

ENVIRONMENTAL ASSESSMENT

DESANTO REALTY GROUP

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Mr. Michael Blank



PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

1180 CHURCH ROAD

Lansdale, Pennsylvania 19446

PREPARED BY:

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EMG Project #: 84445.07R-001.050

Date of Report: July 31, 2007

On site Date: July 11, 2007

The EMG logo consists of the letters "EMG" in a bold, white, sans-serif font, centered within a solid dark green square.

PROJECT SUMMARY

1180 Church Road
Lansdale, Pennsylvania 19446

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost §	Reference Section	Page
Historical Review	✓				5	11
Operational Activities	✓				6.1	14
Hazardous Materials		(1)		See Below	6.2	14
Waste Generation	✓				6.3	15
PCBs		(2)		N/A	6.4	15
Asbestos	✓				6.5	15
Radon	✓				6.6	16
Lead-Based Paint	✓				6.7	16
Tanks/Pipelines	✓				6.8	16
Surface Areas	✓				6.9	17
Mold	✓				6.10	17
Regulatory Database Review	✓				7	18
Adjacent Properties	✓				8	22

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document.

§ Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

(1) EMG observed several 55-gallon drums in a fenced in area at the Project. The contents of the drums are unknown. Signage on the fencing indicates that the drums are the property of the Environmental Protection Agency (EPA). The POC concurs. There was no information reviewed as a part of this assessment that would indicate what activities would require the EPA's presence at the Project. EMG recommends that any information regarding the drums at the Project and/or any remediation that may be occurring in this area be provided for review. The cost to perform said file review is \$175/hour, with a minimum of 4 hours (\$700) not to exceed 10 hours (\$1,750) without prior Client authorization. Should this information be unavailable or insufficient, additional investigation may be warranted.

(2) The hydraulic elevator unit at the Project should be serviced, which would either repair or remove the equipment. At the time of service, the hydraulic oil should be sampled and analyzed for PCB content. If the elevator system is to be removed, sampling and analysis of soil and groundwater should be performed to determine the potential for impact to the Project from this on site source. Based on the results of the sampling event, additional investigation may be necessary.

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1. CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of the property located at 1180 Church Road (the "Project") in Lansdale, Pennsylvania 19446. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

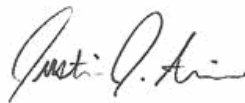
If you have any questions regarding this report, please contact the Senior Environmental Consultant listed below at 800.733.0660, Ext. 6675.

Researched by: Marlee Forsthoffer, Project Manager

Surveyed by: Marlee Forsthoffer, Project Manager

Written by: Marlee Forsthoffer, Project Manager

Reviewed by:



Justin J. Arias, Technical Report Reviewer for
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2. EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on site observations of the accessible areas of the property located at 1180 Church Road (the "Project"), on July 11, 2007. The Project is located in Lansdale, Pennsylvania 19446, and consists of approximately 40 acres of land.

The Project, originally constructed in 1966, was renovated in 1989, and is currently a multi-tenant commercial office and warehouse facility. Current facility operations include maintenance of the on site building as well as administrative technical operations. Prior to construction of the current improvements, the Project was used as a slate quarry, a brick company, and a television tube manufacturer. Properties in the general vicinity of the Project include undeveloped land, commercial, residential, and industrial land uses.

The following summarizes the independent conclusions representing EMG's best professional judgment based on 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. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

2.1. FINDINGS/CONCLUSIONS

Historical Review (Section 5)

- The review of the historical data available for the Project and surrounding area revealed no evidence that may have lead to an environmental impact to the Project. No further action or investigation is recommended regarding historical uses.

Operational Activities (Section 6.1)

- EMG observed no circumstances of environmental concern associated with the operational activities at the Project. No further action or investigation is recommended regarding operational activities at the Project.

Hazardous Materials/Petroleum Products (Section 6.2)

- The Project is not involved in the use of hazardous materials; however, the Project is involved in the use of petroleum products in the form of routine janitorial and maintenance supplies. The identified materials appear to be properly stored. The materials observed do not appear to pose a hazard to the Project, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. No further action or investigation is recommended regarding the use of hazardous materials or petroleum products at the Project.
- However, EMG observed several 55-gallon drums in a fenced in area at the Project. The contents of the drums are unknown. Signage on the fencing indicates that the drums are the property of the Environmental Protection Agency (EPA). The POC concurs. There was no information reviewed as a part of this assessment that would indicate what activities would require the EPA's presence at the Project. EMG recommends that any information regarding the drums at the Project and/or any remediation that may be occurring in this area be provided for review. The cost to perform said file review is \$175/hour, with a minimum of 4 hours (\$700) not to exceed 10 hours (\$1,750) without prior Client authorization. Should this information be unavailable or insufficient, additional investigation may be warranted.

Wastes (Section 6.3)

- The Project does not generate, treat, store, or dispose of hazardous, medical, or regulated wastes. Furthermore, the non-hazardous solid and liquid wastes generated at the Project appear to be stored and disposed of properly. No further action or investigation is recommended regarding wastes at the Project.
- The Project is not involved in the treatment, storage, or disposal of hazardous, medical, or regulated wastes; however, the Project generates non-hazardous solid and liquid wastes. Generated wastes appear to be stored and disposed of properly. No further action or investigation is recommended regarding wastes at the Project.

Polychlorinated Biphenyls (PCBs) (Section 6.4)

- EMG identified utility-owned transformers at the Project that are labeled as “Non-PCB”. This equipment appeared to be in good condition with no evidence of leaks. No further action or investigation is recommended regarding the transformers at the Project.
- An out of service hydraulic lift elevator is located at the Project. Visual indication of severe leakage was observed in the elevator pit. The hydraulic elevator unit at the Project should be serviced, which would either repair or remove the equipment. At the time of service, the hydraulic oil should be sampled and analyzed for PCB content. If the elevator system is to be removed, sampling and analysis of soil and groundwater should be performed to determine the potential for impact to the Project from this on site source. Based on the results of the sampling event, additional investigation may be necessary.
- The Project contains a trash compactor that uses hydraulic fluid. PCB-containing hydraulic fluid has not been manufactured since 1977. Therefore, based on the date of installations (post-1977), PCB-containing hydraulic fluid is not likely to be found in the operating system. No indication of leakage was observed in the areas of this equipment. No further action or investigation is recommended regarding this equipment.

Asbestos-Containing Materials (ACM) (Section 6.5)

- Suspect ACM in the form of roofing materials and floor tile/mastic were not sampled as part of the assessment. These non-friable materials are in good condition and should be sampled prior to repair, renovation, or demolition activities.

Radon Gas (Section 6.6)

- Radon gas was not addressed due to the non-residential use of the Project. No further action or investigation is recommended with regard to radon gas levels at the Project.

Lead-Based Paint (LBP) (Section 6.7)

- LBP was not addressed due to the non-residential use of the Project. No further action or investigation is recommended with regard to LBP at the Project.

Storage Tanks/Pipelines (Section 6.8)

- No evidence of storage tanks or pipelines (above or below ground) was identified. No further action or investigation is recommended regarding storage tanks or pipelines at the Project.

Surface Areas (Section 6.9)

- EMG noted several groundwater monitoring wells at the Project. The monitoring wells were reportedly installed as part of an on-going EPA and PADEP investigation into regional groundwater contamination associated with the nearby North Penn-Area 6 NPL site (see the *Regulatory Review* section below).
- Visual observation of the storm water system did not identify any abnormal accumulation of petroleum run-off or foreign material. No unusual blockages of the storm water control system were observed. No unusual ponding of storm waters was observed. No further action or investigation is recommended regarding storm water systems at the Project.

Mold (Section 6.10)

- EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project. No further action or investigation is recommended regarding mold at the Project.

Regulatory Review (Section 7)

- Based on review of the regulatory database report, the Project is listed on the EDR regulatory database as a FINDS and RCRA-SQG site. A current tenant of the Project, Merck & Company, is listed in the FINDS database. Information in the FINDS database indicates that this tenant is registered under the AIRS/AFS and PA-EFACTS subsystems due to air emissions. Reportedly, the tenant is in compliance with procedural requirements.
- A former tenant of the Project, Safeguard Business Systems, is listed in the FINDS, RCRA-SQG, and PA Manifest databases. Information in the FINDS database indicates that the Project is listed in the PA-EFACTS database due to its listing as a RCRIS Generators site. The RCRIS-Generator database is merely a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes and are not necessarily sites with reported contamination incidents. The Project was not identified on any database which reports spills or releases such as the NPL, SHWS, or CERCLIS databases. Considering the current regulatory status and the absence of reported releases, listing is not anticipated to have adversely impacted the environmental integrity of the Project. The PA Manifest listings are associated with facilities located in Dolton, Illinois and Canton, Massachusetts. The Project is merely identified as the mailing address, and is likely the corporate office. Considering the absence of reported releases and current regulatory status, neither listing is anticipated to have adversely impacted the environmental integrity of the Project. No further action or investigation is recommended regarding the on site listings.

