

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Northwest Triangle
York, Pennsylvania 17403**

Submitted To:

Redevelopment Authority of the County of York
144 Roosevelt Avenue, Suite 144
York, Pennsylvania 17404
Attn: Mr. C. Scott Dempwolf

John-Thomas Graupensperger
Graduate Environmental Scientist

William F. Schmidt, P.E.
Manager, Environmental Services

Proj. No. RACY 0401

December 23, 2004

TABLE OF CONTENTS

Page

EXECUTIVE SUMMARY iii

1.0 INTRODUCTION.....1

 1.1 Property Location2

 1.2 Property Description2

2.0 PHYSICAL SETTING3

 2.1 Topography/Regional Drainage.....3

 2.2 Soils3

 2.3 Underlying Formation.....3

 2.4 Groundwater3

 2.5 Migratory Pathways.....3

3.0 PROPERTY HISTORY5

 3.1 Historical Aerial Photographs.....5

 3.2 Historical Maps.....5

 3.3 Chain-of-Title6

 3.4 Previous Studies.....6

4.0 REGULATORY AGENCIES’ RECORDS REVIEW.....7

 4.1 Database Review.....7

 4.2 Environmental Protection Agency13

 4.3 State File Review13

 4.4 Local Inquiries13

 4.4.1 City of York13

 4.4.2 York County Emergency Management Agency14

 4.5 Public Utility Company Inquiries14

 4.5.1 Sewer.....14

 4.5.2 Water.....14

 4.5.3 Electric14

 4.5.4 Natural Gas14

 4.5.5 Pipelines.....14

TABLE OF CONTENTS (Cont'd)

	<u>Page</u>
5.0 PROPERTY OBSERVATIONS.....	15
5.1 Property Operations	15
5.2 Underground Storage Tanks (“USTs”).....	15
5.3 Aboveground Storage Tanks (“ASTs”)	15
5.4 Polychlorinated Biphenyls (“PCBs”).....	15
5.4.1 Transformers and Capacitors	15
5.4.2 Fluorescent Light Ballasts	15
5.4.3 Elevators and Hydraulic Equipment	16
5.5 Asbestos-Containing Material (“ACM”).....	16
5.6 Lead-Based Paint	16
5.7 Lead in Drinking Water	16
5.8 Chemical/Raw Material Storage.....	17
5.9 Waste Generation.....	17
5.10 Surficial Disturbances.....	17
5.11 Floor Drains/Sumps	17
5.12 Radon Gas.....	17
5.13 Adjoining Properties	17
5.14 Additional Observations	18
6.0 FINDINGS.....	19
7.0 CONCLUSIONS.....	21
8.0 REFERENCES.....	22

APPENDICES

A	Property Location Map
B	Aerial Photographs
C	Historical Maps
D	Environmental Database Report
E	Regulatory Agencies’ Documentation
F	Photographs

EXECUTIVE SUMMARY

Pennoni Associates Inc. (“Pennoni”) performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of the American Society for Testing and Materials (“ASTM”) Standard Practice for Environmental Site Assessments: E 1527-00 for the Northwest Triangle Addition located in the City of York, Pennsylvania, referenced hereinafter as the “subject property”. The objective of this Phase I Environmental Site Assessment was to identify recognized environmental conditions (“RECs”) as defined by ASTM Standard Practice for Environmental Site Assessments: E1527-00.

As part of this investigation, Pennoni reviewed publications describing geologic and hydrogeologic conditions on the subject property, historical aerial photographs, historical insurance maps and a regulatory database report. In addition, Pennoni completed a property inspection on December 14, 2004 to observe the grounds and structures located on the subject property.

This assessment has revealed the following evidence of recognized environmental conditions (“RECs”) in connection with the subject property.

- Access within the buildings was not provided during completion of the Phase I and therefore no conclusions relative to their interiors can be made.
- During the review of the Sanborns and Aerial Photographs one (1) approximately 25,000-gallon AST with unknown contents was noted on the subject property, the potential exists for surface soils to be contaminated with Polyaromatic Hydrocarbons (“PAHs”) and Volatile Organic Compounds (“VOCs”). Soil sampling would be required to determine if impacted soils are present on the subject property as a result of the past operation and presence of this AST on the subject property.
- Due to the presence and operation of railroad tracks on the subject property, the potential exists for surface soils to be contaminated with Polychlorinated Biphenyls (“PCBs”), Polyaromatic Hydrocarbons (“PAHs”), and metals. Soil sampling would be required to determine if impacted soils are present on the subject property as a result of the past operation and presence of railroad tracks on the subject property.

1.0 INTRODUCTION

Pennoni Associates Inc. (“Pennoni”) prepared this Phase I Environmental Site Assessment Report (“Report”) in accordance with the scope and limitations of the American Society for Testing and Materials (“ASTM”) Standard Practice for Environmental Site Assessments: E 1527-00. This Phase I Report is provided as comprehensive documentation of investigations pertaining to the Northwest Triangle Addition located in the City of York, Pennsylvania, referenced hereinafter as the “subject property”. This report details information that was obtained during investigations conducted through December 21, 2004. Pertinent information made available after December 21, 2004, which would change the conclusions of this Report, will be forwarded upon receipt.

