
12	LUST	Procards Inc 0797-1288/Archived	202 S Hanover ST Pottstown PA 19464	0.20 SW	25	-24
12	LUST	Procards Inc 1151900/Archived	202 S Hanover ST Pottstown PA 19464	0.20 SW	25	-24
The listing documents a release of #2 heating oil from a UST at this location. The site status is listed as unknown.						
13	RCRAGN	Peerless Publications Inc PAD002378370/SGN	24-30 North Hanover ST Pottstown PA 19464	0.21 NE	26	+20
13	RCRAGN	Peerless Publications Inc PAD987333556/SGN	King and Hanover ST Pottstown PA 19464	0.21 NE	28	+20
The RCRAGN listings indicate the site or sites were/are a generator of hazardous waste. The site is classified as a Small Quantity Generator of less than 1000 kg per month of hazardous waste. This is the same location as where The Mercury newspaper offices are located.						
14	UST	Pottstown Orioles Home Assn 46-45066	62 68 High ST Pottstown PA 19464	0.21 NW	29	-16
No details for this UST listing are provided in the report except for an ID number of 46-45066.						
15	LUST	Pottstown Loyal Order of Moose 0797-1973/Archived	320 High ST Pottstown PA 19464	0.23 NE	29	+41
The listing documents a release of #2 fuel oil from a UST at this location. The site status is listed as unknown.						

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16	LUST	Pep Boys 024 1463941/Archived	324 High ST Pottstown PA 19464	0.24 NE	30	+39
16	LUST	Pep Boys 24 0798-181/Closed	324 High ST Pottstown Boro PA 19464	0.24 NE	32	+39
16	RCRAGN	Pep Boys The Pottstown PAD987335759/SGN	324 High ST Pottstown Boro PA 19464	0.24 NE	32	+39
<p>The LUST listings document a release of waste oil from a UST at this location. The site status is listed as Closed and Cleanup Completed for the two listings. A cleanup completion date of 12-12-1994 is reported for both listings.</p> <p>The RCRAGN listing indicates the site was/is a generator of hazardous waste. The site is classified as a Small Quantity Generator of less than 1000 kg per month of hazardous waste.</p>						
17	UST	Pottstown CTL OFC 46-40834/Active	235 King ST Pottstown PA 19464	0.24 NE	33	+14
<p>The UST listing indicates the site has USTs on the property. One (1) 6,000 gallon diesel fuel UST is reported. The status is reported as Currently In Use.</p>						
18	UST	Pottstown Mercury 46-13612	King and Hanover ST Pottstown PA 19464	0.24 NE	33	+21
<p>The UST listing indicates the site has USTs on the property. One (1) 10,000 gallon gasoline UST is reported. The status is not reported.</p>						
19	LUST	Red Arrow Sales Co 1099-574/Closed	54 High ST Pottstown Boro PA	0.24 NW	34	-11
19	UST	Red Arrow Sales Co 46-13028	54 High ST Pottstown PA 19464	0.24 NW	34	-11
<p>The LUST listings document a release of petroleum from USTs on the site on 5/7/1999. The site status is listed as Cleanup Completed with a date of 4/7/2011.</p> <p>The UST listing indicates the site has/had four (4) USTs on the property. The report lists two (2) 6,000-gallon gasoline USTs, one (1) 8,000-gallon gasoline UST, and one (1) 300-gallon waste oil UST. The status is not reported.</p> <p>The report environmental professional has specialized knowledge of this site. The gasoline and waste oil USTs are known to have been removed and the site is known to have completed UST corrective action requirements and to have obtained a release of liability from PADEP.</p>						
20	ERNS	Private Residence NRC-704059/Fixed	104 King ST Pottstown PA 19464	0.25 NW	36	+5
<p>The ERNS listing pertain to documented emergency response actions. This listings pertains to a report of fuel oil odors in a residence reported on 10/30/2003. A neighboring property was suspected of causing the odors. No additional relevant details are listed in the report.</p>						
21	LUST	Pottstown Borough Hall 1463968/Archived	241 King ST Pottstown Boro PA	0.26 NE	38	+20
21	LUST	Pottstown Borough Hall 1463967/Archived	241 King ST Pottstown Boro PA	0.26 NE	38	+20
<p>The LUST listings pertain to documented leaking UST(s) at the site of the former Pottstown Borough hall property on King Street. Heating Oil No. 2 and unleaded gasoline are the two substances reported released. The status is listed as Archived for both listings.</p>						

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22	CERCLIS	Pyramid Chemical Site AKA NI PASFN0305579/Not Proposed	16 and 22 High ST	0.27 NE	39	-7
<p>The CERCLIS listing pertains to sites investigated under the COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS) to determine if they should be designated COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA, aka Superfund) sites. Enforcement actions, removal actions, and administrative orders are documented for this site in the report. The report environmental professional has specialized knowledge for this site. Several hundred containers of chemicals were illegally stored on the property and subsequently removed by EPA and PADEP. The site was redeveloped in the late 2000's and is currently used by Montgomery County Community College as part of the North Campus.</p>						

* Refers to the page number of the InfoMap Report which describes the database listing.

The sites listed below were reviewed and due to distance and nature of the listing were not determined to be potential material threats or concerns to the Property. Detailed descriptions of each listing are included in the InfoMap Report in the Appendices.

Page No.*	Database Type	Site Name / ID / Status	Address	Dist/Dir	Map ID*	ElevDiff
40	LUST	MANATAWNYASSOC 0199-1139/ARCHIVED	20 KING ST Pottstown Boro PA	0.32 NW	23	- 6
40	LUST	MANATAWNYASSOCIATION 40 1463736/ARCHIVED	20 KING ST POTTSTOWN PA 19464	0.32 NW	23	- 6
41	BROWNFIELD	DULISSE RES ACTII-0807-242/LRP SITE	325 ELM ST POTTSTOWN PA	0.32 SW	24	- 17
42	LUST	BREWSTER CASCADE 0797-2336/ARCHIVED	417 LAUREL ST POTTSTOWN PA 19464	0.36 SE	25	- 15
42	LUST	NATIONAL BANK OF BOYERTOWN 1463842/ARCHIVED	415 LAUREL ST POTTSTOWN PA 19464	0.36 SE	25	- 15
43	STATE	POTTSTOWN NIPPLE WORKS 0704-64/HSCA	POTTSTOWN PA	0.38 SE	26	- 13
43	STATE	LINCOLN UNDERWEAR 0704-46/HSCA	POTTSTOWN PA	0.38 SE	26	- 13
44	STATE	BEAULIEU 0059	POTTSTOWN PA	0.38 SE	26	- 13
46	FEDBF	OLD PECO PORPERTY 122762/EPA BROWNFIELD POTTSTOWN PA 19464	140 COLLEGE DR	0.38 NW	27	- 12
49	BROWNFIELD	MONTGOMERY CNTY COMM COLL ACTII-0110-346/LRP SITE	140 COLLEGE DR POTTSTOWN PA 19464	0.38 NW	27	- 12
50	LUST	POTTSTOWN ROLLER MILLS SE 1463974/CLOSED	625 INDUSTRIAL HWY POTTSTOWN PA 19464	0.42	28	- 23
50	LUST	RECTICON 0797-453/ARCHIVED	114 SOUTH WASHINGTON ST POTTSTOWN PA 19464	0.43 SE	29	- 4
51	LUST	AUTO SVC 1462867/INACTIVE	63 WEST HIGH ST POTTSTOWN PA 19464	0.44 NW	30	- 21

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Page No.*	Database Type	Site Name / ID / Status	Address	Dist/Dir	Map ID*	ElevDiff
52	LUST	CHARLIE S ATLANTIC 1462936/ARCHIVED	BEECH and CHARLOTTE ST POTTSTOWN PA 19464	0.44 NE	31	+ 29
52	LUST	CLOVER LEAF DAIRY 1462948/CLOSED	265 BEECH ST POTTSTOWN PA 19464	0.44 NE	32	+ 31
53	LUST	PRESERVATION POTTSTOWN INC 1098-516/CLOSED	272 BEECH ST POTTSTOWN BORO PA 19464	0.44 NE	33	+ 31
53	LUST	ST ALOYSIUS CH SCH 0797-1391/ARCHIVED	214 NORTH HANOVER ST POTTSTOWN PA 19464	0.44 NE	34	+ 33
54	LUST	PRINCES BAKERY 0797-439/ARCHIVED	113 SOUTH WASHINGTON ST POTTSTOWN PA 19464	0.45 SE	35	- 4
56	BROWNFIELD	POTTSTOWN METAL WELDING ACTII-0807-628/LRP SITE	67 WEST HIGH ST POTTSTOWN PA	0.48 NW	36	- 25
57	LUST	LUDWICK MOTORS INC 0997-163/CLOSED	THIRD and HANOVER ST POTTSTOWN BORO PA 19464	0.49 NE	37	- 12
58	BROWNFIELD	SEARS AUTO CTR ACTII-0806-90/LRP SITE	FORMER RTE 724 RTE 100 BYPASS POTTSTOWN PA	0.50 SW	38	+ 18

* Refers to the page number of the InfoMap Report which describes the database listing.