- Based on review of the regulatory database report, there is one Voluntary Cleanup Program (VCP) site, Ford Electric and Refrigeration, located approximately 288 feet northeast of the Project that has the potential to impact the environmental integrity of the Project. Based on review of the USGS Topographic Map, this site is located topographically upgradient from the Project and estimated groundwater flow in the area of the sites is to the southwest, towards the Project. Information in the VCP database indicates that the contaminants of concern at this site included chlorinated solvents, lead, and inorganic compounds. A response date of October 15, 1999, is listed; however, no additional information was provided in the regulatory database report. Based on distance from the Project, and topographic relations, there is a potential that this site has impacted the environmental integrity of the Project. However, assessment of the Project does not indicate that the Project would be investigated as a source of this contamination since there were no historic or current activities identified at the Project which could lead to this type of contamination. In addition, there does not appear to be an immediate health risk to the occupants of the Project since the Project is serviced by public water and sewer systems. Based on this information, no further action or investigation is recommended.
- Based on review of the regulatory database report, there is one NPL site, the North Penn-Area 6, located approximately 1,000 feet west of the Project that has the potential to impact the environmental integrity of the Project. Information contained in the NPL database indicates that of contamination in the ground water in the area was identified in 1979. EPA and the Pennsylvania Department of Environmental Protection (PADEP) were notified of the contamination, and over the next several years were involved in investigating the sources. EPA arranged for the connection of a number of residences to public water supplies that had formerly used private wells for drinking water, but which had become contaminated. There are additional private wells in use outside the known area of ground water contamination. Sampling was conducted at several wells in the area to determine type and levels of contamination in the groundwater. Contaminants include trichloroethene, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis- and trans-1,2-dichloroethene, chloroform, carbon tetrachloride, trichlorofluoromethane, vinyl chloride, and methylene chloride. Based on review of available information, there is a potential that this site has impacted the environmental integrity of the Project. However, assessment of the Project does not indicate that the Project would be investigated as a source of this contamination since there were no historic or current activities identified at the Project which could lead to this type of contamination. Furthermore, the Project lands are primarily covered by impermeable surfaces, such as buildings and asphalt/concrete paved areas, thereby limiting access to any subsurface contamination. In addition, there does not appear to be an immediate health risk to the occupants of the Project since the Project is serviced by public water and sewer systems. Based on this information, no further action or investigation is recommended. However, the Project should stay apprised of the regulatory status of the off site source of contamination, and continue to cooperate with all applicable regulatory agencies, if required.

Adjacent Properties (Section 8)

- EMG identified no current adjacent property uses that are anticipated to have a negative impact on the environmental integrity of the Project. No further action or investigation is recommended regarding the adjacent properties.

2.2. RECOMMENDATIONS

The following additional action is recommended:

- The hydraulic elevator unit at the Project should be serviced, which could either repair or removal of the equipment. At the time of service, the hydraulic oil should be sampled and analyzed to evaluate for PCB content. If the elevator system is to be removed, sampling and analysis of soil and groundwater should be performed to determine the potential for impact to the Project from this on site source. Based on the results of the sampling event, additional investigation may be necessary.
- EMG recommends that any information regarding the drums at the Project and/or any remediation that may be occurring in this area be provided for review. The cost to perform said file review is \$175/hour, with a minimum of 4 hours (\$700) not to exceed 10 hours (\$1,750) without prior Client authorization. Should this information be unavailable or insufficient, additional investigation may be warranted.

3. SURVEY APPROACH/PURPOSE

EMG conducted an on site Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives. On site activities and/or interviews were conducted by Ms. Marlee Forsthoffer, EMG Project Manager, with:

- Mr. Dan Polizzi, On site Point of Contact (POC) and Property Manager

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices (Section 9). The Questionnaire was completed by the POC. Information obtained from the Questionnaire has been used in the preparation of this report.

Areas accessed included all mechanical areas; all common areas; all exterior areas; and the Project boundaries.

Visual observation above the drop ceiling tiles was not performed as a part of this assessment.

Visual observation of pipe chases and behind walls was not performed as a part of this assessment.

Weather conditions at the time of the Project assessment were rainy, with temperatures in the mid 80s (°F) and light winds.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 Scope of Work. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic and wetlands data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
 - Facility storage tanks, drums, containers (above or below ground), etc.
 - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
 - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:
 - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior).

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for “suspect” determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the “Green Book”). Therefore, all materials listed in the Green Book which were installed prior to 1980 are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect regardless of installation date (these materials continue to be manufactured and installed in the United States).

- Radon gas propensity, through the review of the USEPA’s Map of Radon Zones.
- Lead-based paint for all residential properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of the ASTM Standard E 1527-00. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

4. PROJECT LOCATION/DESCRIPTION

The Project is located at 1180 Church Road in Lansdale, Montgomery, Pennsylvania 19446.

4.1. PROJECT DESCRIPTION

The Project lands consist of approximately 400,060 square feet.

The Project is currently an office and warehouse facility and contains three tenants. The Project was constructed in 1966 in one phase and was renovated in 1989. Renovations reportedly consisted of a gut renovation of the entire facility, including the removal and replacement of all existing interior finishing materials, as well as the reconfiguration of the interior of the building to accommodate new tenants. Project improvements consist of one two-story structure, landscaping, and surface-level asphalt paved parking/drive areas.

The Project is serviced by public water and sanitary sewer systems. The Project is supplied with water from North Wales Water Authority. Based on review of an online Water Quality Report, the drinking water supplied to the Project is within federal, state, and local drinking water quality standards.

Hot water is generated by multiple electrically powered water heaters. The associated piping was observed to be uninsulated.

HVAC systems observed consisted of the following:

- Heat and air-conditioning are supplied to the Project from combination electrically operated and natural gas-fired units. Conditioned air is distributed via thermostatically controlled, ducted supply and return plenum systems. Where observed, duct work associated with the HVAC systems was insulated with fiberglass. The exhaust flues associated with the HVAC system were observed to be uninsulated.

4.2. MISCELLANEOUS SYSTEMS

- Emergency generators — The Project operates two natural gas-fired emergency power generators. The generators are located along the northern exterior of the Merck tenant space. Natural Gas for the generators is supplied by PECO energy. The presence of this equipment is not anticipated to have an impact on the environmental integrity of the Project.
- Elevator — The Project operates one out of service hydraulic freight elevator. See section 6.4 for further discussion (see Section 6.4 for a further discussion).
- Trash compactor — The Project operates one out of service hydraulic trash compactor (see Section 6.4 for a further discussion).
- Sump pumps — The Project operates two sump pumps located in the basement of the vacant tenant space. The sump pumps discharge into the sanitary sewer system. No oil sheens or unusual odors were observed in the area of the equipment. The presence of this equipment is not anticipated to have an impact on the Project.
- Sewer ejector pumps— The Project operates two sewage ejector pumps located along the southern exterior of the building. The ejector pumps discharge into the sanitary sewer system. The presence of this equipment is not anticipated to have an impact on the Project.

4.3. ENVIRONMENTAL SETTING

4.3.1. Topography

Review of the Lansdale, Pennsylvania Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1983:

- The Project has an average elevation of approximately 370 feet above mean sea level. Elevations range from approximately 390 feet in the northeast portion of the Project to approximately 350 feet in the southwest portion of the Project. Slope in the general area of the Project also is to the southwest.
- The Project is shown to be improved with one outlined structure.
- The slope of the Project is estimated between approximately eight to ten percent in a southwesterly direction. The nearest surface water feature, Towamenicin Creek, is located approximately 50 feet southwest of the Project.

A copy of the topographic map is appended (Section 9).

4.3.2. Wetlands

Review of the National Wetlands Inventory (NWI) Map, published by the United States Fish and Wildlife Service and dated 2007, indicated the following:

- Wetlands are indicated on the northern portion of the Project. Any development of wetland areas, or of areas that might disturb wetlands, should be coordinated with applicable federal, state, and local agencies.

A copy of the NFWS wetlands map was not available for reproduction.

Review of the USGS Topographic Map and observations during the on site assessment identified the following:

- Surface water features and vegetation indicative of wetland areas (i.e., cattails and sedges) were identified on the northern portion of the Project. This area was observed to be approximately 500 square feet in size. Any development of wetland areas, or of areas that might disturb wetlands, should be coordinated with applicable federal, state, and local agencies.

5. HISTORICAL REVIEW

Review of information available from the Montgomery County Assessors Office indicated that the Project is shown as parcels 11-00-02192-002, 56-00-01306-006, and 56-00-01303-009.

5.1. CHAIN OF TITLE

Review of the available deed records indicates that the Project has been owned by 1180 Church Road Inc. since 2000. Deed records were researched back to 1937.

Review of available deed records did not identify any previous environmentally suspect ownership, easements, right of ways, or other environmental entries/restrictions associated with the Project.

Deeds and titles identified are listed in the table below.

Owner	Year Purchased
Northern Parcel	
1180 Church Road Inc.	2000
Liberty Property, LLP	1986
Rouse and Associates	1983
Zenith Electronic Corporation	1973
Philco Corporation	1961
Philco Corporation	1959
Lansdale Brick Company	1937
S.D. Fortenbaugh	Prior to 1937
Southern Parcel	
1180 Church Road Inc.	2000
Liberty Property Development Corporation	1994
Rouse and Associates	1987
Pennbrook Industrial Center	1965
Keller Pottery Company	1949
J. G. Pehlert	1942
George and Ethel Demming	1941
Sam and Ethyl Foyle	1941
Harry Axelroth	Prior to 1941

5.2. PRIOR USE INTERVIEWS

EMG met with Mr. Dan Polizzi, On site Point of Contact (POC) and Property Manager, who was cooperative, and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Polizzi was knowledgeable about the Project and questions EMG posed during the interview process. According to Mr. Polizzi, the Project was developed in the 1960s into the current use. Mr. Polizzi stated that prior to the current use, the Project was used as a television tube manufacturing plant, a brick company and a quarry. Mr. Polizzi indicated that he has been associated with the Project since 2001.