The purpose of this site assessment was to identify recognized environmental conditions (“RECs”) as defined by the ASTM Standard Practice for Environmental Site Assessments: E 1527-00 and included the following:

1. Pennoni obtained and reviewed a database report that provided listings of facilities and operations with reported or potential environmental concerns within a specified distance from the subject property. The review included the following “standard environmental record sources” as defined by ASTM E 1527-00:
 - National Priority List (“NPL”) (within 1 mile);
 - Comprehensive Environmental Response, Compensation and Liability Information System (“CERCLIS”) list (within 0.50 mile);
 - Resource Conservation and Recovery Act Corrective Action Activity (“CORRACTS”) sites list (within 1 mile);
 - Resource Conservation and Recovery Information System (“RCRIS”) Treatment, Storage and Disposal (“TSD”) facilities list (within 0.50 mile);
 - RCRIS Large Quantity Generators (“RCRIS-LQG”) list (on-site and adjoining properties);
 - RCRIS Small Quantity Generators (“RCRIS-SQG”) list (on-site and adjoining properties);
 - Emergency Response Notification System (“ERNS”) list (on-site);
 - Facility Index System (“FINDS”) list (target property);
 - Leaking Registered Storage Tank (“LUST”) list (within 0.50 mile);
 - Underground Storage Tank (“UST”) list (on-site and adjoining properties);
 - State Landfills and/or Solid Waste Disposal Facilities (“SWF/LF”) list (within 0.50 mile);
 - Hazardous Waste Sites (“SHWS”) list (within 1 mile);
 - No Further Remedial Action Planned (“NFRAP”) list (within 0.50 mile);
 - Records of Decision (“ROD”) list (within 1 mile);
 - Superfund (“CERCLA”) Consent Decrees (“CONSENT”) (within 1 mile);
 - Former Manufactured Gas (“Coal Gas”) Sites (within 1 mile); and
 - State Voluntary Cleanup Program (“VCP”) list (within 0.50 mile).
2. Pennoni reviewed state environmental records, historical aerial photographs and historical insurance maps to the extent these sources were reasonably available. The review focused on the subject property and adjoining properties.

3. Pennoni performed a property inspection on December 14, 2004 to physically observe the grounds and structures located on the subject property, noting uses and conditions, determining general property setting, listing uses of adjoining properties, determining hydrogeologic and topographic setting, noting roads and utilities, and checking for the presence of the following to the extent that they were physically observable:
 - hazardous substances and petroleum products;
 - underground storage tanks (“USTs”), aboveground storage tanks (“ASTs”), drums and containers;
 - suspect material containing polychlorinated biphenyls (“PCBs”);
 - suspect asbestos-containing material (“ACM”);
 - stains and corrosion;
 - drains and sumps;
 - stressed vegetation;
 - solid waste, waste water;
 - wells and septic systems; and,
 - suspect lead-based paint.
4. Pennoni conducted interviews with available owners and local government officials.
5. Pennoni prepared this Report of findings including documentation to support analysis, opinion and conclusions. The Report identified RECs as defined by ASTM E 1527-00.

1.1 Property Location

The subject property is located in the City of York, York County, Pennsylvania. The property can be found on the York, PA United States Geological Survey (“USGS”) 7.5- minute topographic quadrangle (see Appendix A - Property Location Map).

1.2 Property Description

The subject property is located in the City of York and is divided into two non-contiguous tracts, one to the south and one to the north. The subject property consists of parking areas with intermixed rail lines and buildings. The southern most area, of the two tracts of the parcels, contains a small concrete block building, along with a large building and trailer. The large building was a former steam generation plant used to power trolleys in the City of York, which the trailer is attached to. Two other buildings are present in the northern area, and are used as a plumbing supply business and a rail yard transfer area.

2.0 PHYSICAL SETTING

2.1 Topography/Regional Drainage

The subject property is located on the York, PA 7.5-minute USGS topographic quadrangle at an approximate elevation of 365 feet above mean sea level. Surface water on the subject property is expected to drain to the City of York storm sewer system. Regionally, the area is drained by the Susquehanna River.

2.2 Soils

A review of the *Soil Survey of York County, Pennsylvania* published by the United States Department of Agriculture-Soil Conservation Service (“USDA-SCS”) revealed that the soils present on the subject property consist of Urban Land. Urban land is in highly built-up areas of York County. The soils and foundation materials are highly variable. Urban structures and works cover so much of this land type that identification of the soils is not practical. Most areas have been smoothed, and the original soil material has been disturbed, filled over, or otherwise destroyed prior to construction.

2.3 Underlying Formation

The subject property lies within an area primarily underlain by the Conestoga and Kinzers Shale Formations. The Conestoga Formation consists of medium-gray, impure limestone having black, graphitic shale partings. This formation is crudely bedded to poorly bedded with an unknown thickness, but is at least 300 feet thick. The formation is slightly weathered to a shallow depth. The formation offers good surface drainage and low porosity with moderate to low permeability.

