



EnviroSure Inc

Quality. Integrity. Reliability.

SBA-Certified HUBZone Small Business
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GSA Contract Holder (GS-10F0015X)



EnviroSure Inc

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PREPARED FOR

**WSFS BANK CENTER
400 EAST MARKET STREET
WEST CHESTER, PENNSYLVANIA 19382**

**TRANSACTION SCREEN
2 MOXLEY ROAD
LONDON GROVE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA**

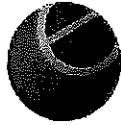
AUGUST 19, 2011

**PROJECT NUMBER
10375**

**PREPARED BY
ENVIROSURE, INC.**

**RACHEL ADAMS
ENVIRONMENTAL SCIENTIST**

**SCOTT SMITH, P.E.
VICE PRESIDENT**



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August 19, 2011

Project Number 10375

Mr. Paul Lynahan
WSFS Bank Center
400 East Market Street
West Chester, Pennsylvania 19382

**Reference: Transaction Screen
2 Moxley Road
London Grove Township, Chester County, Pennsylvania**

Dear Mr. Lynahan:

We are pleased to present our Transaction Screen report for the referenced Site. We trust that the information within this report meets your needs.

Thank you for the opportunity to provide our professional environmental services to you. Should you require additional information or have questions regarding this report, please contact us at 610.696.8980.

Sincerely,

EnviroSure, Inc.

Scott Smith, P.E.
Vice President

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SUMMARY

WSFS Bank Center (the Client), the *user* of the report, retained EnviroSure, Inc. (EnviroSure) to conduct a *transaction screen (TS)* of the *property* located at 2 Moxley Road in London Grove Township, Chester County, Pennsylvania (the Site). This *TS* was conducted in accordance with the *American Society for Testing and Materials (ASTM) Standard Practice E 1528-06 for Limited Environmental Due Diligence: Transaction Screen Process (ASTM E 1528-06)*. The completed *TS questionnaire* is provided in Appendix A of this report.

Affirmative or unknown answers are considered *potential environmental conditions*. It is the *user's* responsibility to draw conclusions regarding affirmative or unknown answers. Based on the information reviewed within the constraints and limitations of a *TS*, EnviroSure does not recommend further investigation at this time. However, the *user* should be aware that greater environmental assessment and investigation further reduces risk

1.0 INTRODUCTION

The words and phrases that appear in italics throughout this report have specific meanings by ASTM E 1528-06 as defined in Appendix B.

1.1 Purpose

The purpose of the *TS* summarized in this report was to conduct limited environmental *due diligence* (that is, less than a *Phase I Environmental Site Assessment*) and complete the *TS questionnaire* in general accordance with ASTM E 1528-06.

1.2 Scope of Services and Deviations

EnviroSure's Engagement Letter, dated August 11, 2011, approved by the Client defines the scope of services and contract provisions under which the work was performed for this *TS*. Our scope of work was limited to those items specifically identified in the Engagement Letter. Environmental issues not specifically addressed in the Engagement Letter and this report were beyond the scope of our evaluation. Reliance on the contents of this report by parties other than the Client is with written permission by the Client and subject to the same contract provisions as apply to the Client.

1.3 Limitations and Exceptions

EnviroSure performed this *TS* in general accordance with the guidelines set forth in ASTM E 1528-06. The *user* is advised that this practice will not satisfy the practices that constitute *all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial or customary practice as defined in 42 U.S.C. §9601(35)(B) to establish Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) *Landowner Liability Protections (LLPs)*. If the driving force behind the environmental *due diligence* is a desire to qualify for one of the CERCLA *LLPs*, this practice should not be applied. Instead, the ASTM Practice E 1527 for *Environmental Site Assessments: Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process*, may be used.

No warranty, expressed or implied, is made by EnviroSure. It is the *user's* responsibility to draw conclusions regarding affirmative or unknown answers identified in the completed *TS questionnaire* for the Site. EnviroSure offers Phase I Environmental Site Assessments (ESAs) and environmental investigations of soil and groundwater to further evaluate potential environmental conditions on a site. EnviroSure works with our clients to identify the level of investigation needed to provide them with an acceptable level of risk.

This report is intended for the exclusive use of the Client and those corporations, partnerships, or other entities represented by the Client that are formed to acquire or hold title to the Site discussed in this report and may not be relied upon by other parties.