5.3. LOCAL GOVERNMENT AGENCY RECORD REVIEW

EMG reviewed file information for the Project kept by the Upper Gwynedd and Lansdale Building Departments. Records dating back to 1950 are maintained by these departments. No environmentally significant information was identified.

EMG contacted the Upper Gwynedd Fire Department and Lansdale Fire Department for information concerning the Project. A request for information was submitted by telephone to these departments. Information was pending at the time of this report. Upon receipt and review, any environmentally significant information will be forwarded in the form of an addendum. However, based on the investigation of the Project to date, the findings of this assessment are not expected to negatively impact the environmental integrity of the Project.

Review of the available zoning records from the Upper Gwynedd Township and Lansdale Zoning Department indicates that the Project is currently zoned Limited Industrial and Industrial District. The Project has maintained this zoning designation since development of the existing Project building. Records dating back to 1950 are maintained by this department.

5.4. HISTORICAL MAPS

EMG contacted EDR in an attempt to determine if there were any historic maps in the EDR Historic Map Collection. However, there was no historic map coverage for the Project in the EDR Historic Map Collection, for the period covering the years 1867 to present.

5.5. HISTORICAL CITY DIRECTORIES

EMG attempted to review city directories at the Lansdale Public Library. No historical city directories were identified for the area of the Project.

5.6. AERIAL PHOTOGRAPHY

Review of the 1965 aerial photograph, available from the Montgomery County Planning Commission, indicated the following:

- Project: The Project is improved with two structures, surface-level parking, and scattered vegetation. The buildings are situated in the northwestern portion of the Project. The northwestern portion of the Project appears to be disturbed with grading activities being performed. The southern portion of the Project is undeveloped. Vehicular access is available from the east.

- Off site: The area north of the Project is shown as undeveloped land. The area east of the Project is shown as a railroad right-of-way followed by residential homes. The area south of the Project is shown as a road followed by a large industrial type building. The area west of the Project is shown as undeveloped land and a railroad right-of-way.

The 1970 aerial photograph, available from Montgomery County Planning Commission, differs from the 1965 aerial photographs in that:

- Project: The Project is improved with multiple structures, one above ground storage tank, several wastewater lagoons, surface-level parking, and scattered vegetation. The buildings are situated in the north central portion of the Project. Vehicular access is available from the east. A disturbed area is located southwest of the Project buildings.

The 1975, 1980 and 1985 aerial photographs, available from Montgomery County Planning Commission, differs from the 1970 aerial photograph in that:

- Project: Three additional ASTs are shown north of the Project buildings. Additional wastewater lagoons are located northwest of the Project buildings.

The 1995 aerial photograph, available from USGS Microsoft Terraserver, differs from the 1985 aerial photograph in that:

- Off site: The area north of the Project is shown as a commercial type building followed by a railroad right-of-way and residential homes.

The 2002 aerial photograph, available from Google Earth, does not differ significantly from the 1995 aerial photograph.

Copies of the 1995 and 2002 aerial photographs are appended (Section 9). Copies of the remaining aerial photograph were not available due to Montgomery County Planning Commission policy.

In an attempt to identify the Project history back to 1940, EMG is researching additional aerial photograph coverage of the Project area at the National Archives and Records Administration in College Park, Maryland. At the time this report was issued, the information was pending. This information will be included in the Final Report; however, based upon the results of the assessment to date, it is not anticipated that the conclusions drawn will change when this information is received.

5.7. PREVIOUS INVESTIGATIONS/ASSESSMENTS

EMG was not provided with any previously conducted environmental assessment reports for the Project.

5.8. PLANS AND SPECIFICATIONS

As-built/renovation site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

5.9. HISTORICAL SUMMARY

Based upon interviews and a review of chain of title information, local agency records, and aerial photographs, the previous Project uses include a slate quarry and brick company (prior to 1950-1966), and a television tube manufacturing operation (1966-1983), prior to the redevelopment of the current Project improvements in 1989.

6. PROJECT RECONNAISSANCE

6.1. OPERATIONAL ACTIVITIES/NOTEWORTHY TENANTS

The Project is a commercial office/warehouse facility and is occupied by the tenants listed in the Project Tenants Table below.

Project Tenants	
Name of Tenant	Description of Operations
Merck	Office space, call center and training facility
Safeguard	Office space
Metso	Assembly of computer systems and servers for power industry
Vacant tenant space	N/A

Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.

6.2. HAZARDOUS MATERIALS/PETROLEUM PRODUCTS STORAGE AND HANDLING

EMG observed several 55-gallon drums in a fenced in area at the Project. The contents of the drums are unknown. Signage on the fencing indicates that the drums are the property of the Environmental Protection Agency (EPA). The POC concurs. There was no information reviewed as a part of this assessment that would indicate what activities would require the EPA's presence at the Project. EMG recommends that any information regarding the drums at the Project and/or any remediation that may be occurring in this area be provided for review. The cost to perform said file review is \$175/hour, with a minimum of 4 hours (\$700) not to exceed 10 hours (\$1,750) without prior Client authorization. Should this information be unavailable or insufficient, additional investigation may be warranted.

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following products listed in the Observed Materials Table below were identified.

Observed Materials			
Type of Material	Quantity	Storage Location	Use
Routine janitorial and maintenance supplies	Retail size containers	Storage areas throughout the Project	Project maintenance and upkeep

The identified chemicals, materials, and products were observed in their sealed, original containers and in designated storage areas. Materials appeared to be properly stored.

No evidence of spills or staining was observed in the area of product storage/usage. In addition, the concrete floors and asphalt surfaces appeared intact and no cracks were observed in the areas of product storage/usage.

6.3. WASTE GENERATION, TREATMENT, STORAGE, AND DISPOSAL

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The Project is not involved in the treatment, storage, or disposal of hazardous, regulated, or medical wastes. EMG identified the following waste generation listed in the Waste Generation Table below.

Waste Generation			
Type of Waste	Generation Process	Pre-Disposal Storage	Disposal Method
+ Non-Hazardous Solid			
Municipal trash	N/A	Dumpsters	Contracted waste hauler
+ Non-Hazardous Liquid			
Cooking grease	Food preparation	Drums	Contracted waste hauler- Waste Management
Sewage	N/A	N/A	Municipal sanitary system

No evidence of spills or staining was observed in the area of waste generation or pre-disposal storage, with the exception of the following: Minor staining was observed in the area of the waste cooking grease drums. The staining was surficial in nature. In addition, the asphalt surfaces appeared intact and no cracks were observed in the areas of waste generation or pre-disposal storage.

Review of the facility waste management program indicated that the waste disposal operations appear to be performed in accordance with regulatory requirements.

No excessive odors or overflowing/excessive ground trash were noted in the vicinity of the dumpsters and compactor. No hazardous, regulated, or medical wastes were noted in the dumpsters and compactor.

Prior to entry into the sanitary sewage system, grease is removed in a trap located in the Merck kitchen. According to Mr. Polizzi, Property Manager, the grease trap is cleaned on an as needed basis and the waste grease is disposed by a contracted waste hauler, Waste Management.

6.4. POLYCHLORINATED BIPHENYLS (PCBs)

The Project is supplied with underground secondary electrical service from four pad-mounted vaulted exterior electrical transformers. The transformers are designated as the property of PECO and two transformers are designated as the property of Lansdale Electric Company, the public utility and are labeled Non-PCB. The units should be periodically inspected for leakage. If leakage is visible, the Project owner/manager should contact the public utility, which will remediate the situation. Should the units have to be replaced, the utility is responsible, provided the cause is equipment failure, not customer misuse. No leakage of the transformers was observed at the time of the assessment.

The Project also uses secondary electrical service from multiple privately-owned “dry type” step-down transformers. Dry type transformers do not use oils for cooling purposes; therefore, these transformers are not expected to contain PCBs.

An out of service hydraulic lift elevator is located at the Project. Because the unit was installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that the elevator hydraulic fluid potentially contains PCBs. Visual indication of severe leakage was observed in the elevator pit.

An out of service hydraulic trash compactor is located at the Project. PCB-containing hydraulic fluid has not been manufactured since 1977. Therefore, based on the date of installation (1989), PCB-containing hydraulic fluid is not likely to be found in the compactor operating system. No visual indication of leakage was observed in the area of the equipment.

No additional equipment with the potential to utilize dielectric or hydraulic fluid was observed during the site assessment.

6.5. ASBESTOS-CONTAINING MATERIALS (ACM)

As-built/renovation site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

Suspect ACM in the form of asphalt roofing materials and floor tile/mastic were identified during the on site assessment. These non-friable materials observed to be in good condition.

6.6. RADON GAS

Review of the USEPA's Radon Map for Montgomery County, Pennsylvania indicated that the Project is located in Zone 1, areas with a predicted average indoor radon screening level greater than 4 pCi/L (picoCuries per liter of air).

Consequently, based on the non-residential use of the Project, radon sampling was not performed as a part of this assessment

In addition, based on the type of construction, the presence of commercial HVAC systems, there is reduced potential for the build-up of radon gas in the building at the Project.

6.7. LEAD-BASED PAINT (LBP)

LBP was not addressed due to the non-residential use of the Project.

6.8. FACILITY STORAGE TANKS AND PIPELINES (ABOVE OR BELOW GROUND)

Visual observations for manways, vent pipes, fill connections, concrete pads, and saw cuts in paved areas did not identify any surface connections or disturbances that would indicate the potential for an underground storage tank (UST) installation at the Project.

No aboveground storage tanks (ASTs) were observed at the Project.