The Kinzers Shale Formation consists of dark brown shale, which contains the trilobite *Olenellus*. The formation is moderately well bedded with a thickness of 150 feet. The formation is moderately resistant to weathering and is highly and deeply weathered, while complete breakup of rock occurs in many places. The formation offers good surface drainage with moderate porosity and permeability.

2.4 Groundwater

Based upon a review of the underlying formations, as described in *Engineering Characteristics of the Rocks of Pennsylvania*, the Conestoga Formation has median groundwater yields of 25 gallons per minute, while the Kinzers Shale Formation has median groundwater yields of 30 gallons per minute. In order to further determine groundwater conditions on the subject property, a property-specific hydrogeologic investigation would be necessary.

2.5 Migratory Pathways

Potential migratory pathways for surface water and groundwater entering and exiting the subject property are important in establishing impacts that surrounding areas may have on the subject property or that the subject property may have on surrounding areas. Based on the property inspection, surface water is expected to drain to the City of York storm sewer system.

Groundwater would be expected to follow local topography, and therefore, flow west toward the Codorus Creek

3.0 PROPERTY HISTORY

3.1 Historical Aerial Photographs

Available aerial photographs at the Pennsylvania Department of Conservation of Natural Resources (“DCNR”) library in Middletown, Pennsylvania, were reviewed in an effort to determine past uses and conditions of the subject property. Aerial photographs were reviewed for the years 1957, 1964, and 1971. Additionally, an Aerial Photograph from 1999 was obtained from Microsoft Terra Server. Copies of the aerial photographs are included in Appendix B of this Report. The following is a brief narrative of the aerial photo review:

- 1957 – The subject property is located in the City of York and is divided into two separate tracts. The southern tract appears to have a number of row homes located along Codorus Creek. There also appears to be a large industrial type building located to the east of these row homes on the tract. The northern tract appears to have a rail yard with a large linear building and a large rectangular building. A large quarry is visible to the west.
- 1964 – No significant changes to the subject property were observed from the 1957 aerial photograph, except for the addition of a large above-ground storage tank located on the southern tract and a long linear building along the southern border of the northern tract.
- 1971 – No significant changes to the subject property were observed from the 1964 aerial photograph. The large above-ground storage tank appears to have been removed from the southern tract.
- 1999 – No significant changes to the subject property were observed from the 1971 aerial photograph, except the row homes which were located in the southern tract have been demolished..

3.2 Historical Maps

Pennoni contracted with EDR to provide Sanborn Fire Insurance Maps, in an effort to determine if records relating to past uses and conditions of the subject property exist. According to EDR, Sanborn Fire Insurance Maps were available for the subject property for the following years: 1887, 1894, 1908, 1933, 1950, and 1989. A copy of the documentation from EDR is included in Appendix C. The following is a brief narrative of the historical map review:

- 1887 – The southern portion of the subject property consists of row homes located along West Philadelphia Street, with the Edison Electric Light Company located centrally within the parcel. Michael Schall’s Car Works is located to the north, while Baugher, Kurtz, & Stewart Foundry and Codorus Tannery are located to the east across the Codorus Creek. The northern portion of the subject property contains a number of row homes located along North George and West North Streets. The western portion of the tract is labeled “Flask Yard”. The Codorus Steam Soap Works and Fans, Snyser & Company Coal Shed and Warehouse are located adjacent to the tract along North Beaver Street. Rail lines are present at both tracts.

- 1894 – The southern portion of the subject property is similar to 1887, with the exception of the Edison Electric Light Company is now called the Edison Electric Light Plant. Michael Schall’s Keystone Farm Machinery Works occupies the northern portion of the tract as well. W.T. Gerbers Coal Yard and Bergener and Engle Beer Depot are located along the western side of the property along the Codorus Creek. The northern tract appears relatively unchanged; except that a large building has been constructed and is labeled “H.S. Meyers Flour & Feed”. The western side of the tract is unchanged.
- 1908 – The southern portion of the subject property is similar to 1894, with the exception of the Michael Schall’s Keystone Farm Machinery Works is now called the Michael Schall’s Keystone Farm Machinery Company, and a foundry has also been constructed on the tract. York Gas Company is located where the Baugher, Kurtz, & Stewart Foundry and Codorus Tannery where. The northern portion of the subject property has seen substantial change from 1894. The row homes along North George Street have been demolished and there is now a freight depot belonging to Western Maryland Railroad. The western area of the tract is labeled “Variety Iron Works”.
- 1933 – The southern portion of the subject property has seen substantial change from 1908. A large power plant has been constructed at the corner of South Pershing Avenue and West Philadelphia Street. The Edison Electric Light Plant is now labeled “Edison Light and Power Company”. A large coal bin is located to the north of West Gas Avenue, along with “ruins”. Keystone Color & Paint Company is located to the immediate north of the tract. A new building has been constructed in the northern portion of the subject property and is labeled P.A. & S. Small Company, Inc. Plumbing Supplies Warehouse, with offices and a showroom along North George Street.
- 1950 – There are no significant changes to the subject property from the 1933 map.
- 1989 – In the southern portion of the subject property, the row homes have been demolished and a pump station has been built along the Codorus Creek. A 25,000-gallon above-ground storage tank has also been constructed between West Gas and West Gay Avenues. The northern portion of the subject property is similar to 1950, but a linear building has been constructed in the foundry area belonging to P.A. & S. Small Company, Inc. Plumbing Supplies Warehouse, and is now labeled “The Somersville Company”.