5.1.2 - Unmappable "Orphan" Sites

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. Due to poor or inadequate address information, the following sites were not mapped:

Page No.*	Database Type	Site Name / ID / Status	Address	Dist/Dir	Map ID*	ElevDiff
59	NFRAP	CONRAIL FERROUS CHLORIDE ER PA0002376275/NFRAP-N	MILE POST 40.5 POTTSTOWN PA 19464	NON GC		N/A
60	BROWNFIELD	HARMON RES ACTII-0408-239/LRP SITE	UNKNOWN NORTH COVENTRY PA 19464	NON GC		N/A
61	LUST	COVENTRY GARDEN CTR 0797-4156/ARCHIVED	NO ADDRESS REPORTED SOUTH COVENTRY PA 19464	NON GC		N/A
63	BROWNFIELD	POTTSTOWN IND COMPLEX 618155/LRP SITE	MAPLE and BUTLER PIKE ST POTTSTOWN PA 19464	NON GC		N/A
65	BROWNFIELD	TRI CNTY PERFORMING ARTS ACTII-0408-274/LRP SITE	245 HIGH ST POTTSTOWN PA 19464	NON GC		N/A

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The InfoMap report listed five (5) facilities in the unmapped section. This Sites on the Orphan List were identified to not be within the (AMSD) or not to be a material threat to the Property. These facilities are listed above and in the InfoMap Report in Appendix D - Regulatory Records Documentation.

5.2 Additional Environmental Records Sources

In addition to the database review, the Borough of Pottstown and the PADEP Southeast Regional Office (SERO) were contacted and questioned with regard to any environmental issues related to the site or adjoining properties. The Borough of Pottstown confirmed they are the current owner of the Property. A records review was performed at PADEP-SERO. Several records were on file at the PADEP-SERO office related to the Property's past use as a gas station and a discovered release of gasoline during removal of tanks from the Property in 1991.

A summary of the records reviewed at the PADEP-SERO is presented below. (In the table below Amerada Hess Corporation is referred to as "Hess". EMS Environmental, Inc. [environmental consultant for Hess] is referred to "EMS". What is in the present day the PADEP was the PADER [PA Department of Environmental Resources] prior to 1995 and is referred to as such below.)

Document Date	Document Reviewed	Comments
11/6/1989	First tank registration for USTs on Property. The registration lists 4 USTs - 2 6,000-gallon and 2 8,000-gallon gasoline tanks.	The tank regulations came into effect in December 1988. The 4 tanks registered in 1989 were most likely installed prior to 1989.
7/23/1991	Storage System Report Form from Hess to PADER.	Annual update on the tanks present at the site.
2/19/1992	Environmental Assessment report submitted from Hess/EMS to PADER.	4 monitoring wells installed and sampled. PID monitoring performed on soils during well installation. Elevated levels of contamination found in soil and groundwater. Highest levels of contamination found in former dispenser area in NE corner of Property.
2/24/1992	Letter from PADER to Hess. Comments on tank closure report and contamination discovered.	
1/26/1993	Letter from PADER to Hess with comments on Environmental Assessment Report submitted by Hess/EMS to PADER on 2/19/1992.	
4/16/1993	Letter from Hess to PADER. Letter indicates 4 additional monitoring wells were installed on site bringing total wells to 8.	

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Document Date	Document Reviewed	Comments
4/29/1993	Environmental Assessment Addendum Report submitted from Hess/EMS to PADER.	Report updates assessment activities conducted to assess soil and groundwater contamination on the site.
8/16/1993	Letter from PADER to Hess indicating significant groundwater contamination is present on the site.	
9/7/1993	Remedial Action Plan submitted from Hess/EMS to PADER.	The plan proposed the installation 4 groundwater recovery wells that would be used to pump and treat groundwater. The wells would later be used to conduct soil vapor extraction. Although this Remedial Action Plan was submitted by Hess/EMS and approved by the PADEP, the recovery wells were never installed on the property.
12/10/1993	PADEP letter to Hess/EMS approving Remedial Action Plan.	
4/29/1994	Quarterly sampling report from Hess/EMS to PADER.	
9/9/1994	Letter from PADER to Hess regarding reports submitted. Letter included a request to update for the status of the Remedial Action Plan for the site.	
10/7/1994	Letter from Hess to PADER updating the status of remediation plans for the site.	
11/11/1994	Quarterly sampling report from Hess/EMS to PADER.	
3/5/1995	Quarterly groundwater sampling report from Hess/EMS to PADEP.	
3/14/1995	Quarterly sampling report from Hess/EMS to PADEP.	Report indicated no free product was detected during this sampling event.
5/4/1995	Proof of publication notice related to NPDES application for proposed remediation system on the site.	
7/3/1995	Letter from Hess to PADEP agreeing to terms of NPDES draft permit for the site.	The NPDES permit was for the proposed water discharge that would occur if the pump and treat system was installed at the site.
8/9/1995	Meeting notes for meeting between PADEP and Hess/EMS.	Meeting discussed proposed remediation system permitting.
8/17/1995	Quarterly groundwater sampling report from Hess/EMS to PADEP with schedule of proposed work on the site.	

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Document Date	Document Reviewed	Comments
3/7/1996	Semi-annual monitoring report from Hess/EMS to PADEP.	
10/10/1996	Annual groundwater sampling report from Hess/EMS to PADEP.	8 wells sampled. No free product observed. BTEX and MTBE above cleanup levels.
10/30/1996	Meeting notes for meeting between PADEP and Hess at PADEP office.	Remediation systems versus natural attenuation discussed regarding Pottstown site.
2/24/1997	Biannual groundwater sampling report from Hess/EMS to PADEP.	
5/22/1997	Letter from PADEP to Hess requesting investigation of possible offsite migration of contaminants.	
7/2/1997	Site diagram with proposed new wells. Included database investigation of surrounding properties.	
8/20/1997	Annual groundwater sampling report from Hess/EMS to PADEP.	Indicated no free product found in wells over the past 4 quarters of groundwater sampling.
8/28/1997	Letter from Hess to PADEP with summary of late 1996 and early 1997 quarterly groundwater sampling results.	8 wells referenced. 2 new wells proposed.
2/26/1998	Biannual groundwater sampling report from Hess/EMS to PADEP.	
8/6/1998	Fax from Hess to PADEP regarding additional assessment actions proposed by PADEP.	
8/31/1998	Annual groundwater sampling report from Hess/EMS to PADEP.	
2/26/1999	Report from Hess/EMS to PADEP – Soil Site Assessment, Monitoring Well Installation and Biannual Groundwater Sampling Report.	
4/1/1999	Letters requesting access to install monitoring wells on offsite property to the west owned by D&L Group.	Included additional requests dated 6/6/1999 and others. No evidence found to indicate offsite wells were ever installed as part of the site investigation.
8/31/1999	Annual groundwater sampling report from Hess/EMS to PADEP.	
3/8/2000	Biannual groundwater sampling report from Hess/EMS to PADEP.	9 wells referenced in report. MW-9 reported to have highest contaminants. MW-9 located in NE corner of Property.
9/26/2000	Second Biannual groundwater sampling report from Hess/EMS to PADEP.	

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Document Date	Document Reviewed	Comments
8/31/2001	2001 First Biannual groundwater sampling report from Hess/EMS to PADEP.	
1/22/2002	2001 4 th quarter site update report from Hess/EMS to PADEP.	
4/3/2002	2001 Second Biannual groundwater sampling and 4 th quarter update reports from Hess/EMS to PADEP.	
7/8/2002	2002 First quarter site update report from Hess/EMS to PADEP.	
8/19/2002	2002 Second quarter site update report from Hess/EMS to PADEP.	
9/9/2002	2002 Third quarter site update report from Hess/EMS to PADEP.	
1/30/2003	2002 Fourth quarter site update report from Hess/EMS to PADEP.	
4/30/2003	2003 First quarter site update report from Hess/EMS to PADEP.	
6/20/2003	2003 Second quarter site update report from Hess/EMS to PADEP.	
1/12/2004	2003 Second semiannual site update report from Hess/EMS to PADEP.	
7/21/2004	2004 First semiannual site update report from Hess/EMS to PADEP.	
12/06/2004	2004 Second semiannual site update report from Hess/EMS to PADEP.	
2/16/2005	➤ Remedial Action Completion Report (RACR) from Hess/EMS to PADEP. This report is also referred to as the Final Report under the Land Recycling Act (Act 2) program.	This report is submitted documenting the successful cleanup of the site and requests PADEP to issue a determination if the site has met the corrective action requirements of the PADEP Act 2 program.
3/2/2005	Letter from PADEP to Hess confirming receipt of the RACR.	
4/19/2005	Remedial Action Completion letter from PADEP to Hess.	This letter issues a release of liability from the state to Hess and indicates they have successfully met the cleanup requirements of the Act 2 program. The letter indicates that both Statewide Health Standards (SWHS) and Site Specific Standards (SSS) were met for the site.