The manways and surface caps observed at the Project were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Furthermore, review of currently installed mechanical equipment, and historical information concerning mechanical equipment, identified the use of alternate fuel sources (i.e., electric, natural gas) thereby eliminating the need for on site fuel storage at the Project.

Based on the review of the state list of registered USTs, no USTs are registered for the Project.

Interviews with persons knowledgeable of the Project did not identify any evidence of current or historic storage tanks (above or below ground) at the Project.

Visual observations did not identify any surface markings indicating the existence of subsurface product pipelines at the Project.

6.9. SURFACE AREAS

Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the on site building. Surface water flow is in a south westerly direction.

Visual observation of the Project and adjacent properties did not identify any evidence of distressed vegetation, staining, or surface migration of petroleum releases or hazardous materials onto or off the Project.

Visual observations did not identify any evidence of on site surface impoundment facilities, pits, dry wells, or dumping of apparent hazardous substances at the Project.

Storm water detention ponds were observed adjacent to the building to the northwest and in the undeveloped northern area of the Project. No areas of staining were noted in the pond area. A small pond associated with the on site wetlands was also observed west of the building.

Parking facilities consist of surface level asphalt pavement and concrete areas. Minor oil discharges were observed on the parking areas; however, the discharges are incidental in nature and corrective action is neither practical nor warranted.

Storm water from the roof areas is directed to the storm sewer via drains. Storm water from drive and parking surfaces is directed to storm drains via catch basins. Storm water from vegetated surface areas naturally infiltrates into the subsurface.

6.10. MOLD

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project.

This assessment does not constitute a comprehensive mold survey of the Project. The reported observations and conclusions are based solely on interviews with Project personnel and conditions as observed in readily accessible interior areas of the Project on the assessment date.

7. REGULATORY DATABASE REVIEW

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is listed on EDR database as a FINDS and RQRA-SQG site. Furthermore, the area search of the Project for sites listed in these databases identified various sites outlined in the Regulatory Agency Data Report Findings included in the Appendices, Section 9. Information about the listed sites is included below.

EMG also reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. Any identified unmappable site within the specified search radii is included below.

The following databases were reviewed for this assessment:

- **NPL Listing:** The National Priorities (Superfund) List is United States Environmental Protection Agency (USEPA's) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.
- **RCRA-TSD Facilities Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA-TSD database is a compilation by the USEPA of reporting facilities that transport, treat, store or dispose of hazardous waste.
- **RCRA-Corrective Action Sites Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Corrective Action Sites Listing contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSD) which have conducted, or are currently conducting, a corrective action(s) as regulated under RCRA.
- **SHWS Listing:** This database is a comprehensive listing of sites which are considered to be a threat to the public health and welfare by the Pennsylvania Department of Environmental Protection. Further, this is the ASTM equivalent of a State Hazardous Waste Sites List.
- **CERCLIS Listing:** This database is a compilation of sites which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances.
- **NFRAP Listing:** This database contains information regarding sites which have been removed from the USEPA CERCLIS database.
- **SWF Listing:** This database is a comprehensive listing of all State Permitted Solid Waste Landfills.
- **Leaking Underground Storage Tanks (LUST)**
- **Underground Storage Tanks (UST)**
- **RCRIS-Generator Listing:** The USEPA identifies and tracks hazardous waste from the point of generation to the point of disposal through the Resource Conservation and Recovery Information System (RCRIS). The RCRIS-Generators database is a compilation by the USEPA of facilities that report hazardous waste generation.
- **Emergency Response Notification System (ERNS):** The ERNS is a national database used to collect information on reported releases of oil or hazardous substances.
- **TRI (SARA Title III) Listing:** The TRI Report contains information on the industrial release and/or transfer of toxic chemicals as reportable under Title III of the Superfund Amendments and Reauthorization Act of 1986. This database also includes any facilities with violations for water discharge or air emissions.

- **FINDS Listing:** The FINDS report is an inventory of all facilities that are regulated or tracked by the USEPA. These facilities are cross-referenced in the other databases searched.

The following table indicates the number of sites identified for each regulatory database within the specified search radii:

Database	On site	Adjacent	Remaining within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile
NPL	0	0	1	0	0	1
RCRA-TSD	0	0	0	0	0	N/A
RCRA-CORRACTS	0	0	0	0	0	1
CERCLIS	0	0	0	0	1	N/A
NFRAP	0	0	0	0	1	N/A
SHWS PA STATE DATABASE	0	0	0	0	0	0
SWF	0		0	0	0	N/A
ROD	0	0	0	0	1	1
VCP	0	0	1	0	0	2
LUST	0	0	0	0	1	N/A
UST	0	0	N/A	N/A	N/A	N/A
RCRIS-Generators	1	0	N/A	N/A	N/A	N/A
ERNS	0	N/A	N/A	N/A	N/A	N/A
TRI	0	N/A	N/A	N/A	N/A	N/A
FINDS	2	N/A	N/A	N/A	N/A	N/A

Merck & Company Lansdale Office
1180 Church Road

Distance: N/A (The Project)

Direction: N/A (The Project)

Database listed on: FINDS

The above site is the Project a tenant at the Project. Information in the FINDS database indicates that this tenant is registered under the AIRS/AFS and PA-EFACTS subsystems due to air emissions. Reportedly, the tenant is in compliance with procedural requirements. The Project is not identified on any database which reports spills or releases such as the NPL, SHWS, CERCLIS, or LUST databases. Based on review of available information, this listing is not anticipated to have adversely impacted the environmental integrity of the Project.

Safeguard Business Systems

1180 Church Road

Distance: N/A (The Project)

Direction: N/A (The Project)

Database listed on: FINDS, RCRA-SQG, and PA Manifest

The above site is a former tenant at the Project. Information in the FINDS database indicates that the Project is listed in the PA-EFACTS database due to its listing as a RCRIS Generators site. The RCRIS-Generator database is merely a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes and are not necessarily sites with reported contamination incidents. The Project is not reported as being non-compliant with the requirements of the RCRA regulations. Furthermore, the Project was not identified on any database which reports spills or

releases such as the NPL, SHWS, or CERCLIS databases. The PA Manifest listings are associated with facilities located in Dolton, Illinois and Canton, Massachusetts. The Project is merely identified as the mailing address, and is likely the corporate office. Considering the current regulatory status and the absence of reported releases, the listing is not anticipated to have adversely impacted the environmental integrity of the Project.

Ford Electric and Refrigeration**1190 Church Road****Distance: Approximately 332 feet****Direction: Northeast****Database listed on: VCP**

Based on review of the USGS Topographic Map, this site is located topographically upgradient from the Project and estimated groundwater flow in the area of the sites is to the southwest, towards the Project. Information in the VCP database indicates that the contaminants of concern at this site included chlorinated solvents, lead, and inorganic compounds. A response date of October 15, 1999, is listed; however, no additional information was provided in the regulatory database report. Based on distance from the Project, and topographic relations, there is a potential that this site has impacted the environmental integrity of the Project. However, assessment of the Project does not indicate that the Project would be investigated as a source of this contamination since there were no historic or current activities identified at the Project which could lead to this type of contamination. In addition, there does not appear to be an immediate health risk to the occupants of the Project since the Project is serviced by public water and sewer systems. Based on this information, no further action or investigation is recommended.

North Penn -- Area 6**West 3rd Street****Distance: Approximately 1,000 feet****Direction: Northwest****Databases listed on: CERCLIS, RODS, NPL, and US Engineering Controls**

Based on review of the USGS Topographic Map, this site is located topographically downgradient from the Project and estimated groundwater flow in the area of the sites is to the southwest, away from the Project. The site was proposed for the National Priorities List (NPL) in January 1987, and was placed on the NPL in March 1989. After the identification of contamination in the ground water in the area in 1979, the North Pennsylvania Water Authority (NPWA) initiated an investigation into the source or sources of the contamination. EPA and the Pennsylvania Department of Environmental Protection (PADEP) were notified of the contamination, and over the next several years were involved in investigating the sources. On August 5, 1991, EPA issued general notice letters to the owners and/or operators of each of the properties pursuant to Section 107(a) of CERCLA, to inform them of their potential Superfund liability as owners or operators of the properties. On June 30, 1992, EPA again notified the owners and/or operators of these properties of their potential liability for this site. The owners or operators of nineteen of the properties indicated that they were not willing and/or able to perform or finance the remedial investigation/feasibility study (RI/FS) for OU1. EPA decided to perform the response for these nineteen properties. Negotiations continued with owners or operators of the remaining seven properties, resulting in an administrative consent order, signed May 11, 1995, under which the owners/operators will conduct a soils investigation under EPA oversight. On March 1993, EPA initiated the RI/FS for this site. EPA performed investigations that included soil boring and soil sampling and analysis. This Record of Decision document was signed on September 29, 1995.

The site is located in an area that contains a mixture of commercial, industrial, and residential uses. All residences within the immediate area use public drinking water supplies. EPA arranged for the connection of a number of residences to public water supplies that had formerly used private wells for drinking water, but which had become contaminated. There are additional private wells in use outside the known area of ground water contamination. Sampling was conducted at several wells in the area to determine type and levels of

contamination in the groundwater. Contaminants include trichloroethene, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, 1,1-dichloroethane, 1,2-dichloroethane, cis and trans-1,2-dichloroethene, chloroform, carbon tetrachloride, trichlorofluoromethane, vinyl chloride, and methylene chloride. The remedial work at this site has been divided into three separate planned remedial actions. The first operable unit is the source control operable unit (OU1). This Record of Decision (ROD) selects a final remedial action for OU1, which addresses the soil contamination from four of the nineteen properties that are contributing to ground water contamination. The second Operable Unit (OU2) will address the remaining properties at which the property owners or operators are conducting the soils investigation work under EPA oversight. The third operable unit (OU3) will address the ground water contamination.