3.3 Chain-of-Title

Chain-of-Title documents were not provided by the client for review and inclusion in this report.

3.4 Previous Studies

Previous environmental reports were not provided by the client for review and inclusion in this Report.

4.0 REGULATORY AGENCIES' RECORDS REVIEW

4.1 Database Review

A regulatory agency grid report for the subject property was obtained from Environmental Data Resources, Inc. ("EDR"). This report was reviewed to identify facilities and operations considered to be RECs as related to the subject property. The grid report provided listings, accompanied by a map, of facilities and operations with reported environmental concerns within a specified distance from the subject property (see Appendix D). The regulatory agency grid report received from EDR included the following lists:

- The National Priority List ("NPL") includes sites that have been evaluated by the United States Environmental Protection Agency ("USEPA") and identified as being uncontrolled or abandoned hazardous waste sites. These sites are targeted for potential long-term remedial action under the Superfund Act.
- The Comprehensive Environmental Response, Compensation and Liability Information System ("CERCLIS") list includes sites identified by, reported to, or investigated by the USEPA as having actual or suspected uncontrolled releases of hazardous substances, contaminants, or pollutants.
- The Resource Conservation and Recovery Act Corrective Action Activity ("CORRACTS") sites list includes RCRA facilities, which are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.
- The Resource Conservation and Recovery Act Program Treatment, Storage and Disposal facilities ("RCRIS-TSD") list includes facilities that treat, store, or dispose of USEPA regulated hazardous wastes.
- RCRA Large Quantity Generators ("RCRIS-LQG") list includes information on facilities that generate more than 1,000 kilograms ("kg") of USEPA regulated hazardous waste or 1 kg of acutely hazardous waste per month or meet other applicable requirements of the Resource Conservation and Recovery Act ("RCRA").
- RCRA Small Quantity Generators ("RCRIS-SQG") list includes information on facilities that generate between 100 kg and 1,000 kg of USEPA regulated hazardous waste per calendar month, and accumulate less than 1,000 kg of hazardous waste at any time or meet other applicable requirements of RCRA.
- The Emergency Response Notification System ("ERNS") list includes information on accidental releases of oil and hazardous substances.
- The Facility Index System ("FINDS") list includes information about facilities and pointers to other sources that contain more detail regarding environmental concerns.

- The Leaking Underground Storage Tank (“LUST”) List includes information pertaining to reported leaking USTs, spills and tank overfills located within the Commonwealth of Pennsylvania.
- The Storage Tank System – Underground Tanks (“USTs”) list includes information pertaining to registered USTs, located within the Commonwealth of Pennsylvania.
- The State Landfills and/or Solid Waste Disposal Facilities (“SWF/LF”) list includes information on all permitted solid waste facilities (e.g., municipal waste landfills and disposal facilities) operating in the Commonwealth of Pennsylvania.
- The Hazardous Waste Sites (“SHWS”) list includes a list of sites in Pennsylvania that are deemed potentially hazardous by the PADEP.
- No Further Remedial Action Planned (“NFRAP”) list includes information on facilities that have been removed from the USEPA’s CERCLIS database. NFRAP sites may be sites where no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require Superfund action or NPL consideration.
- Records of Decision (“ROD”) list includes information on ROD documents that mandate a permanent remedy at an NPL (i.e., Superfund) Site containing technical and health information to aid in the cleanup.
- Superfund (“CERCLA”) Consent Decrees (“CONSENT”) list includes information obtained from the USEPA that pertains to major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. This information is released periodically by the United States District Courts after settlement by parties to litigation matters.
- Former Manufactured Gas (“Coal Gas”) Sites list provides information on the existence and location of Coal Gas sites.
- The Voluntary Cleanup Program (“VCP”) Sites list provides information from the Pennsylvania Department of Environmental Protection on sites involved in the Voluntary Cleanup Program.

NPL Sites

The EDR report revealed no NPL sites located within one mile of the subject property.

CERCLIS Sites

The EDR report revealed no CERCLIS sites located within a half mile of the subject property.

CORRACTS Sites

The EDR report revealed four (4) CORRACTS sites located within one mile of the subject property. The reported sites are listed below.

- Keystone Color Works
151 West Gray Avenue
York, PA 17403
- Mineral Processing Systems, Inc.
240 Arch Street
York, PA 17403
- Litton Business Systems
601 Loucks Mill Road
York, PA 17403
- Root Corp Ram Head Wire Company
829 Loucks Mill Road
York, PA 17402

Three of the reported CORRACTS sites are not located on or adjacent to the subject property, however Keystone Color Works is adjacent to the southern tract. This site was assigned a low priority status, and based upon the location of the remaining sites; no adverse impacts to the subject property are expected from these CORRACTS sites.

RCRIS-TSD Sites

The EDR report revealed one (1) RCRIS-TSD site located within a half of a mile of the subject property. The reported site is identified below.