- The PADEP file review documentation regarding the Property indicates the site operated as a gasoline service station with four (4) documented gasoline USTs in use on the Property between an unknown installation date and 1991. The four tanks were first registered in 1989.
- The tanks were reported to be removed in 1991 and contamination was discovered during the tank removal.
- The contamination was investigated in the early 1990s and found to impact both soils and groundwater on the Property.
- Various assessment activities and periodic sampling events were conducted on soils and groundwater on the Property between 1992 and 2005.
- On February 6, 2005 Hess via their environmental consultant EMS Environmental, Inc. submitted a Remedial Action Completion Report to the PADEP.
- On April 19, 2005 PADEP accepted the Remedial Action Completion Report from Hess/EMS and issued a letter to Hess indicating they had met the attainment requirements for the compounds that had impacted the property as a result of the 1991 discovered release. The acceptance letter indicated that both Statewide Health Standards (SWHS) and Site Specific Standards (SSS) were met for soils and groundwater on the site. The use of SSSs come with the requirement that the site not be used for residential purposes in the future. The SSS also require that a deed restriction be placed on the Property prohibiting the use of the Property for residential purposes. The deed restriction also prohibits any future buildings constructed on the Property from having basements or crawlspaces.

5.3 Physical Setting Sources

5.3.1 - Topography

Tyree reviewed the USGS 1999 Pottstown, PA 7.5 minute series Topographic Map (Contour Interval: 10 feet) for this assessment. The Property elevation is approximately 140 feet above Mean Sea Level (MSL) with a slope from north to south. The area surrounding the Property is shown as dense development with a green corridor and river park to the south and southwest along the Schuylkill River. The Schuylkill River, a moderate sized river, winds from west to east approximately 280 feet south of the Property. A copy of the topographic maps can be found in **Appendix A - Property Maps and Site Plans** of this report.

5.3.2 - Regional Geology

The Property is situated within the Passaic Formation (former Brunswick Formation), which is described as a reddish-brown shale, siltstone and mudstone with a few green and brown shale interbeds; red and dark-gray interbedded argillites near the base.

5.3.3 - Soil Survey Information

According to the United States Department of Agriculture's Soil Survey of Montgomery County, PA, the predominant soil classification for the Property is as follows:

Soil Classification		Made Land	
Percent Slope	Not Reported	Water Capacity	Not Reported
Depth	Not Reported	Corrosion Potential	Not Reported
Drainage	Not Reported	Hydric Soil Type	Partially Hydric
Additional Description: Made Land indicated soils that have been altered such by human activity that they no longer represent the native historic soil conditions of the area.			

5.3.4 - Groundwater Depth and Movement

Based on local topography and other physiographic information obtained, the groundwater is anticipated to flow toward the south at an estimated depth of 5 to 15 feet. However, it is possible that groundwater may not be present in unconsolidated material above bedrock in the area or may be seasonally present along bedrock surfaces. Local features may influence groundwater flow direction; therefore, a complete hydrogeologic investigation would be required to adequately determine groundwater flow direction at the Property.

Extensive groundwater sampling and monitoring are documented to have occurred at the Property as part of a soil and groundwater investigation and remediation that occurred between 1991 and 2005. Reviewed reports at the PADEP-SERO reported groundwater depths on the property to typically be in the range of 5 to 15 feet below ground surface (bgs).

5.3.5 - Flood Zone Map

The Property was identified to be partially within the 100 year and entirely within the 500 year floodplains based on an Overview Map provided by Environmental Data Resources, Inc. (EDR) for a 2008 report for a neighboring property.

5.3.6 - Other Maps and Data

Wetlands: Wetland information and mapping was evaluated based on review of a previously acquired Overview Map from EDR. No wetland areas were identified on the Property. The closest wetland areas were identified approximately 0.3 mile to the west, on the north side of the Schuylkill River.

Google Earth: The current Google Earth aerial map of the Property was reviewed. The map is listed as being supplied by the Europa Technologies and dated April 12, 2010. The map shows the Property as vacant with some areas of concrete and asphalt surfaces. The aerial image is consistent with observations made during the site inspections.

5.4 Historical Use Information on the Property

5.4.1 - Land Use and Development

The Property is currently vacant. Historically the property was developed as a gasoline service station. A mix of residential, commercial, former industrial and recreation properties have historically existed in the surrounding area.

5.4.2 - City Directories

Historical city directories for the Property obtained from InfoMap – Cole Directory and Polk’s Directory were investigated for indications of previous uses of the Property. Where available, city directories were reviewed to determine historical Property use in a minimum of five-year intervals. Historical uses of the adjoining properties were also researched, to the extent that records were considered practically reviewable. City directories from 1964 to 2007 were reviewed. The city directories provided the following historic use and occupancy information:

Property

(113 South Hanover Street was not listed, a summary of the closest addresses was produced)

YEAR / Source	Closest Lower Address Listing	Subject Address(es)	Closest Upper Address Listing
1987-88 / Polk Directory	91 S Hanover Street - Municipal Parking Lot 95 S Hanover Street - East Penn Motor Club travel agcy - Domino’s Pizza 100 S Hanover Street - Residential Listing 101 S Hanover Street - Horosky Berks Service Station	113 S Hanover ST Not Listed	202 S Hanover Street - Vacant 204 S Hanover Street - Quoit Club 205 S Hanover Street - Riverside Bar 222 S Hanover Street - Residential Listing
1983 / Polk Directory	52 S Hanover Street - Sherwin-Williams Co paint ret & whol 91 S Hanover Street - Municipal Parking Lot 95 S Hanover Street - Vacant 101 S Hanover Street - Horosky Berks Service Station	113 S Hanover ST Not Listed	200 S Hanover Street - Quoit Club 202 S Hanover Street - Vacant 205 S Hanover Street - Riverside Hotel 222 S Hanover Street - Residential Listing
1978 / Polk Directory	91 S Hanover Street - Municipal Parking Lot 95 S Hanover Street - Conrail Freight House 98 S Hanover Street - Mrs Smith’s Pie 101 S Hanover Street - Horosky Bros Berks Service Station	113 S Hanover ST Not Listed	200 S Hanover Street - Quoit Club 202 S Hanover Street - Coughlin Athletic Mart sch athletic equip 205 S Hanover Street - Riverside Hotel 222 S Hanover Street - Residential Listing

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<p>1973 / Polk Directory</p>	<p>90 S Hanover Street - Municipal Parking Lot 95 S Hanover Street - Penn Central RR 98 S Hanover Street - Mrs Smith's Pie 101 S Hanover Street - Horosky Bros Merit Service Station</p>	<p>113 S Hanover ST Not Listed</p>	<p>205 S Hanover Street - Riverside Hotel 205 rear S Hanover Street - Vacant 215 S Hanover Street - Residential Listing 217 S Hanover Street - Multiple Residential Listings 218 S Hanover Street - Residential Listing</p>
<p>1968 / Polk Directory</p>	<p>98 S Hanover Street - Feroe Press - Pottstown Paper Box cc mfrs 101 S Hanover Street - Horosky Bros Merit Service Station 108 S Hanover Street - Jolly's Restaurant 110 S Hanover Street - Residential Listing</p>	<p>113 S Hanover ST Not Listed</p>	<p>114 S Hanover Street - Apartments Multiple Residential Listings 116 S Hanover Street - Siesholtz AB coal and fuel oil - D'Angelo Lawrence barber - Multiple Residential Listings 120 S Hanover Street - Multiple Residential Listings 120 rear S Hanover Street - Residential Listing 195 S Hanover Street - Sally's Luncheonette</p>
<p>1964 / Polk Directory</p>	<p>100 S Hanover Street - Commercial House restr - Residential Listing 101 S Hanover Street - Horosky Bros Merit Serv Sta 108 S Hanover Street - Jolly's Restr 110 S Hanover Street - Residential Listing</p>	<p>113 S Hanover ST Not Listed</p>	<p>114 S Hanover Street - Apartments - Multiple Residential Listings 116 S Hanover Street - D'Angelo Lawrence barber - Siesholtz AB coal fuel and oil - Multiple Residential Listings 120 S Hanover Street - Multiple Residential Listings 120 rear S Hanover Street - Residential Listing 150 S Hanover Street - Riverside Distributing Co bear ret</p>

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Adjoining Property Detail

YEAR / Source	Address(es)	Listings
2007 / Cole Directory	26 S Hanover St Pottstown, PA: 34 S Hanover St Pottstown, PA: 52 S Hanover St Pottstown, PA: 95 S Hanover St Pottstown, PA: 204 S Hanover St Pottstown, PA: 209 S Hanover St Pottstown, PA: 222 S Hanover St Pottstown, PA: 224 S Hanover St Pottstown, PA:	Zap Digital Melton, Peter Sherwin Williams Co AAA East Penn AAA Travel Compass Environmental Inc East Penn Motor Club Pottstown Quoit Club Riverside Htl Inc Occupant Unknown Beavers, John
2004 / Cole Directory	22 S Hanover St Pottstown, PA: 24 S Hanover St Pottstown, PA: 28 S Hanover St Pottstown, PA: 52 S Hanover St Pottstown, PA: 202 S Hanover St Pottstown, PA: 204 S Hanover St Pottstown, PA: 205 S Hanover St Pottstown, PA: 222 S Hanover St Pottstown, PA:	Howard, N Petrosky, Peter Frain, Ursula Rehmeyer, P Sheridans Wastex Industries Inc Sherwin Williams J & F Commercial Products Occupant Unknown Pottstown Quoit Club Occupant Unknown Bilinski, Kevin
2000 / Cole Directory	24 S Hanover St Pottstown, PA: 28 S Hanover St Pottstown, PA: 52 S Hanover St Pottstown, PA: 95 S Hanover St Pottstown, PA: 209 S Hanover St Pottstown, PA: 222 S Hanover St Pottstown, PA: 224 S Hanover St Pottstown, PA: 225 S Hanover St Pottstown, PA:	Frain, Harry Hine, Wesley Rehmeyer, P Sheridans Sandwiches Sheridans Store Vizzi, Josh Wastex Industries Incorporated Sherwin Williams Co Lafayette Hill AAA East Penn Insurance Agency Incorporated Gregory, John Bilinski, Kevin Delay, Zachary Prado, Jessica Watson, Heidi