Based on this information, no further action or investigation is recommended. However, the Project should stay apprised of the regulatory status of the off site source of contamination, and continue to cooperate with all applicable regulatory agencies, if required.

Spra Fin Inc.

177 Wissahickon Avenue

Distance: Approximately 3,445 feet

Direction: South-southeast

Database listed on: NPL

Based on review of the USGS Topographic Map, this site is located topographically downgradient from the Project and estimated groundwater flow in the area of the site is to the southwest, away from the Project. The North Penn Area 7 Site is in North Wales, Montgomery County, Pennsylvania. The site was originally proposed under the name Spru Fin, Inc. The site has been renamed because the contamination may be caused by sources in addition to that identified in the original name. This is one of several NPL sites involving the North Penn Water Authority (NPWA) wells that supply drinking water to most of the people living northwest of Philadelphia. Six additional areas with contaminated groundwater are under investigation. Spru Fin, Inc., has manufactured metal products on a 0.5 acre site in North Wales since 1963, using trichloroethylene (TCE) and storing it on site in a 550-gallon aboveground tank. This tank replaced a deteriorated tank which was removed in 1982. The company also removed 80 cubic yards of TCE contaminated soil near the tank in 1982 and is pumping and treating ground water by an on site packed stripping tower. On site production wells sampled by NPWA show elevated levels of 1,1,1-trichloroethylene, vinyl chloride, TCE, 1,1-dichloroethylene, and tetrachloroethylene. On site soil samples contain the same contaminants. An estimated 91,000 people obtain drinking water from public and private wells within three miles of the site. There is no other source of drinking water. Wissahickon Creek is 1,500 feet north of the site.

Based on review of available information, no further action or investigation is recommended regarding this listing at this time.

In addition to the sites listed above, one CORRACTS, one NFRAP, two VCP and one LUST facilities are listed in the database report at locations greater than 2,248 feet from the Project. Based on a review of the USGS topographic map, these sites are located topographically upgradient, cross-gradient and downgradient positions to the Project. The Project covers the majority of the Project lands, thereby limiting access to any subsurface contamination. In addition, there does not appear to be an immediate health risk to the occupants of the Project from this historical use since the Project is serviced by public water and sewer systems and the majority of the site is covered with relatively impermeable surfaces including the building, sidewalks and asphalt drive/parking areas. Although there is a potential that there has been impact to the subsurface from the high number of contaminated sites, it is unlikely that this poses a significant environmental risk to the operators/occupants of the Project and no further action or investigation is recommended at this time.

8. ADJACENT PROPERTIES

The general vicinity of the Project consists of undeveloped land, residential and commercial/industrial land uses. The following adjacent properties were observed:

- North** — The Project is bordered to the north by the SEPTA Railroad right-of-way and Homewood Suites followed by residential homes.
- East** — The Project is bordered to the east by Church Road followed by apartments.
- South** — The Project is bordered to the south by an office building located at 1010 Church Road followed by commercial/industrial buildings.
- West** — The Project is bordered to the west by 1400 Pembroke Parkway, undeveloped land, a railroad easement, and commercial/industrial buildings.

Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

9. APPENDICES

- APPENDIX A: Photographic Documentation
- APPENDIX B: Field Sketch
- APPENDIX C: Maps and Aerial Photographs
- APPENDIX D: Records of Communication
- APPENDIX E: Pre-Survey Questionnaire
- APPENDIX F: Regulatory Database Report
- APPENDIX G: Supporting Documentation
- APPENDIX H: Resumes

**APPENDIX A:
PHOTOGRAPHIC DOCUMENTATION**



EMG PHOTOGRAPHIC RECORD

Project No.: 84445.07R-001.050

Project Name: 1180 Church Road



Photo #1:	East side of Project building
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Photo #2:	South side of Project building
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Photo #3:	North side of Project building
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Photo #4:	West side of Project building
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Photo #5:	Roof with HVAC units
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Photo #6:	Undeveloped northwest portion of Project
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DUE DILIGENCE FOR THE
LIFE CYCLE OF REAL ESTATE

EMG PHOTOGRAPHIC RECORD

Project No.: 84445.07R-001.050

Project Name: 1180 Church Road



Photo #7:	Natural gas fired emergency generators
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Photo #8:	Typical transformer
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Photo #9:	Dumpsters
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Photo #10:	Dry type transformer
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Photo #11:	Kitchen grease
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Photo #12:	Trash compactor
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EMG PHOTOGRAPHIC RECORD

Project No.: 84445.07R-001.050

Project Name: 1180 Church Road



Photo #13:	Severe leakage in hydraulic elevator pit
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Photo #14:	Sump pump
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Photo #15:	Sump pump
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Photo #16:	Dumpsters
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Photo #17:	Routine janitorial and maintenance supplies
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Photo #18:	Sewer ejector pump
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EMG PHOTOGRAPHIC RECORD

Project No.: 84445.07R-001.050

Project Name: 1180 Church Road



Photo #19: Monitoring wells



Photo #20: EPA owned drums with unknown contents



Photo #21: Typical office space



Photo #22: Penthouse vacant space



Photo #23: Vacant space



Photo #24: Metso warehouse



EMG PHOTOGRAPHIC RECORD

Project No.: 84445.07R-001.050

Project Name: 1180 Church Road



Photo #25:	Metso tenant space
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Photo #26:	Elevator equipment room
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Photo #27:	Adjacent north- Railroad
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Photo #28:	Adjacent northeast
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Photo #29:	Adjacent south
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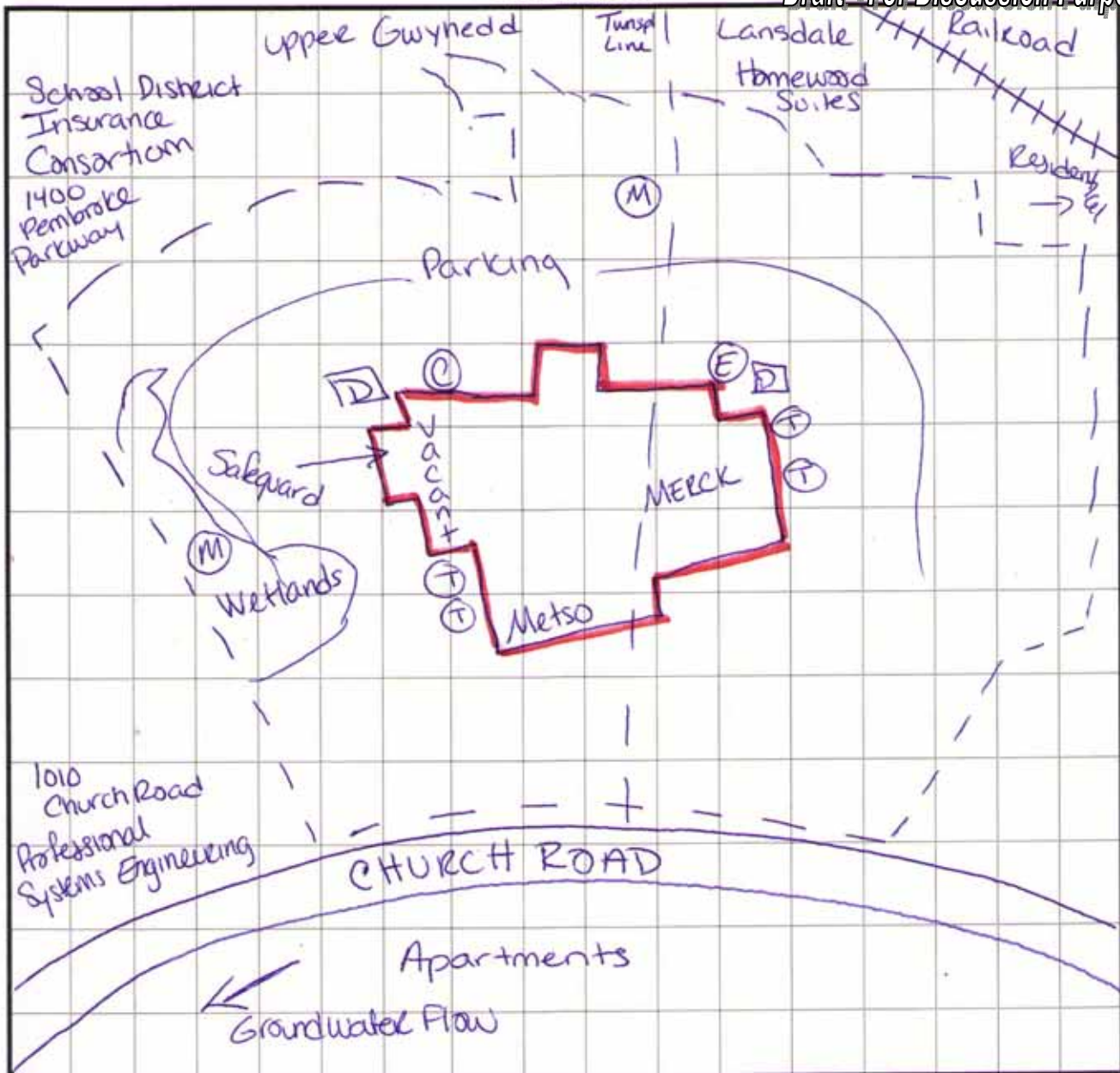


Photo #30:	Adjacent southwest
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**APPENDIX B:
FIELD SKETCH**

Field Sketch

Draft - For Discussion Purposes Only



Key:



(M) Monitoring Well

(T) Transformer

(E) Emergency Generators

(C) Trash Compactor

(D) Dumpsters

— Project Building

Not drawn to scale.