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1.4 Special Terms and Conditions

The Site owner is solely responsible for notifications in accordance with federal, state, and local laws of the existence, release, treatment or disposal of any *hazardous substances* or *petroleum products* observed at the Site. EnviroSure assumes no responsibility or liability whatsoever for any claim, loss of *property* value, damage, or injury that results from pre-existing *hazardous substances* and *petroleum products* encountered or present on the Site, or from the discovery of such hazardous materials.

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2.0 SITE DESCRIPTION

Address: 2 Moxley Road
Municipality: London Grove Township
County: Chester
State: Pennsylvania
Size: Approximately 24 acres

3.0 SITE VISIT

On August 18, 2011, Rachel Adams of EnviroSure, conducted a *site visit* to complete the associated sections of the *TS questionnaire* in Appendix A of this report. This section of the report provides an overview of the *site visit*. Refer to the completed *TS questionnaire* in Appendix A of this report for a summary of observations during the *site visit*. Nancy Truitt, owner of the Site, provided EnviroSure access to the Site. Selected photographs taken during the *site visit* are included in Appendix C.

The approximately 24-acre Site consists of two buildings, a 13,944-SF police building and an 8,144-SF district court building, surrounded by open space. Both buildings consist of brick exterior. Two wells are located on the Site. The Site contains a septic system with a new septic pump and drain field installed in 2001. The surrounding area consists primarily of farmland and commercial properties. The current uses of adjacent properties are:

North:	Vacant lot
East:	Farmland
South:	Eric MacCluen Golf Academy/Boomers Family Fun Center (1056 Gap Newport Pike)
West:	Everett Weight Loss Center (1284 Gap Newport Pike)

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4.0 INTERVIEWS

During the *site visit*, EnviroSure conducted an interview with Nancy Truitt. Ms. Truitt is the owner of the Site. Refer to the completed *TS questionnaire* in Appendix A of this report for a summary of the interview conducted.

5.0 GOVERNMENT RECORDS/HISTORICAL SOURCES

5.1 *Government Records Inquiry*

To obtain information regarding past regulatory activity and environmental investigations at the Site, EnviroSure ordered and reviewed the EDR Radius Map Report with GeoCheck[®] with a summary of information from federal and state databases covering the Site and surrounding area. EnviroSure summarized the results in the completed *TS questionnaire* in Appendix A. Review the complete regulatory database report provided in Appendix D for detailed information.

5.2 *Historical Sources Inquiry*

During a *TS* and if *reasonably ascertainable*, ASTM E 1528-06 requires that the preparer review one of two sources of historical data: *fire insurance maps* showing the Site or *local street directories* for the Site. If the first source reviewed yields no information, then the second source must be reviewed. If both sources yield no information then the lack of historical information is presumed to be a *potential environmental condition*.

Sanborn Fire Insurance Maps

EnviroSure contacted EDR to order Sanborn *Fire Insurance Maps* (Sanborns) for the Site. The Site was not covered by Sanborns based on InfoMap's review of available maps. The notification of no Sanborn coverage is included in Appendix E.

Local Street Directories

EnviroSure contacted EDR to order an abstract of *local city directories* for the Site. EDR responded that local city directories for the Site were not located. The notice of no coverage is provided in Appendix E.

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6.0 TRANSACTION SCREEN QUESTIONNAIRE

The results of the *TS questionnaire* for the *site visit*, interviews, and government records/historical sources inquiry are provided in Appendix A. The specific questions within the questionnaire are in accordance with ASTM E 1528-06. An affirmative, unknown, or no response is presumed to be a *potential environmental condition*. It is the *user's* responsibility to draw conclusions regarding affirmative or unknown answers.

Based on the information reviewed within the constraints and limitations of a *TS*, EnviroSure does not recommend further investigation at this time. However, the *user* should be aware that additional environmental assessments and investigations may help in forming a better understanding of the historical use of the Site and business risk associated with *potential environmental conditions*.

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7.0 REFERENCES

American Society of Testing and Materials (ASTM). *Standard Practice E 1528-06 for Limited Environmental Due Diligence: Transaction Screen Process.*

Environmental Data Resources, Inc. (August 16, 2011). *Certified Sanborn® Map Report, 2 Moxley Road, Avondale, PA 19311*

Environmental Data Resources, Inc. (August 18, 2011). *The EDR-City Directory Abstract, 2 Moxley Road, Avondale, PA 19311*

Environmental Data Resources, Inc. (August 16, 2011). *The EDR Radius Map Report™ with Geoscheck®, 2 Moxley Road, Avondale, PA 19311*