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<p>1995 / Cole Directory</p>	<p>24 S Hanover St Pottstown, PA: 28 S Hanover St Pottstown, PA: 52 S Hanover St Pottstown, PA: 95 S Hanover St Pottstown, PA: 202 S Hanover St Pottstown, PA: 209 S Hanover St Pottstown, PA: 222 S Hanover St Pottstown, PA: 224 S Hanover St Pottstown, PA:</p>	<p>Rehmeyer, P M Sheridans Sandwchs Sheridans Store Wastex Industries Inc Sherwin Williams Co AAA Automobile Club Dominos Pizza Minuteman Press Sen Frank Pecora Procards Inc Pennypacker, Joe Bilinski, Kevin Beavers, John W</p>
<p>1992 / Cole Directory</p>	<p>24 S Hanover St Pottstown, PA: 28 S Hanover St Pottstown, PA: 52 S Hanover St Pottstown, PA: 95 S Hanover St Pottstown, PA: 202 S Hanover St Pottstown, PA: 224 S Hanover St Pottstown, PA: 225 S Hanover St Pottstown, PA: 226 S Hanover St Pottstown, PA:</p>	<p>Harry R Frain Rehmeyer, P M Sheridans Confctny Sheridans Sandwchs Wastex Industries Sherwin-williams AAA Travel Agency AAA-e Penn Mtr Clb Dominos Pizza Minuteman Press Procards Inc Beavers, John W Watson, Heidi Steltz, David</p>

A review of the city directory listings for the Property from 1964 to 2007 did identify usage of the Property that was considered evidence of an REC or a potential REC.

The Property was identified as the following in the historic city directory listings:

- Horosky Berks Service Station
- Horosky Bros Berks Service Station
- Horosky Bros Merit Service Station
- The Property address was not listed as 113 S Hanover Street in the City Directory reports. Other reports reviewed for the Property found the address to be reported as S Hanover and South Streets. It was deduced from the City Directory report that the address of 101 S Hanover Street pertained to the property based on reports that the business that historically operated on the Property was identified as Horosky's Merit Station.

The above listings are consistent with the documented historical use of the Property and constitute an REC.

Adjoining properties were identified as industrial, commercial, retail, and residential. None of the surrounding property listings constitute an REC.

Copies of the First Search City Directory search can be found in **Appendix C - Historical Research Documentation** of this report.

5.4.3 - Fire Insurance Maps

Fire Insurance Maps were produced for urban areas since the late 1800s and were utilized for determining fire hazards. When available, these maps were reviewed for further documentation concerning the historical use of the Property and surrounding area. A search was conducted through a national database company for all readily available Fire Insurance Maps.

According to information provided by Environmental First Search, a review of the Fire Insurance Maps indicated that there was map coverage for the area of the Property. Sanborn maps were provided for the following years: 1891, 1896, 1902, 1909, 1916, 1925, 1948, and 1980. Copies of the Sanborn Map search can be found in **Appendix C - Historical Research Documentation** of this report.

1891: The Property is developed with two small buildings. One building is identified as an office and is located on the north side of the Property on the south side of South Street. The second building is identified as a dwelling and is located on S. Hanover Street on the east side of the Property approximately midway between South Street and the railroad right of way, which is identified as the Pennsylvania Railroad Schuylkill Division.

A building identified as "Mill" is located to the west where the present day Roller Mills apartment building is located. There is a building identified as Wagon Shed to the north of the Mill building on the south side of South Street.

There are two other structures located to the southwest of the dwelling on Hanover Street and to the southeast of the Mill building that are close to the west property border of the present day Property border.

A mill race is depicted running onto the mill property from the west and going under a culvert and splitting to a overflow discharge and a tail race discharge to the Schuylkill River to the south.

Several properties identified as dwellings, grocer, office, cigars, etc. are depicted on the east side of S Hanover Street, east of the Property. A building identified as Penna RR Station is located to the southeast of the Property on the north side of the rail line located to the south of the Property.

1896: The map is similar to the 1891 map with the following additions. One additional building is depicted on the Property. A building identified as Photo is located on S. Hanover Street. The building was located approximately 30 feet south of South Street.

The Mill building is identified as H&J Gable Flour Mill. - Miller and Griess Lessees. A new structure labeled Coal Bins is depicted to the south of the Mill building on the mill property. Two other small structures are observed on the mill property as compared to the 1891 map.

Several buildings identified as dwellings are depicted on the west side of S Hanover Street to the north of the Property, on the north side of South Street.

Several other business and dwellings are identified to the northwest of the Property south of the railroad right of way to the north. These include buildings identified as Pottstown Cold Storage and Ice Co. and Colonnade Hotel.

1902: The Property is observed to no longer have the building identified as Photo as depicted in the 1896 map. The mill property to the west appears the same as the 1896 map.

A property identified as People's Gas Company is located to the northwest near the present day PECO property and Montgomery County Community College.

1909: The map of the Property and surrounding properties appears very similar to the 1902 map. The small building on the north side of the Property is identified on this map as Barrel Storage. The mill property to the west of the Property is identified as Pottstown Roller Mills JHS Griess & Co.

1916: The Property and surrounding properties appear the same as the 1909 map.

1925: The Property and adjacent mill property appear the same as the 1916 map.

To the east a new industrial complex is depicted between South Street and Water Street (present day Industrial Highway), directly south of Penn Street. The complex is identified as The Nagle Steel Plate Co.

On the northeast Corner of S Hanover Street and South Street a large building is identified as Robert A. Feroe Paper Boxes & Printing.

1948: The most significant change on the 1948 map is the identification of the building on the north side of the Property being identified as a Filling Station. Additions to the building from the previous maps are also depicted.

Surrounding properties are essentially similar to the 1925 map to the west and east.

To the north the complex of buildings that existed to the south of the main railroad right of way is observed to be replaced by several rail spurs coming off the main line to the southeast to both sides of a large building identified as R Co. Freight Depot. The rail spurs terminate directly north of the Property on the north side of South Street.

The property complex on the northeast corner of S Hanover Street and South Street are identified as: Pottstown Paper Box Co. – Paper Boxes & Printing,

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1980: The Property no longer is observed to have the building that existed on the S Hanover Street side. The building identified as a filling station is still identified as such.

The property to the west is identified as Formerly Pottstown Roller Mill Inc. and as vacant. The properties identified on previous maps on the east side of S Hanover Street, to the east of the Property, are gone. They are replaced by a parking area and several buildings identified as Mrs. Smith's Pie Co. The building complex on the northeast corner of S Hanover and South Streets is also identified as Mrs. Smith's Pie Co.

The property to the north is observed to have less rail spurs and the depot building appears smaller compared to the 1948 map. The building appears to be the same size as the present day building on the property.

A review of historic Sanborn Fire Insurance Maps did find use of the property that would be considered an REC.

➤ The Property was depicted on the 1948 and 1980 historic Sanborn Maps as a Filling Station.

Evidence of RECs were not identified on adjacent properties.

➤ Several of the surrounding properties were identified to be used for industrial purposes prior to 1980. None of the surrounding properties uses are considered an REC with respect to the Property.

5.4.4 - Aerial Photographs

Aerial photographs of both developed and undeveloped land have been produced since approximately 1930. Where available, aerial photographs provide a valuable tool for evaluating the historical use of the Property and surrounding area. A search was conducted locally and/or through national providers for readily available aerial photographs. Historical aerial photographs of the Property and vicinity were obtained from EDR and Google Earth. The photographs were reviewed for indications of previous uses of the Property and potential environmental concerns in the area.

Representative aerial photographs were reviewed for years 1937, 1942, 1957, 1964, 1971, 1981, 1992, and 2010. Copies can be found in **Appendix C - Historical Research Documentation** of this report. A summary of the aerial photograph review is as follows:

Date: 1937 **Scale:** 1" = 500' **Source:** EDR

Property: A building is visible on the north side of the Property, on the south side of South Street. A second building is visible on the east side of the Property on the west side of S Hanover ST.

Adjoining Properties

➤ Buildings are visible on what is currently the Pottstown Roller Mill property to the west.
➤ A railroad terminal is visible on the adjacent property to the north, on the north side of South Street and to the south of the multi-track railroad right of way.

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- A large tank is observed on what is identified as People's Gas Company on the Sanborn maps and what is part of the present day PECO property, to the west of the Property.
- Several large and small buildings are observed on the east side of S Hanover Street, both north and south of South Street.
- A railroad right of way is observed bordering the Property to the south followed by a tree covered area between the railroad right of way and the Schuylkill River.