The north arrow indicator is an approximation of 0° North.

Project Number:

84445.07R-001.050

Project Name:

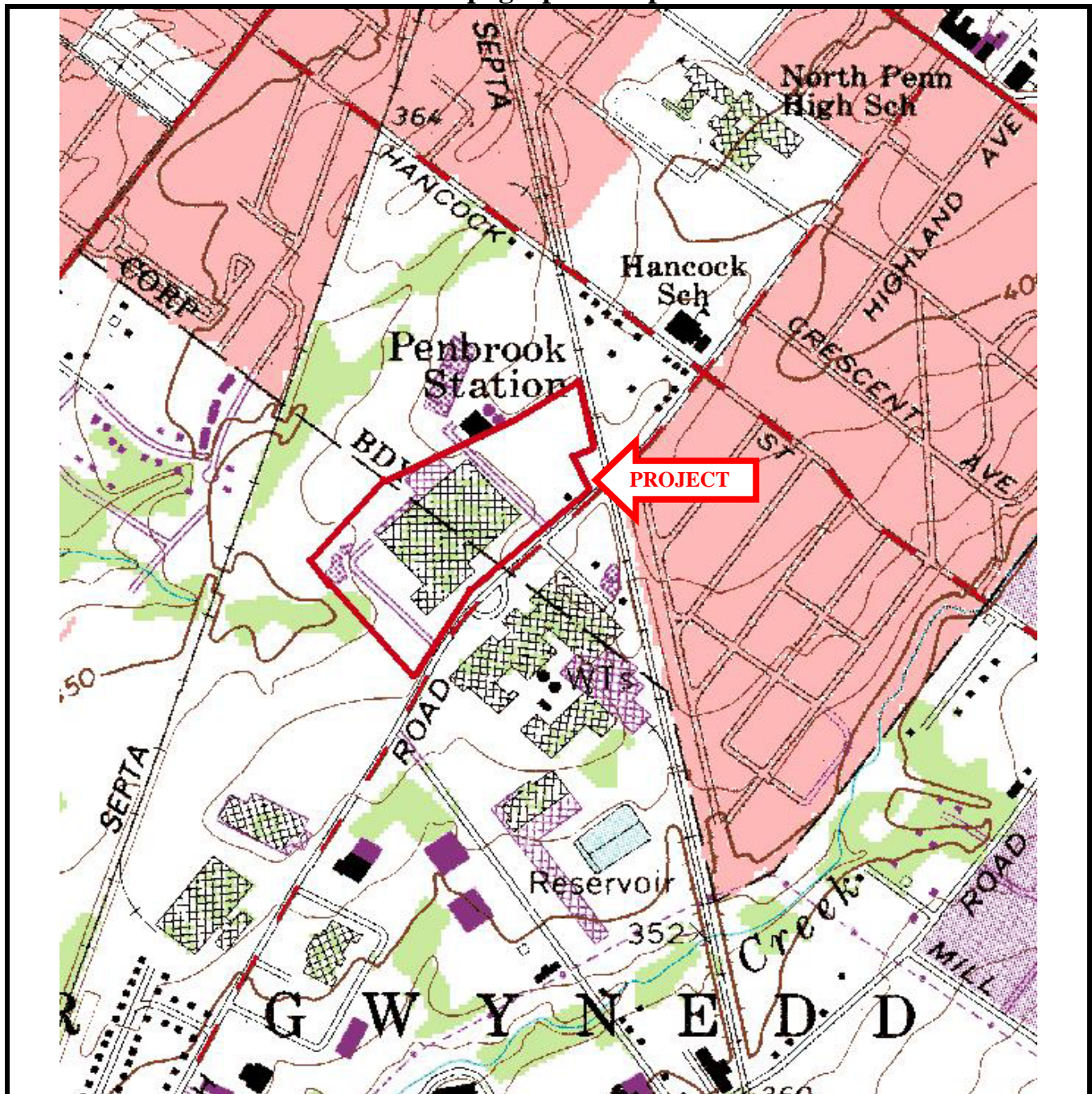
1180 Church Road

On-Site Date:

July 11, 2007

**APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS**

Topographic Map



Source:
USGS Topographic Quadrangle:
Lansdale, Pennsylvania
Date: 1983



The north arrow indicator is an approximation of 0° North.

Project Number:

84445.07R-001.050

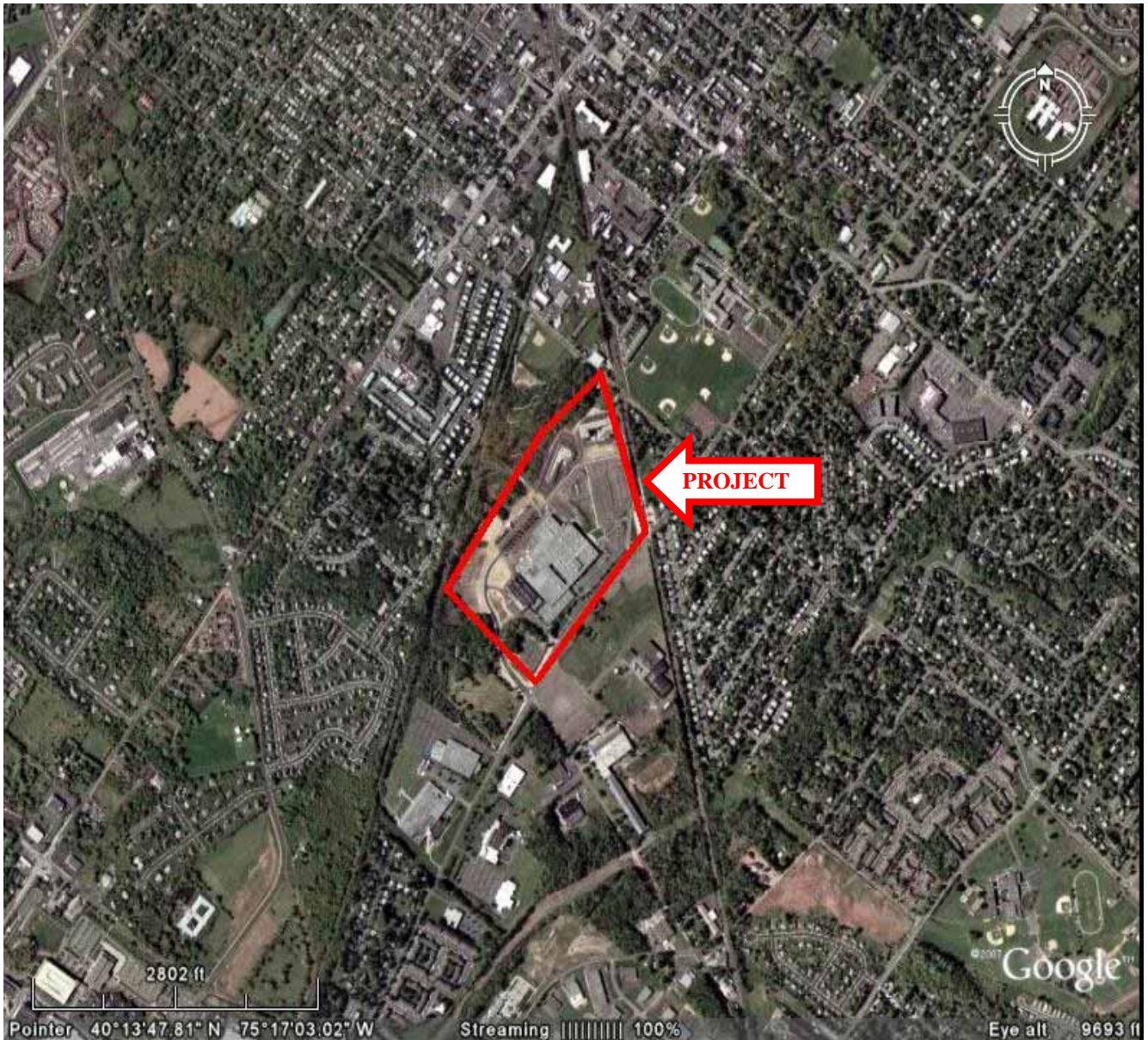
Project Name:

1180 Church Road

On-Site Date:

July 11, 2007

Aerial Photograph



Source:

Google Earth
Date: 2002

Project Number:

84445.07R-001.050



Project Name:

1180 Church Road

On-Site Date:

July 11, 2007

The north arrow indicator is an approximation of 0° North.

Aerial Photograph



Source:

USGS Microsoft Terraserver
Date: 1999

Project Number:

84445.07R-001.050



Project Name:

1180 Church Road

On-Site Date:

July 11, 2007

The north arrow indicator is an approximation of 0° North.

**APPENDIX D:
RECORDS OF COMMUNICATION**

RECORD OF COMMUNICATION

Date:	<u>July 11, 2007</u>	Time:	<u>1:00 PM</u>
Project Number:	<u>84445.07R-001.050</u>	Recorded by:	<u>Marlee Forsthoffer</u>
Project Name:	<u>1180 Church Road</u>		

Communication with: Mr. Dan Polizzi
of: 1180 Church Road
Phone: 215.380.3190

Communication via:
Telephone Conversation
X Discussions During Site Assessment
Office Visitation/Meeting at:
Other:

Re:
Phase I ESA

Summary of Communication:
Mr. Polizzi provided the site tour as well as access to all areas of the Project.