- Keystone Color Works
151 West Gray Avenue
York, PA 17403

The reported RCRIS-TSD site is adjacent to the southern tract. This site had no violations, therefore no adverse impacts to the subject property is expected from this RCRIS-TSD site.

RCRIS-LQG Sites

The EDR report revealed one (1) RCRIS-LQG site located within one-quarter of a mile of the subject property. The reported site is identified below.

- Columbia Gas of PA York
201 Grant Street
York, PA 17404

The reported RCRIS-LQG site is located over 1,000 feet from the subject property. This site had no violations, therefore no adverse impacts to the subject property is expected from this RCRIS-LQG site.

RCRIS-SQG Sites

The EDR report revealed five (5) RCRIS-SQG sites located within one-quarter of a mile of the subject property. The reported sites are listed below.

- Weavers Auto Body
216 North Beaver Street
York, PA 17403
- Keystone Color Works
151 West Gay Avenue
York, PA 17403
- B&C Fasteners
150 North Beaver Street
York, PA 17403
- V R Machine Company, Inc.
257A North Duke Street
York, PA 17403
- Conrail York Car Shop
244 North Duke Street
York, PA 17401

The Weavers Auto Body and Keystone Color Works RCRIS-SQG sites are located adjacent to the subject property. According to the database report, no violations have been reported for the listed RCRIS-SQG sites and no treatment, storage or disposal activities have been reported. Under normal operating conditions, no impacts to the subject property would be expected from the RCRIS-SQG sites.

ERNS Sites

The EDR report did not reveal the subject property as an ERNS site.

FINDS Sites

The EDR report did not reveal the subject property as a FINDS site.

LUST Sites

The EDR report revealed three (3) LUST sites located within a half of a mile of the subject property. The reported sites are listed below.

- IND Plaza of York, Jays Steaks and Subs
401 West Philadelphia Street
York, PA
- York Main Post Office
200 South George Street
York, PA
- York Post Office
232-234 South George Street
York, PA

The reported LUST sites are not located on or adjacent to the subject property, however several of the sites are located upgradient from the subject property. According to the database report all of the sites are listed cleanup completed. Based upon the distances from the subject property and the reported status of the sites, adverse impacts to the subject property would not be expected from these LUST sites.

UST Sites

The EDR report revealed one (1) UST site located within one-quarter of a mile of the subject property. The reported site is identified below.

- Hess 38425
311 North George Street
Emigsville, PA 17318

The database report indicated that there are two (2) 10,000-gallon gasoline USTs and one (1) 6,000-gallon kerosene UST at the site which were installed in 1990 and are currently in use. According to the database report, the UST site is located east of the northern tract of the subject property along North George Street, although the address states Emigsville. Based on the direction of the UST site from the subject property, under normal operating conditions, no adverse impacts to the subject property would be expected from this UST site.

SWF/LF Sites

The EDR report revealed one (1) SWF/LF sites located within a half of a mile of the subject property. The reported site is identified below.

- York Energy Systems
27 East King Street
York, PA 17401

The SWF/LF sites are located nearly 2,000 feet southeast of the subject property. The site is listed as a residential processing site. Under normal operating conditions, no impacts to the subject property would be expected from this SWF/LF site.

SHWS Sites

The EDR report revealed no SHWS sites located within one mile of the subject property.

NFRAP Sites

The EDR report revealed one (1) NFRAP site located within one-quarter of a mile of the subject property. The reported site is identified below.

- Keystone Color Works
151 West Gay Avenue
York, PA 17403

The Keystone Color Works site is listed as an NFRAP site, but the Site Incident is not reported. The site is located north of the southern tract of the subject property and is not listed as a federal facility and is not on the NPL. Under normal operating conditions, no adverse impacts to the subject property are expected from this NFRAP site.

ROD Sites

The EDR report revealed no ROD sites within one mile of the subject property.

CONSENT Sites

The EDR report revealed no CONSENT sites within one mile of the subject property.

UNREG LTANKS Sites

The EDR report revealed one (1) Unregulated Leaking Tank sites within a half of a mile of the subject property. The reported site is identified below.

- Allis Mineral Systems
240 Arch Street
York City, PA

The reported site used authorities other than Act 32 to cleanup the tank releases. The site was listed as closed in 1994. Based on the direction of the Unregulated Leaking Tanks site from the subject property, under normal operating conditions, no adverse impacts to the subject property would be expected from this Unregulated Leaking Tanks site.

Coal Gas Sites

The EDR report revealed two (2) Coal Gas sites located within one mile of the subject property. The reported sites are listed below.

- York Gas Company, “New Works”
Grant Street
York, PA 17404
- York Gas Company, “Old Works”
42 East Gas Avenue
York, PA 17401

The “New” Coal Gas site is located west of the subject property across the Codorus Creek and the “Old” Coal Gas site is located east of the subject property across North George Street. Based on the distance and direction of these Coal Gas sites from the subject property, no impacts to the subject property would be expected from the reported Coal Gas sites.

VCP Sites

The EDR report revealed no VCP sites within a half of a mile of the subject property.