Date: 1942 **Scale:** 1" = 500' **Source:** EDR

Property: The Property appears similar to the 1937 photo. The photo quality is mediocre and details are difficult to discern.

Adjoining Properties: No significant changes are observed. The photo quality is mediocre and details are difficult to discern. There are additional rail spurs observed serving the buildings and properties on the east side of S Hanover Street.

Date: 1957 **Scale:** 1" = 500' **Source:** EDR

Property: The Property appears similar to the 1937 and 1942 photos. The photo quality is mediocre and details are difficult to discern.

Adjoining Properties: No significant changes are observed. The photo quality is mediocre and details are difficult to discern.

Date: 1964 **Scale:** 1" = 500' **Source:** EDR

Property: The building on the east side of the Property, facing S Hanover Street, is no longer observed. The building on the north side of the Property appears to have been enlarged.

Adjoining Properties:

- Building structures appear little changed from the previous year photos.
- There appears to be fewer rail spurs serving the properties on the east side of S Hanover Street.
- To the southeast, there appears to be one or two new buildings in the area of the properties that become part of the Mrs. Smith's Pie Co. complex.
- The large tank is no longer present on what was historically the People's Gas Co. property and the present day PECO property to the west of the Property.

Date: 1971 **Scale:** 1 = 500' **Source:** EDR

Property: The Property appears little changed from the 1964 photo. The Property surface appears to consist of various surfaces.

Adjoining Properties

- There are several less rail spurs observed on the freight terminal property to the north of the Property.

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- The property to the east is observed to have been significantly changed. All the buildings there were along the east side of S Hanover Street are no longer present and several truck trailer are parked in the area. Additional building modifications appear to have occurred to the east up to Penn Street.
- It can be clearly observed in this photo that Industrial Highway has yet to be extended west past S Hanover Street. South Street appears to be the main access road to the mill property and gas company properties to the west of the Property.

Date: 1981 **Scale:** 1 = 1000' **Source:** EDR

Property: The photo quality is so poor that no details can be discerned.

Adjoining Properties: The photo quality is so poor that no meaningful details can be discerned.

Date: 1992 **Scale:** 1 = 750' **Source:** EDR

Property: The Property is observed to have no structures. The surface of the Property appears to be part concrete, part asphalt and part lawn or gravel.

Adjoining Properties:

- The property to the north no longer has any visible rail spurs. One building is visible and much of the surface around the building appears to be paved.
- Only one building is visible on the adjacent property to the west.
- The Mrs. Smith's Pie Co. property to the east appears to have consolidated several of the structures into a group of large buildings.
- Industrial Highway (present day College Drive) appears to border the Property to the south and extend west connecting to High Street west of the Manatawny Creek.

Date: April 12, 2011 **Scale:** Various **Source:** Google Earth / Europa Technologies

Property: No structures are visible on the Property. The Property surface appears to be a mix of concrete, asphalt, gravel and lawn. Most of the south half of the Property is lawn.

Adjoining Properties

- The property to the north is observed to have one building, the same as observed in several previous photos. The area around the building is paved with parking spaces marked.
- The property directly east of the Property is observed to be under construction with access roads and what appears to be one multi-townhouse like building along Industrial Highway.
- The properties to the northeast appear similar to the 1992 and 1971 photos as far as building structures.
- Several small structures and an electric substation are observed on the PECO property to the west of the former Pottstown Roller Mill property, on the north side of College Drive.
- A new asphalt parking lot is observed adjacent the building located on the south side of College Drive to the west of the Property, and south of the PECO property.

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A review of aerial photographs for the Property and surrounding area from 1937 to 2010 did not identify evidence of RECs or HRECs associated with the Property or adjoining properties.

5.4.5 - Historical Topographic Maps

Tyree reviewed the following historical topographic maps published by the United States Geologic Survey (USGS) and obtained from the USGS:

- 1906 Phoenixville, PA USGS Topographic Map, Scale: 1:62,500
- 1943 Phoenixville, PA USGS Topographic Map, Scale: 1:62,500
- 1946 Phoenixville, PA USGS Topographic Map, Scale: 1: 50,000
- 1948 Phoenixville, PA USGS Topographic Map, Scale: 1: 50,000
- 1950 Phoenixville, PA USGS Topographic Map, Scale: 1: 50,000
- 1956 Pottstown, PA USGS Topographic Map, Scale: 1: 24,000
- 1968 Pottstown, PA USGS Topographic Map, Scale: 1: 24,000
- 1973 Pottstown, PA USGS Topographic Map, Scale: 1: 24,000
- 1980 Pottstown, PA USGS Topographic Map, Scale: 1: 24,000
- 1999 Pottstown, PA USGS Topographic Map, Scale: 1: 24,000

The color-coding used on the maps indicates areas that are historically-developed, recently-developed, or undeveloped at the time of the publication of the map. Copies of the topographic maps are provided as **Appendix C - Historical Research Documentation**. The maps depicted the following:

- 1904: The railroad right of ways to the north and south of the Property are depicted on the map. South Street to the north of the Property is observed with a building depicted to the west of the Property in a location that appears to be where the Pottstown Roller Mills building is located.
- 1943: There appear to be three buildings depicted on the south side of South Street in the vicinity of the Property and to the west of the Property. At least one of the buildings is located on the Property. Railroad spurs are depicted coming off the main line to the north and terminating on the property to the north of the Property.
- 1946: The map appears similar to the 1943 map with some additional rail spurs coming off the main line south onto the properties to the east of the Property.
- 1948: No significant differences are observed from the 1946 map.
- 1950: No significant differences are observed from the 1946 or 1948 maps.

- 1956: The map shows three buildings on the south side of South Street, one of which appears to be on the Property. The larger building depicted is in the location of the Pottstown Roller Mills building. To the west on the north side of the railroad right of way, which runs south of the Property, is a tank symbol labeled Gas. On the south side of the same rail line is a structure labeled Substation. Rail spurs are observed on the property to the north of the Property. Other properties to the north and east and depicted as light-red in color indicating that they are densely developed areas.
- 1968: (Photorevised 1956) The map is unchanged from the 1956 map in the area surrounding the Property.
- 1973: (Photorevised 1956) The map is unchanged from the 1956 map in the area surrounding the Property.
- 1980: (Photorevised 1956) The map is unchanged from the 1956 map in the area surrounding the Property.
- 1999: A structure is still depicted on the Property as one of three structures on the south side of South Street. The Gas tank depicted on previous maps to the west of the Property is no longer observed.

Review of the historical topographic maps depicts the Property as having a structure on it between 1943 and 1999. The presence of a structure on the Property on the 1999 map is most likely due to an inaccurate update to the map. A gas tank and substation property were identified to the west of the Property, west of the Pottstown Roller Mill property. A rail depot was depicted on the Property to the north, on the north side of South Street, between 1943 and 1980. Because of the high degree of development, specific buildings or structures on the surrounding properties to the east of the Property were not identified on the topographic maps, but colored light-red to indicate the area is an area of dense development.

A review of historic topographic maps for the Property and surrounding area from 1906 to 1999 did not identify evidence of RECs or HRECs associated with the Property or adjoining properties.

5.4.6 - Prior Reports and Other Documentation

Tyree was not provided with, nor obtained, previous reports for the Property during the investigative process.

5.4.7 - Building Department Records

Building Department Records were not reviewed during the assessment. The Borough of Pottstown indicated that no records were available for the Property regarding tank usage prior to 1990.

5.4.8 - Zoning/Land Use Records

The property was zoned DG – Downtown Gateway district. Properties to the immediate north and west were also zoned DG. The neighboring properties to the east were zoned TTN – Traditional Town Neighborhood. Lands to the south and southwest were zoned P – Park.

5.4.9 - Property Tax Files

A copy of the tax map for the Property and surrounding area was provided by InfoMap. The property is identified by Parcel Numbers: 16-00-13484-00-9 and 16-00-13488-00-5.

Additional details on Property ownership are included in Sections 3.1.2 and 4.1. Property tax assessment records were not reviewed. The most recent deed for the Property lists the sale price of the Property from Amerada Hess Corporation to the Borough of Pottstown as \$40,000.00

5.4.10 - Other Historical Sources

Other Historical Sources were not reviewed during the assessment.

