

1.0 EXECUTIVE SUMMARY

Stell Environmental Enterprises, Inc. (SEE) conducted a Phase I Environmental Site Assessment (Phase I ESA) on the wastewater treatment plant property associated with the "Embreeville Complex" located in Newlin Township, Chester County, Pennsylvania. The Phase I ESA was completed on portions of tax parcel (49-2-54-E), which generally lies between State Route 162 (S.R. 162) and the Brandywine Creek, west of the village of Marshallton and the Borough of West Chester. The Property is located in a suburban setting, with medium density residential land uses.

SEE has performed this Phase I ESA in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard Practice E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

SEE completed this project under contract with Trammell Crow Services, Inc., on behalf of the Commonwealth of Pennsylvania, Department of Public Welfare. This assessment has revealed no recognized environmental conditions in connection with the Property except for the following:

- One 300-gallon kerosene AST is present on the property near the Pump House building, historically used to fuel the building's heating system. Stained soils exist at the base of this AST. The stained soils surrounding the AST are a recognized environmental condition.

In addition to the above noted recognized environmental conditions, potential recognized environmental conditions exist in connection with the property. Although not considered recognized environmental conditions at this time, potential recognized environmental condition areas warrant appropriate monitoring, management and in some cases corrective action. This assessment has revealed the following potential recognized environmental conditions in connection to the property:

- ◆ The property discharges treated effluent from the on-site wastewater treatment plant through outfall 001 to the Brandywine Creek. Most of the wastewater originates on the adjacent Embreeville Complex. The discharges are regulated under an active NPDES discharge permit, number PA 0029912. The wastewater treatment plant is currently operating within the design criteria and the discharge limitations set forth in the NPDES permit. Due to the age and nature of the system, its collection of off-site waste streams, the complexities of system operation and the direct discharge conduit to the Brandywine Creek, the wastewater discharge is a potential recognized environmental condition.

- ◆ Floor drains are located in the Pump House building on the Property and discharge to unknown locations. The unknown discharge locations, combined with staining and hazardous substance and petroleum product storage next to the floor drain, may pose a threat to the environment. It is suspected that the floor drain discharges to the wastewater treatment plant, however this has not been confirmed. The floor drain and its discharge point are a potential recognized environmental condition.
- ◆ One 2000-gallon chlorine AST exists on the property near the chlorination building. Approximately 1800 gallons of chlorine remain within the AST. Reportedly, the chlorine has not been used in the treatment process for several years. The secondary containment system surrounding the chlorine AST is in poor condition and needs extensive repairs. The lack of adequate secondary containment associated with the AST represents a potential recognized environmental concern.
- ◆ A number of hazardous substance containers are located in the pump house building on the Property. These containers are not all well marked, are located near floor drains, and have no secondary containment. These containers and the enclosed materials do not appear to be a recognized environmental condition in their present state; however, if any of the containers fail, it is almost certain a recognized environmental condition would be created.
- Staining is present on the Pump house storage room floor, including areas around a floor drain. It appears that the staining is limited to the flooring surface; however, the material causing the staining has likely entered a nearby floor drain and may result in a recognized environmental condition.