4.2 Environmental Protection Agency

A request was submitted to Mr. Richard VanHolt, the Freedom of Information Act Coordinator with the U.S. Environmental Protection Agency (“EPA”) Region III on December 15, 2004, to search federal files for any information regarding the subject property, and any instances of illegal waste discharges, Notices of Violations, and the current regulatory status of the subject property. No response to this inquiry has been received by Pennoni to date. Information received, which changes the findings of this Report, will be forwarded upon receipt. A copy of the correspondence is included in Appendix E.

4.3 State File Review

A phone inquiry was submitted the PADEP South Central Regional Office on December 17, 2004, to search their files for any information regarding USTs, illegal waste discharges, Notice of Violations, and current regulatory status for the above-referenced property.

Ms. Jacqueline Tribby of the PADEP reported that the PADEP had files including a storage tank file and two air quality files for the subject property. A copy of the correspondence is included in Appendix E.

4.4 Local Inquiries

4.4.1 City of York

A written inquiry was submitted to the City of York on December 15, 2004, requesting information regarding environmental concerns that the City may have in connection with the subject property and immediate vicinity. No response to this inquiry has been received by Pennoni to date. Information received, which changes the findings of this Report, will be forwarded upon receipt. A copy of the correspondence is included in Appendix E.

4.4.2 York County Emergency Management Agency

A written inquiry was submitted to the York County Emergency Management Agency on December 15, 2004, requesting information regarding environmental concerns that the Agency may have in connection with the subject property and immediate vicinity. No response to this inquiry has been received by Pennoni to date. Information received, which changes the findings of this Report, will be forwarded upon receipt. A copy of the correspondence is included in Appendix E.

4.5 Public Utility Company Inquiries

4.5.1 Sewer

Sanitary and storm sewer services for the subject property are provided by the City of York.

4.5.2 Water

Potable water service is supplied to the subject property by the City of York.

4.5.3 Electric

Electric service is provided to the subject property by First Energy, formerly Metropolitan Edison.

4.5.4 Natural Gas

Natural gas service is provided to the subject property by Columbia Gas.

4.5.5 Pipelines

A natural gas pipeline was observed in the vicinity of the subject property, located on the adjacent bank of the Codorus Creek.

5.0 PROPERTY OBSERVATIONS

Pennoni personnel completed an inspection of the subject property on December 14, 2004, in order to visually inspect the property for evidence of RECs (see Appendix F - Photographs). The results of the inspection and the potential for each observed condition to impact the subject property are presented in the following subsections.

5.1 Property Operations

The subject property is used as parking and for various commercial and industrial uses. A paper company is located in the largest building in the southern area of the two tracts. The northern tract contains a plumbing supply business and a rail yard transfer area. Railroad tracks are present on both tracts.

5.2 Underground Storage Tanks (“USTs”)

No access ways, fill pipes and vent pipes associated with USTs were observed on the subject property during the property inspection.

5.3 Aboveground Storage Tanks (“ASTs”)

No evidence of ASTs was observed on the subject property during the property inspection, although numerous approximately 275-gallon ASTs were observed on the plumbing supply businesses property. The ASTs observed appeared to be new and unused.

5.4 Polychlorinated Biphenyls (“PCBs”)

5.4.1 Transformers and Capacitors

Transformers and capacitors that contain an oil-based dielectric fluid are considered a recognized environmental condition, due to the potential presence of polychlorinated biphenyls (“PCBs”) in the dielectric fluid. Numerous transformers were observed on the subject property during the property inspection, including both pole and pad mounted. No specific information could be obtained pertaining to the presence of PCBs

5.4.2 Fluorescent Light Ballasts

Fluorescent light ballasts contain capacitors that may be filled with PCB-containing dielectric fluid. No fluorescent light ballasts were observed during the property inspection. Access to the interiors of the buildings was not obtained.

5.4.3 Elevators and Hydraulic Equipment

Elevators and hydraulic equipment that contain hydraulic fluid are a potential area of environmental concern due to the potential for PCBs to be present in the hydraulic fluid.

No elevators were present on the subject property. Access to the interiors of the buildings was not obtained. Two farm tractors were observed in the rail yard in the northern tract.

5.5 Asbestos-Containing Material (“ACM”)

Effective October 11, 1994, the Occupational Safety and Health Administration (“OSHA”) expanded the scope of its general industry standard for asbestos, 29 CFR 1910.1001. The standard now applies to virtually all buildings constructed before 1980 and brings OSHA's enforcement power to an issue which was previously regulated by the EPA's National Emission Standards for Hazardous Air Pollutants (“NESHAPS”) only when building renovation or demolition was planned.

The new standard requires the owner of a building constructed before 1980 that contains thermal system insulation and/or sprayed-on or trowelled-on surfacing materials to presume that these materials contain asbestos. Building owners whose buildings fall into this category can either make the presumption that these materials contain asbestos and provide appropriate training and hazard communication, or sample and analyze these materials to determine whether they contain asbestos. The building owner can then take the appropriate steps based on the analytical results. If ACM is identified, employees must be informed of the presence of ACM in their work areas and the ACM must be repaired to a sound, undamaged condition. Additionally, ACM that has a potential to become damaged and release fibers must be properly labeled. Employees who may be exposed to asbestos as part of their job should receive awareness training, exposure monitoring and possibly medical surveillance. Maintenance personnel who may disturb asbestos during their work must be trained in asbestos handling work practices and engineering controls in addition to the above.