5.4.11 - Historical Use of the Property Table

The following table summarizes historical land uses identified for the Property:

Historical Use Information on the Property		
Year(s)	Property Use	Reference Source
1891 – 1925	The Property is depicted as developed with at least one structure. At times up to three structures are observed on the Property.	Aerial Photographs City Directories Sanborn Maps
1948 – 1980	The Property is identified as a Filling Station and / or there are structures on the property.	Aerial Photographs City Directories Sanborn Maps
1992-2011	The Property no longer is observed or reported to have businesses, structures or buildings.	Aerial Photographs City Directories

5.5 Historical Use Information on Adjoining Properties

The following table summarizes historical land uses identified for adjoining properties:

Historical Use Information on Adjoining Properties		
Year(s)	Property Use	Reference Source
Adjoining Properties		
1891 – 1902	The mill property to the west of the Property is developed by 1891. Additional development of the Peoples Gas Co. / PECO property to the west is observed by 1902. Dwellings are present along the east and west side of S Hanover Street from High Street south to the railroad right of way near the Schuylkill River.	Sanborn Maps
1902 – 1925	The Nagle Steel Plate Co. is observed to have been constructed to the east, south of Penn Street by 1925. The property to the northeast is identified as the Robert Feroe Co.-Paper Boxes & Printing.	Sanborn Maps Aerial Photographs Topographic Maps
1925 – 1948	The dwellings present on the west side of S Hanover Street north of the Property give way to a railroad freight depot that connects with the railroad line adjacent Queen Street.	Sanborn Maps Aerial Photographs Topographic Maps
1948 – 1964	The gas tank on the Peoples Gas / PECO property to the west is removed by 1964. Properties to the east appear to be modified from earlier years.	Sanborn Maps Aerial Photographs Topographic Maps
1971– 1980	The freight depot to the north is significantly scaled down in size and number of tracks. The properties to the east become part of a large Mrs. Smith’s Pie Co. complex. The Pottstown Roller Mill property is identified as vacant by 1980.	Sanborn Maps Aerial Photographs City Directories Topographic Maps
1980 – 2011	The rail depot to the north becomes a property with one building and no active rail spurs by 1992. Most of the property is paved with marked parking spaces. By 2011 the Mrs. Smith’s Pie Co. property is observed to have all the buildings south of South Street demolished and a townhouse development being constructed in its place.	Sanborn Maps Aerial Photographs City Directories Topographic Maps

6.0 - Site Reconnaissance

6.1 Methodology and Limiting Conditions

A site visit was performed by Erik Drew and Andrew W. Meadows, Environmental Professional, on Friday, July 29, 2011. Mr. Meadows was unaccompanied during the inspection. The observations noted in this section apply to the Property as it appeared on the day inspected. An exterior investigation of the Property was performed. The exteriors of adjoining properties were visually evaluated as part of the site reconnaissance. The weather at the time of the site visit was sunny with temperatures in the mid 80s.

6.2 General Site Setting

The Property consisted of approximately 0.465 acre of land and was near rectangular in shape. The Property was located on the west side of S Hanover Street approximately 275 feet north of the Schuylkill River. The Property is bordered to the north by former South Street that was recently closed by the Borough of Pottstown and bordered to the south by College Drive. The Property is located approximately 750 feet south of the intersection of High Street and Hanover Street in downtown Pottstown. The majority of properties within a two block area of the Property were commercial properties. The Pottstown Riverfront Park property bordered the Property to the south and southwest. Former industrial properties are known to have occupied lands to the east and west. A single track railroad right of way runs east to west between College Drive and the Schuylkill River to the south of the Property. A two track Norfolk Southern railroad right of way runs east to west between South Street and High Street to the north of the Property.

6.2.1 - Solid Waste Disposal

No Municipal or Solid Waste was generated on the Property.

6.2.2 - Sewage Discharge

The Property is currently vacant with no buildings. The Property and entire downtown area of Pottstown is known to have public sewer available.

6.2.3 - Process Wastewater

Process wastewater was not generated at the Property. There was no evidence based on the inspection that process wastewater would have been generated on the property during past property activities and uses.

6.2.4 - Surface Water Drainage

Surface water on the Property either runs off the Property onto surrounding roadways or seeps into the ground on the unpaved or concrete covered areas of the Property. A stormwater drain was located in the roadway along S Hanover Street on the east side of the Property.

6.2.5 - Utilities

The Property was serviced by the following utilities:

Utility	Present / Provider
Electric	Disconnected but available from PECO Energy
Water	Disconnected but available from the Borough of Pottstown
Gas	Disconnected but service available from PECO Energy
Sewer	Disconnected but service available from Borough of Pottstown Sewer Authority

6.2.6 - Additional Property Conditions

No additional Property conditions were observed that would be material to an REC.

6.3 Exterior Observations

6.3.1 - Landfills

No landfill activities were identified on the Property.

6.3.2 - Summary of Exterior Observations Table

Category	Item or Feature	Item or Feature Observed
<i>Site Operations, Processes, and Equipment</i>	Emergency generators	
<i>Aboveground Chemical or Waste Storage</i>	Evidence of aboveground storage tanks	
	Drums, barrels and/or containers >= 5 gallons	
<i>Underground Chemical or Waste Storage, Drainage or Collection Systems</i>	Evidence of underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Septic tanks and/or leach fields	
	Pipeline markers	
<i>Electrical Transformers/ PCBs</i>	Pad or pole mounted transformers and/or capacitors	
	Generators	
<i>Evidence of Releases or Potential Releases</i>	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate or waste seeps	
	Trash, debris and/or other waste materials	

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Category	Item or Feature	Item or Feature Observed
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
	Discharge from roof drains	
	Discharge other than roof drains	
	Compressor blowdown	
<i>Other Notable Site Features</i>	Surface water bodies	
	Quarries or pits	
	Wells	
	Additional observations	
<i>Hazardous Materials and Petroleum Products</i>	Hazardous materials and petroleum products	

Aboveground Chemical or Waste Storage

There were no chemicals or waste storage observed on the exterior of the Property.

Evidence of Aboveground Storage Tanks (Exterior)

No aboveground storage tanks (ASTs) were observed on the Property. No evidence of historic AST usage was observed on the Property.

Evidence of Underground Storage Tanks (Exterior)

No aboveground storage tanks (USTs) were observed on the Property. An area in the northeast corner of the Property in between the deteriorated asphalt surface appeared to be the possible location of a former fuel dispenser island.

Four (4) historic USTs were reported on the Property. All four tanks were used to store gasoline. Two (2) of the tanks were 6,000-gallon and two (2) were 8,000-gallon. These four tanks were removed in July of 1991. The Property was reported to have UST Facility ID Number 46-23156 with PADEP as required for facilities with regulated USTs.

It is unknown if prior tanks existed and if they did, if they were removed or left in the ground. The first tanks are believed to have been installed on the Property in the 1940s when the site is first identified as a gas station in historic records. Tanks installed in the 1940s and 1950s were typically 2,000-gallons or less.

Electrical Transformers/ PCBs

Pad or pole mounted transformers and/or capacitors

Utility poles and wires run east to west along the south side of South Street adjacent to the north Property border. No transformers associated with the utilities were observed bordering the Property.

Evidence of Releases or Potential Releases

Stained surfaces

No stained surfaces were observed.

Trash, debris and/or other waste materials

No trash or debris was observed on the exterior areas of the Property.

Other Notable Site Features

Wells

No wells were observed on the Property.

6.4 Interior Observations

There were no buildings or structures on the Property.

Asbestos, Lead Based Paint, and Mold

The lack of buildings or structures on the Property limit the potential for concerns related to Asbestos, Lead Based Paint, or Mold. In some cases historic demolition of buildings can leave behind Asbestos or Lead Based Paint residues. There was no evidence of building or demolition debris on the property from the previous building removals.

6.4.4 - Additional Hazard Observations on the Property

Additional hazards were not observed on the Property.

6.4.5 - Additional Hazard Observations on Adjacent Properties

Additional hazards were not observed on the adjoining properties.

7.0 Interviews

Representative interviews were conducted with various individuals knowledgeable of the Property. The interviews were conducted to determine an awareness of any recognized environmentally related problems or concerns at the Property. Specific information obtained from the noted individuals appears in the appropriate sections of this report.

7.1 Interview with Owner / Key Site Manager

The Property is currently owned by the Borough of Pottstown. On August 8, 2011, Doug Yerger, public works manager for the Borough of Pottstown, conducted a verbal interview with Mr. Meadows of Tyree. Mr. Yerger confirmed the recent status of the Property as vacant with no buildings. Mr. Yerger was familiar with the Property and surrounding area for approximately 50 years. Mr. Yerger recalled the historic use of the Property as a gasoline service station up to circa 1991. Mr. Yerger recalled a gasoline release from the Property that resulting in gasoline contamination in the adjacent storm sewer. Mr. Yerger did not recall any other use for the Property other than that as a service station. Mr. Yerger reported that the Borough does not use the Property for any purpose. The Borough mows the grass on the Property as needed. Mr. Yerger did identify past use of the Property that was considered an REC. Mr. Yerger was not aware of any surrounding Property use that would be considered an REC or HREC.

7.2 Interview with Key Site Manager

Doug Yerger of the Borough of Pottstown was identified as the Key Site Manager for the Property. The summary of the interview information is summarized above in Section 7.1.

7.3 Interview with Occupants

There were no current occupants of the Property.

7.4 Interviews with Local Government Officials

Doug Yerger of the Borough of Pottstown was identified as the Key Site Manager for the Property. The summary of the interview information is summarized above in Section 7.1.

7.5 Interviews with Others

On August 2, 2011, Tyree interviewed Craig Grosser and Jay Harp, Owner and Partner of Red Arrow Service car repair business located at 54 High Street in Pottstown, PA. Mr. Grosser and Mr. Harp recalled the Property operating as Horosky's Service Station from circa 1950s to 1980s. Mr. Grosser and Mr. Harp do not recall any other use of the Property other than being vacant since circa 1990. Mr. Grosser and Mr. Harp indicated that the service station was branded as a Merit gas station. Mr. Grosser and Mr. Harp recall the service station facing S Hanover Street with the pump island being near the corner of S Hanover and South Streets. Mr. Grosser and Mr. Harp recall a pit being located south of the Property that was believed to be remnants of the former tail race for the former Pottstown Roller Mills property to the west of the Property. Mr. Grosser and Mr. Harp indicated that most stations in the 1950's used small

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tanks between 500 and 2,000-gallons for gasoline and the tanks would usually be located in the front or just to the side of the station or pumps. The historic use of the Property as a gasoline service station is considered an REC. Mr. Grosser and Mr. Harp were not aware of any surrounding Property use that would be considered an REC.