RECORD OF COMMUNICATION

Date:	<u>July 11, 2007</u>	Time:	<u>4:00 PM</u>
Project Number:	<u>84445.07R-001.050</u>	Recorded by:	<u>Marlee Forsthoffer</u>
Project Name:	<u>1180 Church Road</u>		

Communication with: Representative
of: Upper Gwynedd Township & Lansdale Building Departments
Phone: _____

Communication via:
Telephone Conversation
Discussions During Site Assessment
X Office Visitation/Meeting at:
Other:

Re:
Phase I ESA

Summary of Communication:

The Representative provided all available files for the Project. No environmentally suspect information identified.

RECORD OF COMMUNICATION

Date:	<u>July 11, 2007</u>	Time:	<u>3:45 PM</u>
Project Number:	<u>84445.07R-001.050</u>	Recorded by:	<u>Marlee Forsthoffer</u>
Project Name:	<u>1180 Church Road</u>		

Communication with: Representative
of: Upper Gwynedd Fire Department
Phone: 215.699.7777

Communication via:
☒ **Telephone Conversation**
☐ **Discussions During Site Assessment**
☐ **Office Visitation/Meeting at:**
☐ **Other:**

Re:
Phase I ESA

Summary of Communication:

A message was left with the Upper Gwynedd Fire Department regarding any information on file for the Project. Info Pending.

84445.07R-001.050

RECORD OF COMMUNICATION

Date:	<u>July 11, 2007</u>	Time:	<u>3:30 PM</u>
Project Number:	<u>84445.07R-001.050</u>	Recorded by:	<u>Marlee Forsthoffer</u>
Project Name:	<u>1180 Church Road</u>		

Communication with: Representative
of: Lansdale Fire Department
Phone: 215.368.1555

Communication via:
☒ **Telephone Conversation**
☐ **Discussions During Site Assessment**
☐ **Office Visitation/Meeting at:**
☐ **Other:**

Re:
Phase I ESA

Summary of Communication:

A message was left with the Lansdale Fire Department regarding any information on file for the Project. Info pending.

RECORD OF COMMUNICATION

Date: July 11, 2007 **Time:** 4:00 PM
Project Number: 84445.07R-001.050 **Recorded by:** Marlee Forsthoffer
Project Name: 1180 Church Road

Communication with: Representative
of: Upper Gwynedd Township & Lansdale Zoning Departments
Phone: _____

Communication via:
Telephone Conversation
Discussions During Site Assessment
X Office Visitation/Meeting at:
Other:

Re:
Phase I ESA

Summary of Communication:

The Project is currently zoned Limited Industrial and Industrial District. Both departments keep records back to 1950.

**APPENDIX E:
PRE-SURVEY QUESTIONNAIRE**

PRE-SURVEY QUESTIONNAIRE

Person completing form:	Dan Polizzi	Date:	July 11, 2007
Association with Project:	Property Manager	Phone Number:	215.380.3190
Project Name:	1180 Church Road	Project Number:	84445.07R-001.050

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Note: *U-NR* indicated "Unknown" or "No Response".

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
1A.	Is the Project used for an industrial use?		X		
1B.	Are any Adjoining Properties used for an industrial use?		X		
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?	X			Zenith
2B.	To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?	X			Ford Electronics
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	X			Safeguard Bus Systems ended 2004
4B.	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?			X	
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
6A.	Are there currently any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?	X			Do not know contents
6B.	To the best of your knowledge, have there been previously any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?			X	
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?	X			EPA 3 locations
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?			X	
8A.	Has Fill Dirt been brought onto the Project which originated from a contaminated site?		X		
8B.	Has Fill Dirt been brought onto the Project which is of an unknown origin?			X	
9A.	Are there currently any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?	X			I believe there were lagoons
9B.	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10A.	Is there currently, any stained soil on the Project?		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?		X		
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?	X			Safeguard, decommissioned in 2004 (aboveground)
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?		X		
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?			X	
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?			X	
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				N/A
15.	Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16A.	Has the owner or occupant of the Project been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?		X		
16B.	Has the owner or occupant of the Project been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?	X			Superfund Site, North Penn 7
16C.	Has the owner or occupant of the Project been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X		
17.	Have there been any Environmental Site Assessments of the Project that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Project or recommended further assessment of the Project?		X		
18.	Are there any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Project?		X		

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
19A.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?			X	
19B.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		X		
20.	Have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		X		
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?			X	
23.	Has there ever been any ACM testing conducted on the Project?			X	
24.	Is there an Asbestos Operations and Maintenance (O&M) Program in place at the Project?			X	
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?		X		
26.	Has there ever been LBP testing conducted on the Project?			X	
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?			X	
28.	Has the water at the Project ever been tested for lead?		X		
29.	Has Radon testing ever been conducted at the Project?			X	
30.	Are there any other Operations and Maintenance (O&M) Programs in place that we should be made aware of?			X	
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?	X			Wetlands
32.	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.		X		

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?				
34.	Is there a Mold Operations and Maintenance (O&M) Program in place at the Project?		X		
35.	Is the HVAC system inspected at least annually?	X			
36.	Have identified HVAC problems been corrected in a timely manner?	X			
37.	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?			X	
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?			X	
39.	Has there ever been any sort of Indoor Air Quality or Mold Testing conducted in the building(s)?	X			Merck
40.	Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)				Built in 1960's formerly used by Zenith, Administrative use currently

**APPENDIX F:
REGULATORY DATABASE REPORT**



The EDR Radius Map

Prepared for EMG

Project #: 84445.001.050

**1180 Church Road
1180 Church Road
Lansdale, PA 19446**

Inquiry Number: 1976581.1s

July 11, 2007

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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 GeoCheck - Not Requested	
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1180 CHURCH ROAD
LANSDALE, PA 19446

COORDINATES

Latitude (North): 40.228900 - 40° 13' 44.0"
Longitude (West): 75.282600 - 75° 16' 57.4"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 475957.4
UTM Y (Meters): 4452991.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 40075-B3 LANSDALE, PA
Most Recent Revision: 1983

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 6 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
MERCK & LANSDALE FAC 1180 CHURCH RD LANSDALE, PA 19446	FINDS	110012591178
SAFEGUARD BUS SYS 1180 CHURCH RD LANSDALE, PA 19446	RCRA-SQG FINDS PA MANIFEST	PAD987328333

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

Proposed NPL..... Proposed National Priority List Sites

EXECUTIVE SUMMARY

Delisted NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
RCRA-TSDF	Resource Conservation and Recovery Act Information
RCRA-LQG	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
CONSENT	Superfund (CERCLA) Consent Decrees
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
LUCIS	Land Use Control Information System
DOT OPS	Incident and Accident Data
ICIS	Integrated Compliance Information System
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
US CDL	Clandestine Drug Labs
RADINFO	Radiation Information Database
LIENS 2	CERCLA Lien Information
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SHWS	Hazardous Sites Cleanup Act Site List
HSCA	HSCA Remedial Sites Listing
SWF/LF	Operating Facilities
HIST LF	Abandoned Landfill Inventory
LUST	Storage Tank Release Sites
UST	Listing of Pennsylvania Regulated Underground Storage Tanks
ARCHIVE UST	Archived Underground Storage Tank Sites
LAST	Storage Tank Release Sites
AST	Listing of Pennsylvania Regulated Aboveground Storage Tanks
ARCHIVE AST	Archived Aboveground Storage Tank Sites
ACT 2-DEED	Act 2-Deed Acknowledgment Sites
ENG CONTROLS	Engineering Controls Site Listing
INST CONTROL	Institutional Controls Site Listing
DRYCLEANERS	Drycleaner Facility Locations
BROWNFIELDS	Brownfields Sites
AIRS	Permit and Emissions Inventory Data

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants
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EXECUTIVE SUMMARY

EDR Historical Auto Stations EDR Proprietary Historic Gas Stations
EDR Historical Cleaners EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL RECORDS

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 04/20/2007 has revealed that there are 2 NPL sites within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>NORTH PENN - AREA 6</i>	<i>W 3RD ST</i>	<i>1/4 - 1/2 NW</i>	<i>0</i>	<i>9</i>
<i>SPRA-FIN</i>	<i>177 WISSAHICKON AVE</i>	<i>1/2 - 1 SSE</i>	<i>0</i>	<i>26</i>

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 02/27/2007 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>NORTH PENN - AREA 6</i>	<i>W 3RD ST</i>	<i>1/4 - 1/2 NW</i>	<i>0</i>	<i>9</i>

CERCLIS-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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.

A review of the CERC-NFRAP list, as provided by EDR, and dated 03/21/2007 has revealed that there is

EXECUTIVE SUMMARY

1 CERC-NFRAP site within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ANDALE CORP	HANCOCK ST	1/4 - 1/2 NNW 5		29

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 03/14/2007 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LANSDALE FINISHERS INC	21 WILLIAMS PLACE	1/2 - 1 NNW	6	30

ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 04/20/2007 has revealed that there is 1 US ENG CONTROLS site within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NORTH PENN - AREA 6	W 3RD ST	1/4 - 1/2 NW	0	9

RODS: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 03/27/2007 has revealed that there are 2 ROD sites within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NORTH PENN - AREA 6	W 3RD ST	1/4 - 1/2 NW	0	9
SPRA-FIN	177 WISSAHICKON AVE	1/2 - 1 SSE	0	26

STATE AND LOCAL RECORDS

UNREG LTANKS: Leaking storage tank cases from unregulated storage tanks.