No suspect ACM was observed on the subject property during the property inspection. Access to the interiors of the buildings was not obtained.

5.6 Lead-Based Paint

According to the Housing and Urban Development (“HUD”) Authority, lead-based paint (“LBP”) is defined as paint on surfaces with lead in excess of 1.0-milligrams per square centimeter (“mg/cm²”), as measured by a x-ray fluorescence (“XRF”) detector of 0.5 percent by weight. No suspect LBP was observed on the subject property during the property inspection. Access to the interiors of the buildings was not obtained.

5.7 Lead in Drinking Water

Drinking water is currently supplied to the subject property by the City of York. The potential for lead to be present in this water would primarily be due to corrosion of lead piping, lead

fixtures, and lead solder that may be contained in the water delivery systems. The type of piping used to bring the water into the building is unknown. In order to determine if lead exists, sampling would be necessary.

5.8 Chemical/Raw Material Storage

No chemical or material storage was observed on the subject property during the property inspection. Access to the interiors of the buildings was not obtained.

5.9 Waste Generation

The status of municipal solid waste (“MSW”) generated at the subject property could not be determined, due to limited access.

5.10 Surficial Disturbances

No surficial disturbances were observed on the subject property during the site inspection.

5.11 Floor Drains/Sumps

No drains were observed on the subject property, access to the interiors of the buildings was not obtained.

5.12 Radon Gas

Radon gas is a naturally occurring radioactive gas found in soils and rocks. It is generated by the decay of naturally occurring uranium as a colorless and odorless gas. Radon gas can accumulate once inside an enclosed space such as an office building or home. There is an increased risk of developing lung cancer when exposed to elevated levels of radon gas. In general, the risk increases as the concentration of radon gas and the length of exposure increases. The EPA has established 4 picoCuries per liter (“pCi/L”) of radon gas in indoor air as a guidance level for residences. Accumulations above 4 pCi/L are considered to represent a health risk to occupants.

According to publications promulgated by EPA, the 17403 zip code that the subject property is located in has an arithmetic mean for radon detection of approximately 15.1 pCi/L. Since the arithmetic mean is above 4 pCi/L, the presence of radon gas must be considered if sub-grade living or working space (i.e., offices or housing in basement levels) is planned for the subject property. Due to the planned development of the property, radon testing would be necessary to further assess the risk posed by radon on the subject property.

5.13 Adjoining Properties

Adjoining property usage is an important consideration in evaluating property conditions since surface water and groundwater flow create potential pathways for migration of chemicals from off-site sources. The observed adjoining properties are listed below:

- North – North of the subject property there is vacant land, with the Codorus Creek beyond. Keystone Color Works is located to the north of the southern tract.
- South – Residential properties and some commercial businesses are located south of both of the tracts.
- East – Residential properties and some commercial businesses are located east of both of the tracts.
- West – The Codorus Creek and commercial properties are located to the west of the subject property.

5.14 Additional Observations

No evidence of pits, ponds, or lagoons was observed on the subject property. Areas of stressed vegetation on the subject property were confined to the area along the railroad tracks. Due to the presence and operation of railroad tracks on the subject property, the potential exists for surface soils to be contaminated with Polychlorinated Biphenyls (“PCBs”), Polyaromatic Hydrocarbons (“PAHs”), and metals. Soil sampling would be required to determine if impacted soils are present on the subject property as a result of the past operation and presence of railroad tracks on the property.

6.0 FINDINGS

Based on historical property use, government agencies' records review, property observations and adjoining property usage, the findings are as follows:

1. The Aerial Photographs and Sanborns reveal that the subject property is located adjacent to and includes several industrial properties. These properties include a rail yard, plumbing supply house, and former electric generation plant. The location of these properties was confirmed during the property inspection.
2. The EDR report revealed four (4) CORRACTS site located within one mile of the subject property. The Keystone Color Works CORRACTS site is located north of the subject property and was assigned a low corrective. Based on the location of the Keystone Color Works site relative to the subject property and the low priority status of the site, no adverse impacts to the subject property are expected from the Keystone Color Works CORRACTS site.
3. The EDR report revealed one (1) RCRIS-LQG sites located within one-quarter of a mile of the subject property. No treatment, storage, or disposal activities have been reported for the RCRIS-LQG site and no violations exist. Under normal operating conditions, no adverse impacts to the subject property would be expected from this RCRIS-LQG site.
4. The EDR report revealed five (5) RCRIS-SQG sites located within one-quarter of a mile of the subject property. The Weavers Auto Body and Keystone Color Works RCRIS-SQG sites are located north of the subject property across West Gay Avenue. According to the database report, no violations have been reported for the listed RCRIS-SQG sites and no treatment, storage or disposal activities have been reported. Under normal operating conditions, no impacts to the subject property would be expected from the RCRIS-SQG sites.
5. The EDR report revealed three (3) LUST sites located within half of a mile of the subject property. The reported LUST sites are not located on or adjacent to the subject property, however, several of the sites are located upgradient from the subject property. According to the database report, all of the sites are listed as cleanup completed at the LUST site. Based upon the distances from the subject property and the reported status of the sites, adverse impacts to the subject property would not be expected from these LUST sites.
6. The EDR report revealed one (1) UST site located within one-quarter of a mile of the subject property. The database report indicated that there are two (2) 10,000-gallon gasoline USTs and one (1) 6,000-gallon kerosene UST at the site which were installed in 1990 and are currently in use. According to the database report, the UST site is located east of the northern tract of the subject property along North George Street, although the address states Emigsville. Based on the direction of the UST site from the subject property, under normal operating conditions, no adverse impacts to the subject property would be expected from this UST site.
7. The EDR report revealed one (1) SWF/LF sites located within half of a mile of the subject property. The SWF/LF sites are located nearly 2,000 feet southeast of the subject property. The site is listed as a residential processing site. Under normal operating conditions, no impacts to the subject property would be expected from this SWF/LF site.

8. The EDR report revealed one (1) NFRAP site located within one-quarter of a mile of the subject property. The Keystone Color Works site is listed as an NFRAP site, but the Site Incident is not reported. The site is located north of the southern tract of the subject property and is not listed as a federal facility and is not on the NPL. Under normal operating conditions, no adverse impacts to the subject property are expected from this NFRAP site.
9. The EDR report revealed one (1) UREG LTANK sites located within half of a mile of the subject property. The reported unregulated leaking tank site is not located on or adjacent to the subject property. The reported site used authorities other than Act 32 to cleanup the tank release. The Allis Mineral Systems site was listed as closed in 1994. Due to the relative distances of the reported UNREG LTANKS site from the subject property, adverse impacts to the subject property would not be expected from this unregulated leaking tank site.
10. The EDR report revealed two (2) Coal Gas sites located within one mile of the subject property. Both of the reported Coal Gas sites belong to York Gas Company. The “New” Coal Gas site is located west of the subject property across the Codorus Creek and the “Old” Coal Gas site is located east of the subject property across North George Street. Based on the distance and direction of these Coal Gas sites from the subject property, no impacts to the subject property would be expected from the reported Coal Gas sites.
11. No evidence of ASTs was observed on the subject property during the property inspection, although one (1) approximately 25,000-gallon AST with unknown contents was noted during the review of Sanborns and Aerial Photographs, on the southern tract.
12. Due to the presence and operation of railroad tracks on the subject property, the potential exists for surface soils to be contaminated with Polychlorinated Biphenyls (“PCBs”), Polyaromatic Hydrocarbons (“PAHs”), and metals. Soil sampling would be required to determine if impacted soils are present on the subject property as a result of the past operation and presence of railroad tracks on the property.

7.0 CONCLUSIONS

Pennoni has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-00 of the Northwest Triangle Addition located in the City of York, York County, Pennsylvania. The environmental professionals responsible for conducting this Phase I Environmental Site Assessment and the preparation of this Report are qualified based upon their experience and education. Any exceptions to or deletions from the practice are described in Section 1.0 (Introduction) of this Report. This assessment has revealed the following evidence of recognized environmental conditions (“RECs”) in connection with the subject property.

- Access within the buildings was not provided during completion of the Phase I and therefore no conclusions relative to their interiors can be made.
- During the review of the Sanborns and Aerial Photographs one (1) approximately 25,000-gallon AST with unknown contents was noted on the subject property, the potential exists for surface soils to be contaminated with Polyaromatic Hydrocarbons (“PAHs”) and Volatile Organic Compounds (“VOCs”). Soil sampling would be required to determine if impacted soils are present on the subject property as a result of the past operation and presence of this AST on the subject property.
- Due to the presence and operation of railroad tracks on the subject property, the potential exists for surface soils to be contaminated with Polychlorinated Biphenyls (“PCBs”), Polyaromatic Hydrocarbons (“PAHs”), and metals. Soil sampling would be required to determine if impacted soils are present on the subject property as a result of the past operation and presence of railroad tracks on the subject property.

8.0 REFERENCES

The following documents, publications, maps, etc. were used as source materials for this Phase I Environmental Site Assessment:

- ASTM Standards on Environmental Site Assessments for Commercial Real Estate (E 1527-00), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2000.
- EDR Database Report, Report No. 01327299.2r, dated December 16, 2004, obtained from Environmental Data Resources, Inc.
- Engineering Characteristics of the Rocks of Pennsylvania, Alan R. Geyer and J. Peter Wilshusen, Department of Environmental Resources Bureau of Topographic and Geologic Survey, 1982.
- Geologic Map of Pennsylvania, Commonwealth of Pennsylvania Department of Environmental Resources Topographic and Geologic Survey, with a scale of 1 inch equal to 250,000 feet, 1980.
- Microsoft Terra Server, <http://teraserver.microsoft.com>
- Soil Survey of York County, Pennsylvania, United States Department of Agriculture Soil Conservation Service.
- York, PA USGS, 7.5 minute topographic quadrangle, 1995.

Appendix A
Property Location Map

Appendix B
Aerial Photographs

Appendix C
Historical Maps

Appendix D
Environmental Database Report

Appendix E
Regulatory Agencies' Documentation

**Appendix F
Photographs**