On August 1, 2011, Tyree interviewed Otto Delaburtis, local construction contractor in Pottstown, PA. Mr. Delaburtis recalled the Property operating as Horosky's Service Station from circa 1950s to 1980s. Mr. Delaburtis did not recall any other use of the Property other than being vacant since circa 1990. The historic use of the Property as a gasoline service station is considered an REC. Mr. Delaburtis was not aware of any surrounding Property use that would be considered an REC or HREC.

Copies of interview documentation can be found in **Appendix F - Interview Documentation** of this report.

8.0 Findings

The following findings and opinions were derived from Tyree's assessment of the Commercial Vacant Property (the Property) located at 113 S Hanover, Borough of Pottstown, Montgomery County, Pennsylvania.

The Property was located 0.15 miles south of High Street in downtown Pottstown, at the intersection of S Hanover Street and South Street. The Schuylkill River lies approximately 280 feet south of the Property. The surrounding area is a mix of commercial, residential, historic industrial and recreational properties.

A vacant commercial office building borders the Property to the north. A former industrial/commercial property that is now used as an apartment building borders the Property to the west. The Pottstown Riverfront Park borders the Property to the south. An under construction townhouse development borders the Property to the east. A warehouse / light industrial property borders the Property to the northeast.

The Property was a vacant lot with no buildings. The Property was observed to be developed with weathered asphalt paving and concrete pads that remained from previous property uses. Bollards with a chain connecting them run around the perimeter of the Property.

An overview map provided by EDR indicated the Property was partially in the 100 year floodplain and entirely in the 500 year floodplain. The overview map indicated the Property did not contain wetlands and was not located adjacent to a wetland area.

The most recent deed found for the Property lists the current owner of the Property as The Burgess and Town Council of the Borough of Pottstown. The Borough of Pottstown acquired the Property on December 22, 2006 from Amerada Hess Corporation. The Property is identified by Parcel Numbers 16-00-13484-00-9 and 16-00-13488-00-5. The total property acreage was found to be or 0.465 acre.

The Property has been developed since at least 1891. The Property supported between one and three structures between 1891 and 1991. The Property has been vacant with no buildings since at least 1991. The exact date the last building(s) were removed from the Property was not determined. The Property had a reported use as a gasoline service station starting in 1948. Historic records indicate the Property operated between 1964 and 1988 as Horosky Berks Service Station, or Horosky Brothers Berks Service Station, or Horosky Brothers Merit Service Station. Records and interviews did not identify any other names the Property may have operated under. The gas station was reported to be branded Merit during 1950s to 1980s.

Environmental liens were not reported by the client. Property valuation reduction related to environmental issues or concerns was not reported by the client. Use limitations based on environmental conditions were reported by the client and found in the current deed for the Property. The following restrictions are included in the current deed for the Property:

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- The groundwater at and under the Property shall not be used for any drinking or agricultural purpose; the Property shall not be used for any residential use; and all buildings constructed on the property shall be constructed without basements or crawl space unless the Grantee, or its successors, confirm that there is no risk of vapor intrusion into buildings or appropriately provide vapor intrusion protection.

The client reported specialized knowledge of recognized environmental concerns (RECs) and reasonable ascertainable information in connection with the Property. The client was aware that the site had USTs at one time and that there were reported environmental impacts to the Property. Tyree was provided with information that the Property was known to have been a gas station and to have had monitoring wells on the Property. This information was provided by P. Richard Frantz a local architect working for the client.

Prior environmental reports were not provided by the client for preparation of this Phase 1 ESA.

Tyree conducted an environmental file review at the PADEP-SERO for documents related to the Property on July 28, 2011. Tyree reviewed numerous documents related to the environmental assessment and investigation of the Property in relation to a release of gasoline from USTs on the Property. Key findings of the file review were the following:

- Four (4) gasoline USTs were removed from the Property in July of 1991.
- A release of gasoline was discovered during the removal of the USTs.
- Investigations and assessment of soil and groundwater in the early to mid 1990s discovered impacts of gasoline to soil and groundwater on the Property.
- A remediation system was proposed by Hess and their consultant EMS Environmental, Inc. (EMS) in 1993 and approved by PADEP. No other records or correspondence was observed to indicate the remediation system was ever installed on the Property. Records indicate that natural attenuation was the remediation method opted by Hess/EMS instead of installation of a pump and treat / soil vapor extraction remediation system.
- Various additional annual, biannual, and quarterly reports were submitted by Hess/EMS to PADEP between 1994 and 2004.
- A total of nine (9) wells were installed on the Property by the year 2000.
- On February 16, 2005 Hess/EMS submitted a Remedial Action Completion Report (RACR) to PADEP. This report is also referred to as the Final Report under the Land Recycling Act (Act 2).

A review of the state and federal regulatory data was provided by InfoMap Technologies, Inc. (Environmental FirstSearch Report). The report has identified the following state or federal listings within the approximate minimum search distance (AMSD) of the Property.

- Sixty-seven (67) sites were located in the INFOMAP environmental database search within the listed search distances. The number of sites indicates the current and historic industrial and commercial property uses that have occurred within one mile of the Property. A complete list of the reported sites is included with the INFOMAP report in **Appendix D – Regulatory Records Documentation.**

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- The Property was listed in the database report with two (2) listings as a Leaking Underground Storage Tank (LUST) site.
- An additional twenty-nine (29) LUST sites were identified in the report within one-half mile of the Property. One of these sites was found to be improperly located and to not be within the AMSD.
- A total of nine (9) state and federal brownfield sites were identified in the report. A review of these sites finds that most are either completed with cleanup actions or in the process. This listing included two adjoining or nearby properties with historic industrial usage – former Peoples Gas Company / PECO property to the west and Mrs. Smith's Pies Company property to the east.
- None of the five (5) un-mapped or orphan sites listed in the database report were determined to be a material threat to the Property.
- None of the sites identified in the database report were determined to be a material threat to the Property based on the status of the site or the distance from the Property. The environmental professional of this report has firsthand knowledge of most of the sites listed in the database report and is not aware of any of the sites posing a threat to the Property.

No landfill activities were identified on the Property.

No Municipal Waste generation was observed or reported to occur on the Property.

No Hazardous or Residual Waste was identified to be generated on the Property. No historic generation of Hazardous or Residual Waste was identified to have occurred on the Property.

The Property did not currently discharge septic waste or have an onsite septic system. The Property has ability to connect to the Pottstown Area Sewer Authority but is currently disconnected from the system.

No process or industrial wastewater discharges were identified on the Property or to have occurred on the Property in the past.

Four (4) historic USTs were reported on the Property. All four tanks were used to store gasoline. Two (2) of the tanks were 6,000-gallon and two (2) were 8,000-gallon. These four tanks were removed in July of 1991. The Property was reported to have UST Facility ID Number 46-23156 with PADEP as required for facilities with regulated USTs.

It is unknown what prior tanks existed on the Property. It is unknown if tanks prior to those listed above were removed or left in the ground. The first tanks are believed to have been installed on the Property in the 1940s when the site is first identified as a gas station in historic records. Tanks installed in the 1940s and 1950s were typically 2,000 gallons or less.

No chemical or petroleum storage was observed to be on the Property.

No historic chemical usage was identified to be associated with the Property.

No evidence of chemical releases were observed on the Property. Petroleum releases were documented to have occurred on the Property as the result of leaking gasoline USTs. The release was discovered in 1991.

No electrical equipment that could potentially contain PCBs was observed on the Property.

No biohazardous waste was identified on the Property.

No suspected Asbestos, Lead Based Paint, or Mold was observed during the site inspection of the Property.

Additional relevant property characteristics were not discovered.

Representative interviews were conducted with various individuals knowledgeable of the Property. The interviews were conducted to determine an awareness of any recognized environmentally related problems or concerns at the Property. The following persons interviewed during the course of this assessment did not identify REC's or environmental concerns with the Property.

- Doug Yerger – Public Works Director for the Borough of Pottstown, current owner of the Property
- Craig Grosser and Jay Harp – Owner and partner of Red Arrow Service station on High Street in Pottstown
- Otto Delaburtis – Business owner and long time resident of the Pottstown area.
 - All interviews reported that the Property operated as a gasoline service station between circa 1950 and circa 1990.
 - All those interviewed recall the name Horosky being associated with the service station. Mr. Grosser, Mr. Harp, and Mr. Delaburtis recall the gas station on the Property being branded as a Merit.

Additional hazards were not observed on the Property.

Adjoining properties were found to have a variety of historic uses included some industrial uses. None of the surrounding properties were determined to have RECs related to the historic uses. None of the present day uses of surrounding properties were determined to be RECs.

Additional hazards were not observed on other adjoining properties.

No material deviations from the standard were made in the preparation of this report.