A review of the UNREG LTANKS list, as provided by EDR, and dated 04/12/2002 has revealed that there is 1 UNREG LTANKS site within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ANN & FRANK	215 E HANCOCK ST	1/4 - 1/2 NNW 4		29

EXECUTIVE SUMMARY

VCP: Voluntary Cleanup Program Sites List.

A review of the VCP list, as provided by EDR, and dated 03/06/2007 has revealed that there are 4 VCP sites within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FORD ELEC & REFRIGERATION	1190 CHURCH RD	0 - 1/8 NE	3	29
GARYS PLZ SHOP COMPLEX	553 S BROAD ST	1/2 - 1 NW	7	30
LANSDALE HOLDIING GROUP ASSOC	200 S LINE ST	1/2 - 1 N	8	30
LEHIGH VALLEY DAIRIES	880 ALLENTOWN RD	1/2 - 1 WNW	9	31

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

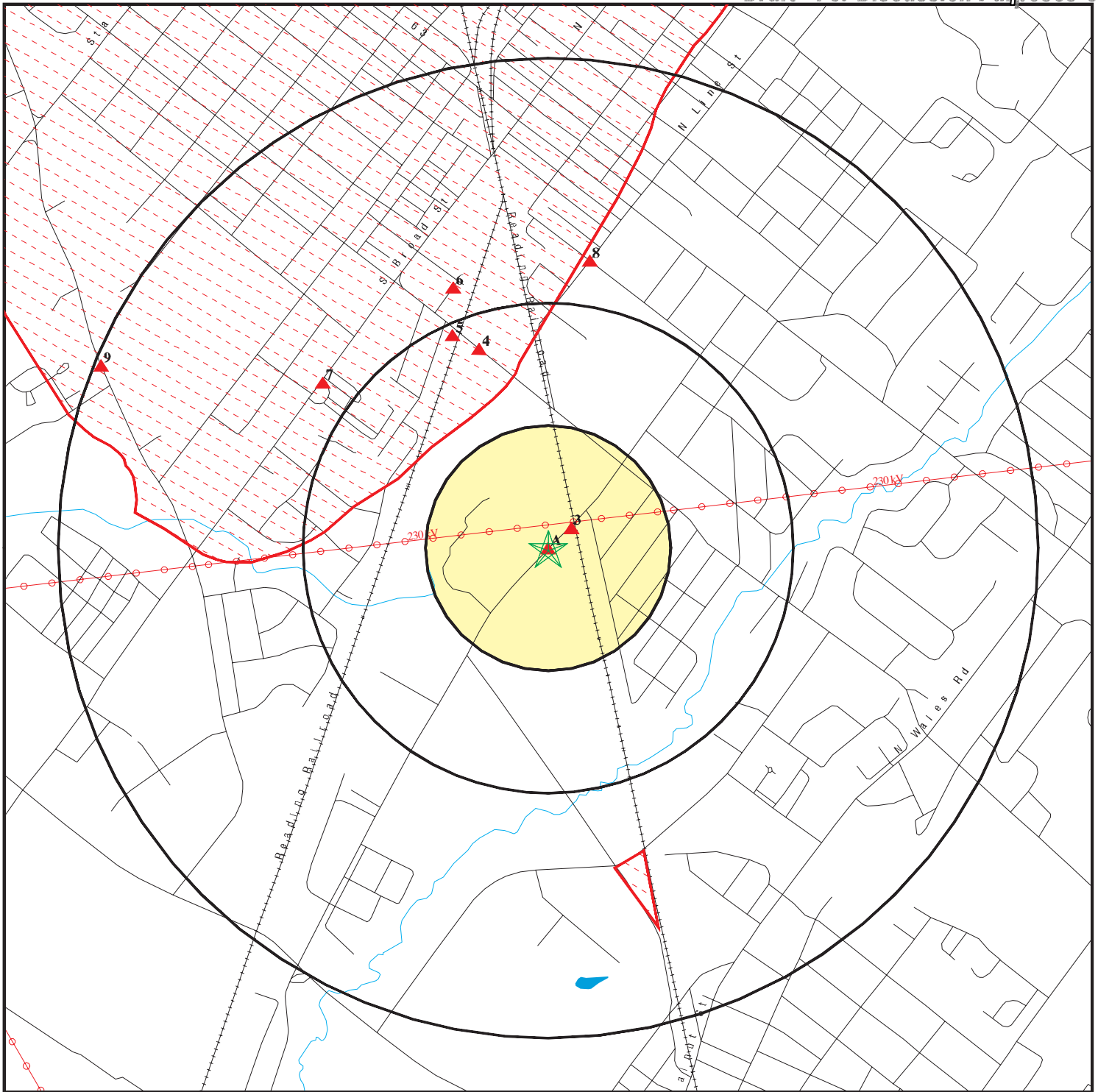
Site Name

LEEDS & NORTHRUP ANALYTICAL BLDG
PRESTON HECKLER UPPER ST RD
SUNOCO 0364 1693
FORD ELECTRONICS AND REFRIGERATION

ATLANTIC SERVICES STATION
RALPHS CORNER CLEANERS

Database(s)

CERC-NFRAP
CERC-NFRAP
LUST
PADS, RCRA-SQG, FINDS, LUST, PA
MANIFEST
RCRA-SQG, FINDS
RCRA-SQG

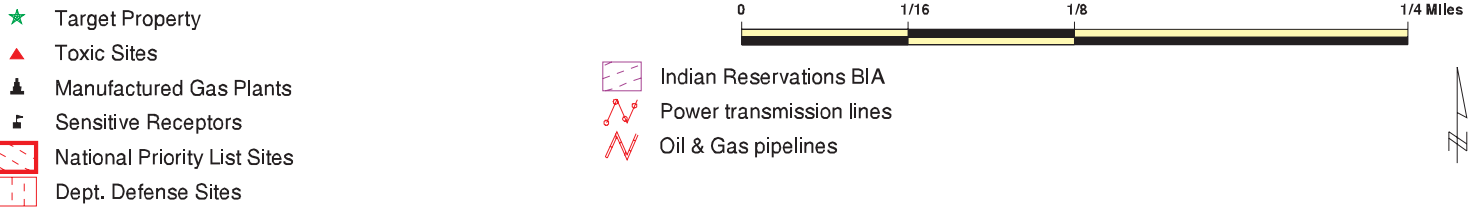


- ★ Target Property
- ▲ Toxic Sites
- ⚙ Manufactured Gas Plants
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites

- ☒ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines

SITE NAME: 1180 Church Road
 ADDRESS: 1180 Church Road
 Lansdale PA 19446
 LAT/LONG: 40.2289 / 75.2826

CLIENT: EMG
 CONTACT: Robyn Kennedy
 INQUIRY #: 1976581.1s
 DATE: July 11, 2007 1:34 pm



CLIENT: EMG
CONTACT: Robyn Kennedy
INQUIRY #: 1976581.1s
DATE: July 11, 2007 1:34 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	1	1	NR	2
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	1	NR	NR	1
CERC-NFRAP		0.500	0	0	1	NR	NR	1
CORRACTS		1.000	0	0	0	1	NR	1
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
RCRA Sm. Quan. Gen.	X	0.125	0	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	1	NR	NR	1
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		TP	NR	NR	NR	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		TP	NR	NR	NR	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	1	1	NR	2
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
LIENS 2		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.125	0	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		1.000	0	0	0	0	NR	0
HSCA		TP	NR	NR	NR	NR	NR	0
SWF/LF		0.500	0	0	0	NR	NR	0
HIST LF		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UNREG LTANKS		0.500	0	0	1	NR	NR	1
UST		0.125	0	NR	NR	NR	NR	0
ARCHIVE UST		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LAST		TP	NR	NR	NR	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
ARCHIVE AST		TP	NR	NR	NR	NR	NR	0
MANIFEST	X	0.250	0	0	NR	NR	NR	0
ACT 2-DEED		TP	NR	NR	NR	NR	NR	0
ENG CONTROLS		0.500	0	0	0	NR	NR	0
INST CONTROL		TP	NR	NR	NR	NR	NR	0
VCP		1.000	1	0	0	3	NR	4
DRYCLEANERS		0.125	0	NR	NR	NR	NR	0
BROWNFIELDS		TP	NR	NR	NR	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		0.125	0	NR	NR	NR	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

**APPENDIX G:
SUPPORTING DOCUMENTATION**

Certified Sanborn® Map Report



Sanborn® Library search results
Certification # D70F-47E8-B032

**1180 Church Road
1180 Church Road
Lansdale, PA 19446**

Inquiry Number 1976581.2

EMG Project #:84445.001.050

July 11, 2007



The Standard in Environmental Risk Information

440 Wheelers Farms Rd
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

Certified Sanborn® Map Report

7/11/07

Site Name:

1180 Church Road
 1180 Church Road
 Lansdale, PA 19446

Client Name:

EMG
 11011 McCormick Road
 Hunt Valley, MD 21031

EDR Inquiry # 1976581.2

Contact: Robyn Kennedy



EDR® Environmental
 Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by EMG were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 1180 Church Road
Address: 1180 Church Road
City, State, Zip: Lansdale, PA 19446
Cross Street:
P.O. # 84445.001.050
Project: 84445.001.050
Certification # D70F-47E8-B032



Sanborn® Library search results
 Certification # D70F-47E8-B032

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Total Maps: 0

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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