9.0 Opinion

Tyree offers the following opinions in regards to the Property:

The Property is documented to have operated as a filling station or gasoline service station since 1948 or earlier up to circa 1990. **This historic Property usage constitutes an REC.**

The Property is documented to have removed four (4) large gasoline USTs in 1991. Two (2) 6,000-gallon USTs and two (2) 8,000-gallon USTs were removed in 1991. These tanks were unlikely to have been the tanks used to store gasoline on the Property in the 1940s through the 1960s. Larger tanks like the tanks removed in 1991 did not come into common use on gas station sites until the late 1960s to the 1970s. No records were found during this assessment documenting the installation or removal of other tanks on the Property. The absence of this documentation makes it possible that first or second generation tanks may still be present on the Property. Such tanks are typically between 500 and 2,000 gallons. These tanks would typically be located close to the service station building or the historic dispenser locations. **The absence of documentation regarding the status of historic tanks on the Property constitutes an REC.**

The Property is documented to have had a release of gasoline to soil and groundwater from UST systems that were removed from the Property in July of 1991. **The documented release of gasoline impacting soil and groundwater on the Property constitutes an REC.** A summary of the investigations and assessments performed by Hess to address the contamination discovered on the Property is included in Section 5.2. On April 19, 2005 PADEP issued an acceptance letter to Hess indicating that the Property had been remediated to acceptable levels. The letter included a release of liability related to the documented release and contaminants to Hess and all future property owners. The letter also placed use restrictions on the Property that prohibit residential usage and prohibit the construction of a basement or crawlspace in any future buildings on the Property. This letter by PADEP does demonstrate that the discovered release in 1991 to soil and groundwater on the Property was properly remediated to state requirements.

Tyree offers the following opinions in regards to Adjoining Properties:

Adjoining properties were found to have mixed uses over the past one-hundred years, including some industrial usage. The two historic industrial properties near the Property were both found to have performed voluntary cleanup actions under state or federal brownfields programs. These two properties are the former Peoples Gas Company / PECO property to the west, west of the former Pottstown Roller Mills property, and the former Mrs. Smith's Pie Company to the east. **For the above reasons, none of the adjoining or nearby properties are considered an REC.**

10.0 Conclusions

10.1 Conclusions

10.1.1 - Significant Data Gaps

Significant data gaps were not encountered during the preparation of this Phase I Environmental Site Assessment.

10.1.2 - Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Commercial Office property (PN 331-27128-0-0000) located at 113 South Hanover Street, Pottstown, PA (the Property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has revealed evidence of three (3) recognized environmental conditions (RECs) in connection with the Property.

- The Property is documented to have historically operated as a gasoline service station.
- The Property is documented to have had a release of gasoline related to UST systems on the Property that impacted soil and groundwater on the Property.
- The status of historic first or second generation tanks used on the Property is unknown. Historic tanks may still be present on the Property.

This assessment has revealed no evidence of recognized environmental conditions in connection with any adjoining properties.

10.2 Additional Investigation

Based on the findings of this Phase I ESA, Tyree recommends that additional investigation of the Property to determine if historic tanks are still present on the Property.

11.0 Deviations

No material deviations from the standard were made in the preparation of this report.

12.0 Additional Services

No additional services were performed for this Report.

13.0 References

The following documents, maps or other publications may have been utilized specifically in the preparation of this Phase I ESA Report or generally in the development of the report format. References to specific documents are also provided in appropriate sections of the report.

American Society of Testing and Materials, E1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2000.

InfoMap Technologies, Inc., Environmental FirstSearch Reports

Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Maps

United States Department of Agriculture, Soil Conservation Service, Soil Surveys

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Map

Polk's City Directory / Cole's City Directory

EDR aerial photographs

Google Earth - Europa Technologies

Pennsylvania Department of Environmental Protection

The following web sites may have been accessed to obtain information used in the preparation of this Phase I ESA Report.

Bedrock Geology - <http://geology.about.com/od/stategeologicmaps/>

Geologic Provinces - <http://www2.nature.nps.gov/geology/usgsnps/province/province.html>

Soils Reference - <http://soils.usda.gov/>

State and Local Government Records - <http://www.statelocalgov.net/index.cfm>

State Radon Levels - http://radon.com/radon/radon_map.html

Wetlands Maps - <http://wetlandsfws.er.usgs.gov/>

14.0 Signatures of Environmental Professionals



**Andrew W. Meadows
Environmental Professional
Environmental Group Manager**

I, Andrew W. Meadows, declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



**Erik Drew
Environmental Professional
Environmental Scientist**

I, Erik Drew, declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Qualifications of Environmental Professionals

Andrew W. Meadows

Environmental Group Manager / Environmental Professional

Responsibilities

- Manage Operations at Tyree's Pottstown, PA office
- Conduct and manage environmental site assessments and investigations
- Conduct and manage aboveground and underground storage tank removals
- Conduct and manage environmental remediation projects
- Conduct environmental consulting and auditing for various environmental programs

Andrew W. Meadows began his experience in the environmental industry in 1986 working for a hazardous waste treatment facility. Between 1992 and 2008 Mr. Meadows was part owner and operations manager of The Cardinal Group, Inc. During that time Mr. Meadows oversaw the operations related to environmental assessments, remediation, tank removals, decontamination, demolition, waste disposal, waste transportation, and OSHA training. Mr. Meadows has worked for Tyree Environmental Corp since October of 2008 as Environmental Group Manager and started a new office in Pottstown, PA.

Mr. Meadows received his Bachelors Degree from the Rutgers, The State University of New Jersey in 1985 and his Masters Degree in Environmental Engineering and Water Resources from Villanova University in 1999.

Professional Affiliations and Certifications

- 40-hour HAZWOPER Safety Training (29 CFR 1910.120)
- 8-hour HAZWOPER Annual Refresher Training (29 CFR 1910.120(e)(3)(i))
- PADEP Underground / Aboveground Storage Tank Certification (PADEP UMR/AMR #4207)
- OSHA Confined Space Entry Training
- Former Certified Hazardous Materials Manager 1991-2005
- Member American Chemical Society 1995 – present
- Various ASTM and State Department Training Courses

Erik S. Drew

Environmental Staff Scientist / Environmental Professional

Responsibilities

- Conduct and manage environmental site assessments and investigations
- Conduct and manage environmental remediation projects
- Conduct environmental consulting and auditing for various environmental programs
- Conduct and manage State and private environmental insurance reimbursement programs

Erik Drew began his experience in the environmental industry in 2003 while working as an environmental scientist for an environmental consulting and assessment firm in Charlotte, North Carolina. Between 2006 and 2008 Mr. Drew was an environmental scientist and professional for Property Solutions, Inc. in Morristown, New Jersey. During this time Mr. Drew conducted hundreds of environmental site assessments at various properties. Mr. Drew has worked for Tyree Environmental Corp since 2008 as Environmental Staff Scientist in the Cinnaminson, NJ and Pottstown, PA offices.

Mr. Drew received his Bachelor's Degree in Environmental Science from Catawba College in 2003.

Professional Affiliations and Certifications

- 40-hour HAZWOPER Safety Training (29 CFR 1910.120)
- 8-hour HAZWOPER Annual Refresher Training (29 CFR 1910.120(e)(3)(i))
- Various assessment and remediation training courses.

Industry Standard
Definitions & Acronyms

Industry Standard Definitions for Reference per ASTM Practice E 1527-05

Adjoining Property

Refers to any real property of which the border is contiguous or partially contiguous with that of the property. This includes a property that would be contiguous or partially contiguous but for a road, street, or other public thoroughfare separating them.

Approximate Minimum Search Distance (AMSD)

Identifies the area for which records must be obtained and reviewed as pursuant to ASTM E 1527 Section 7 subject to the limitations provided in that section.

Business Environmental Risk

Refers to the risk that may have a material environmental or environmentally- driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations, some of which are identified in ASTM E 1527 Section 12

De minimis

Refers to conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

Environmental Lien

Is a charge, security, or encumbrance upon title to a property to secure the payment of cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC § 9607 (1) and similar state or local laws.

Hazardous Waste

Is defined by RCRA as “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may – (A) cause, or significantly contribute to an increase in mortality or any increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

Historical Recognized Environmental Condition

Is an environmental condition that would have been considered a recognized environmental condition in the past but may or may not currently be considered a recognized environmental condition. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property at the time of the assessment.

Practically Reviewable

Means that the information is provided by the source in the manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

Property

Is identified as the real property that is the subject of environmental assessment including improvements, buildings, and other fixtures located on the property and affixed to the land.

Publicly Available Information

Is information to which access is allowed to anyone upon request.

Reasonably Ascertainable

Refers to information that is publicly available, obtainable from its source within reasonable time and cost restraints, and practically reviewable.

Recognized Environmental Condition Refers to the presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. Conditions determined to be de minimis are not recognized environmental conditions.

List of Acronyms Used in the Report

AST	Above Ground Storage Tank
ASTM	American Society for Testing Materials
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
HREC	Historical Recognized Environmental Condition
LUST	Leaking Underground Storage Tank
NPL	National Priorities List
NRCS	National Resource Conservation Service
PCB	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SAR	Site Assessment Report (Standard Environmental Records Review)
TSD	Treatment Storage Disposal
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank