



**Exhibit F**  
**Environmental Reports**

**1. Phase I Environmental Assessment by Pennoni Associates Inc.**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**1907-11 & 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street and 1904,  
1906-16 & 1918-20 Sansom Street  
Philadelphia, Pennsylvania 19103**



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*Submitted To:*

Mr. Dustin W. Downey  
Southern Land Company  
Multifamily Development  
410 Park Avenue  
Suite 1500  
New York, New York 10022

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*Submitted By:*

Pennoni Associates Inc.  
One Drexel Plaza  
3001 Market Street  
Philadelphia, Pennsylvania 19104

*Joel Zickler*

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Joel Zickler  
Staff Scientist

*William F. Schmidt*

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William F. Schmidt, PE  
Associate Vice President

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## EXECUTIVE SUMMARY

On behalf of Southern Land Company (Client), Pennoni Associates Inc. (Pennoni) has performed a Phase I Environmental Site Assessment (ESA) of the properties located at 1907-11 & 1913-15 Walnut Street, 125-129 South Street, and 1904, 1906-16, & 1918-20 Sansom Street, Philadelphia, Pennsylvania.

The subject property consists of an approximate 0.85 acre area occupied by an Allied Parking surface parking lot (125-129 South 20th Street), a vacant building formerly utilized as a funeral parlor and residential apartments (1918-1920 Sansom Street), a vacant building formerly utilized as the Warwick Hotel (1906-1916 Sansom Street), a vacant building formerly utilized as a coffee shop, restaurant and residential apartments (1904 Sansom Street), and a vacant parcel (1907-1915 Walnut Street) formerly utilized as residential row home and commercial/retail buildings.

Pennoni conducted the ESA in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-13. ASTM E 1527-13 is a voluntary consensus standard that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.” The procedures included in the ASTM E 1527-13 standard comply with the United States Environmental Protection Agency (USEPA) 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

The primary objective of the Phase I ESA was to identify *recognized environmental conditions (RECs)* in connection with the subject property. A *REC* is defined as the presence or likely presence of any hazardous substance or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. An additional objective of a Phase I ESA is to identify *controlled recognized environmental conditions (CRECs)* and *historic recognized environmental conditions (HRECs)*. A *CREC* is defined as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. An *HREC* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

To identify RECs, CRECs, and HRECs in connection with the subject property, Pennoni’s Phase I ESA included a records review, site reconnaissance, interviews with owners, operators, and occupants of the subject property, interviews with local government officials, review of regulatory records held by state and federal agencies, a review of information provided by the User (i.e., the party seeking to complete an environmental site assessment of the subject property), and preparation of a report presenting Pennoni’s findings, opinions, conclusions and supporting documentation. The Phase I ESA for the subject property did not include any testing or sampling of materials (e.g., soil, water, air, building materials).

Our findings, opinions, and conclusions regarding RECs, CRECs, and HRECs in connection with the subject property are summarized below. Results of our evaluation of de minimis and non-scope considerations including wetlands, and radon are also summarized below.

## Findings and Opinion

The key findings of Pennoni's Phase I ESA for the subject property are presented in the table below.

**FINDINGS SUMMARY TABLE**

Area of Concern	Not Identified/No Significant Finding	<i>De minimis</i>	ASTM Non-Scope	REC/HREC/CREC	Further Action Needed
Historical Review	X				
On-Site Industrial Operations	X				
User Provided Information	X				
Adjoining Properties of Concern	X				
Regulatory Agency Review				X	Yes
Hazardous Substances	X				
Storage Tanks		X			Yes
Floor Drains/Sumps	X				
Other Issues – stains and corrosion, drains, sumps, stressed vegetation, solid waste, septic systems, etc.	X				
PCBs		X			Yes
Potential Vapor Migration Pathways	X				
Asbestos-Containing Materials			X		Yes
Lead-Based Paint			X		Yes
Lead in Drinking Water	X				
Wetlands	X				
Radon	X				
Mold		X			No

## Conclusions

This assessment has identified the following **RECs** in connection with the subject property:

- A stamped steel square manway was observed at the eastern side of the asphalt parking lot located at 125-129 South 20<sup>th</sup> Street. There was no indication as to the use of the manway and no reference to an underground tank was indicated in any of the historic files reviewed by Pennoni for this report. An EM/GPR survey should be performed within the parking lot located at 125-129 South 20<sup>th</sup> Street in order to determine if any underground storage tanks exist prior to site development activities. The manway could not be opened at the time of the site inspection.
- A “stick-up” steel casing for a monitoring well was observed at the northwestern corner of the 1907-1915 Walnut Street vacant parcel. Any documentation regarding an environmental groundwater investigation at the subject property should be provided to Pennoni for review.

- The contents of the Philadelphia Department of Licenses & Inspections zoning file reviewed for this report included an application, dated 1950, for the installation of a 2,000-gallon heating oil tank under the basement of the building located on the 1918 Sansom Street parcel. The application indicates the tank would be “buried”, and the accompanying plan indicates the tank would be surrounded on all sides, including the top and bottom, with four (4) inches of poured concrete. Prior to excavation of the subject property for the proposed redevelopment project, an EM/GPR survey should be performed within the basement in order to confirm the existence of the tank. If a tank is confirmed, the tank should be closed as per the PADEP UST Closure guidelines.

Pennoni has identified the following *de minimis* conditions in connection with the subject property:

- A 3,000-gallon heating oil AST was observed within a cinder block vault in the basement of the eight-story building located on the 1906-16 Sansom Street parcel. A 200-gallon steel AST was also observed in the basement as well. No odors, leaking or staining was noted in association with these tanks, and the concrete flooring surrounding the tanks appeared to be in fair condition, with no cracks in the vicinity. An approximate 300-gallon heating oil AST was observed in the basement of the three-story building located on the 1904 Sansom Street parcel. No odors, leaking or staining was noted in association with the tank, and the concrete flooring surrounding the tank appeared to be in fair condition, with no cracks in the vicinity. These tanks should be closed as per the PADEP tank closure guidelines prior to the proposed redevelopment project at the subject property.

In addition, Pennoni has identified the following ASTM Non-Scope Consideration in connection with the subject property:

- Fluorescent lights with older-style ballasts were noted throughout the subject property buildings. No leaking or staining was observed on or around the light ballasts. Based on the date of building construction, it is considered possible that the ballasts contain polychlorinated biphenyls (PCBs). Prior to demolition, light ballasts should be inspected for “Non-PCB” labelling. Those ballasts not containing the labelling should be segregated and disposed in accordance with State and Federal regulations.
- Elevators are located within the buildings located on the 1918-20 and 1906-16 Sansom Street parcels. The elevator within the 1906-16 Sansom Street parcel is a cable-hoist elevator, while the elevator within the 1918-20 Sansom Street parcel could not be accessed. The possibility exists that the elevator located at the 1918-20 Sansom Street parcel is operated via a hydraulic piston. Based upon the age of the elevator system, the possibility exists that the hydraulic oil may contain PCBs. The potential piston should be investigated further and if determined to be present the hydraulic oil should be sampled to determine if PCBs are present. Pending the results of that sampling the hydraulic oil should be removed and disposed in accordance with State and Federal regulations.
- Nine (9) inch by nine (9) inch and 12 inch by 12 inch vinyl floor tile, in addition to ceiling tile, sheetrock and joint compound, and plaster walls and ceilings, were observed within the subject property buildings. The materials were observed to be in generally poor to fair condition. Based on the date of construction of the buildings, it is considered likely that some percentage of the

observed materials are ACM. A comprehensive asbestos survey is required prior to demolition or renovation of the existing structures.

- No LBP was definitively identified during the ESA. The possibility exists that the structures may be expected to have layers of LBP based on the date of construction of the buildings. Significant areas of chipped and peeling paint were observed throughout the buildings. The presence of lead based paint should be confirmed prior to initiation of building renovation or demolition activities so that the contractors working on the project can properly protect themselves against lead exposure.
- Visual evidence of minor microbial growth on ceiling tiles and plaster walls and ceilings was observed throughout the buildings in various locations. Significant water damage was observed throughout the buildings on the subject property.

## 1.0 INTRODUCTION

On behalf of Southern Land Company (Client), Pennoni Associates Inc. (Pennoni) has performed a Phase I Environmental Site Assessment (ESA) of the properties located at 1907-11 & 1913-15 Walnut Street, 125-129 South Street, and 1904, 1906-16, & 1918-20 Sansom Street, Philadelphia, Pennsylvania.

Pennoni conducted the Phase I ESA in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-13. The procedures included in the ASTM E 1527-13 standard comply with the United States Environmental Protection Agency (USEPA) 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

ASTM E 1527-13 is a voluntary consensus standard that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.” The ASTM practice is intended to permit a User (i.e., the party seeking to complete an environmental site assessment of the subject property, in this case, Southern Land Company) to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (i.e., landowner liability protections or LLPs). The practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for LLPs (e.g., continuing obligations not to impede the integrity and effectiveness of activity and use limitations (AULs), the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations).

ASTM E 1527-13 does not include any testing or sampling of materials (e.g., soil, water, air, building materials).

This report presents the findings, opinions, and conclusions, and supporting documentation for the Phase I ESA of the subject property, completed by Pennoni as of the date of this report. Information made available to Pennoni after this date, which would change the conclusions of this report, will be forwarded upon receipt.

### 1.1 Purpose

The purpose of the assessment was to identify recognized environmental conditions (RECs), controlled environmental conditions (CRECs) and historic environmental conditions (HRECs) in connection with the subject property. A **REC** is defined as the presence or likely presence of any hazardous substance or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. A **CREC** is defined as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. An **HREC** is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

## **1.2 Scope of Work**

Pennoni's Phase I ESA for the subject property included a records review, site reconnaissance, interviews with owners, operators, and occupants of the subject property, interviews with local, state, and federal government officials, review of information provided by the User, and preparation of this report presenting Pennoni's findings, opinions, conclusions and supporting documentation, as referenced in our Proposal # PRO 15-00178, dated January 15, 2015.

The environmental professionals responsible for the preparation of this Report have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. The Report was reviewed by Mr. William Schmidt, PE, Associate Vice President of Pennoni Associates Inc. Mr. Schmidt was supported by various staff, including Joel Zickler, Staff Scientist with Pennoni. Mr. Schmidt meets the definition of an "Environmental Professional" as defined in the ASTM standard and AAI regulation. The Environmental Professional Statement and Signature are presented in Section 10.0 of this report.

## **1.3 Limitations, Exceptions, Special Terms and Conditions**

Pennoni conducted a Phase I ESA of the subject property in general conformance with the scope and limitations of ASTM Standard E 1527-13. The Phase I ESA for the subject property did not deviate from this standard. Data gaps that would affect the ability of the environmental professional to identify conditions indicative of releases or threatened releases of pollutants, contaminants, petroleum and petroleum products are identified in Section 9.0 of this report. This Phase I ESA is presumed to be valid provided it has been completed less than 180 days prior to the acquisition of the subject property or the date of the intended transaction. Recognizing that the passage of time affects the information provided in the reports; our opinions relating to site conditions are based upon information that existed at the time our conclusions were formulated.

## **1.4 User Reliance**

This Report and findings, conclusions, and recommendations contained herein, are furnished for the sole use and benefit of the Client to aid in understanding the environmental condition and potential liabilities of the subject property. This Report may not be assigned, quoted, reproduced, relied upon, or otherwise used without the express prior written consent of Pennoni.

All documents prepared by Pennoni Associates Inc. are the instruments of service in respect of the project. They are not intended or represented to be suitable for reuse by owner or others on extensions of the project or on any other project.

Any reuse without the written verification or adaptation by Pennoni Associates Inc. for the specific purpose intended will be at owner's sole risk and without liability or legal exposure to Pennoni Associates and owner shall indemnify and hold harmless Pennoni Associates Inc. from all claims, damages, losses, and expenses arising out of or resulting there from.

## **2.0 SUBJECT PROPERTY DESCRIPTION**

The following paragraphs provide a description of the subject property including its location, general characteristics, and current use. Current uses of adjoining properties and properties in the surrounding area are also described below.

### **2.1 Property Location and Legal Description**

The subject property is located in Philadelphia, Pennsylvania, on the 1900 block between Walnut and Sansom Streets. The property can be found on the United States Geological Survey (USGS) 7.5- minute topographic quadrangle for Philadelphia, Pennsylvania at map coordinates longitude 75.1730000 West, latitude 39.9509000 North. A copy of a topographic map is provided in Appendix A.

The subject property is identified on the Philadelphia Tax Map, Block 001S23, as Parcels 0140 (125-129 South 20<sup>th</sup> Street), 0149 and 0273 (1918-1920 Sansom Street), 0144 (1906-1916 Sansom Street), 0074 (1904 Sansom Street), and 0081, 0031, 0272, and 0271 (1907-1915 Walnut Street). A copy of the tax map depicting the subject property is included in Appendix A.

### **2.2 Subject Property Characteristics**

The following paragraphs describe the general characteristics of the subject property, including its current use and a description of structures, roads, and other improvements (i.e., heating/cooling system, sewage disposal, source of potable water, etc.) on the subject property.

#### 2.2.1 Current Use of the Subject Property

The subject property is identified as an approximate 0.85 acre area occupied by an Allied Parking surface parking lot (125-129 South 20<sup>th</sup> Street), a vacant building formerly utilized as a funeral parlor and residential apartments (1918-1920 Sansom Street), a vacant building formerly utilized as the Warwick Hotel (1906-1916 Sansom Street), a vacant building formerly utilized as a coffee shop, restaurant and residential apartments (1904 Sansom Street), and a vacant parcel (1907-1915 Walnut Street) formerly utilized as residential row home and commercial/retail buildings.

#### 2.2.2 Site Structures

An approximate 60 square foot (ft<sup>2</sup>) parking attendant kiosk is located on the approximate 45,000 ft<sup>2</sup> Allied Parking surface parking lot (125-129 South 20<sup>th</sup> Street). The 1918-1920 Sansom Street parcel is improved with an approximate 19,200 ft<sup>2</sup> two-story masonry and steel structure, the 1906-1916 Sansom Street parcel is improved with an approximate 110,080 ft<sup>2</sup> eight-story masonry and steel structure and the 1904 Sansom Street is improved with an approximate 14,400 ft<sup>2</sup> three-story masonry and steel structure. Interior areas of all the structures are constructed with a combination of plaster and sheet rock walls, acoustical ceiling tiles or plaster/sheet rock ceilings, vinyl or ceramic floor tile, wood strip flooring or wall to wall carpet. The interiors of all three structures were observed to be in extremely poor condition, with significant water damage, structural ceiling and wall damage, peeling and chipping paint, and areas of mold.

### 2.2.3 Site Utilities

The subject property is serviced by standard utilities. Sanitary sewer and water service are provided by the Philadelphia Water Department (PWD). Electrical service is provided by PECO, an Exelon Company (PECO). The subject property area is provided Natural gas service by Philadelphia Gas Works (PGW).

### **2.3 Current Uses of Adjoining Properties and Properties in the Surrounding Area**

Adjoining properties, and properties and roads in the area surrounding the subject property, are identified below.

- North – Sansom Street followed by various commercial/retail establishments.
- South – Walnut Street followed by the Holy Trinity Church.
- East – An apartment complex and various commercial/retail establishments.
- West – 20<sup>th</sup> Street and various commercial/retail establishments.

### **3.0 USER PROVIDED INFORMATION**

#### **3.1 Environmental Liens and/or Activity and Use Limitations**

Mr. Dustin W. Downey, a representative of the Southern Land Company, is not aware of any environmental liens that are filed or recorded against the subject property. Furthermore, he is not aware of any activity and use limitations (AULs) (e.g., engineering controls, land use restrictions, or institutional controls) that are in place on the subject property or that have been filed or recorded in a registry under federal, tribal, state, or local law. Pennoni reviewed the current deed for the subject property as part of this Phase I ESA; based upon this review, Pennoni has concluded that the subject property is not subject to environmental liens, institutional controls, or engineering controls.

#### **3.2 Specialized Knowledge or Experience of the User**

Mr. Downey does not have any specialized knowledge or experience related to the subject property or nearby properties, with the exception of information included within the previous Phase I Report, summarized in Section 5.9.

#### **3.3 Actual Knowledge of the User**

Mr. Downey has no actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property.

#### **3.4 Valuation Reduction for Environmental Issues**

Knowledge of valuation reductions associated with the subject property was not provided by the User for review as party of this assessment.

#### **3.5 Commonly Known or Reasonably Ascertainable Information**

Mr. Downey is not aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases. Mr. Downey is not aware of specific chemicals that are present or once were present on the subject property; spills or other chemical releases that have taken place at the subject property, or any environmental cleanups that have taken place at the subject property.

#### **3.6 Degree of Obviousness**

Based on his knowledge and experience related to the subject property, Mr. Downey is not aware of any obvious indicators that point to the presence or likely presence of contamination at the subject property.

#### **3.7 Purpose of the Phase I ESA**

The purpose of this Phase I ESA is for risk assessment associated with a financial transaction.

## **4.0 PHYSICAL SETTING**

### **4.1 Topography/Regional Drainage**

The subject property is located on the Philadelphia, Pennsylvania 7.5-minute USGS topographic quadrangle at an approximate elevation of 40 feet above mean sea level. Surface water on the subject property is expected to drain west-southwest. Regionally, the area is drained by the Schuylkill River, which is located approximately 1,000 feet to the west of the subject property.

### **4.2 Soils**

According to the United States Department of Agriculture's publication *Soil Survey for Philadelphia and Bucks Counties, Pennsylvania*, the soils on the subject property consist of Urban Land (UR). This land type consists of cut and fill areas, most of which have been developed for residential, commercial, or industrial use or for multilane highways. During development, the original soil horizon was destroyed in at least 70 percent of the area. Areas of both cut and fill are moderately or rapidly permeable. Where the original soil was removed and the substratum exposed, the material remaining is rapidly permeable and extremely low in organic-matter content and fertility.

### **4.3 Underlying Formation**

The Physiographic Province as determined by the 1981 Atlas of Preliminary Geologic Quadrangle Maps of Pennsylvania is the Atlantic Coastal Plain. Atlantic Coastal Plain Physiographic Province, which consists of unconsolidated to poorly consolidated sand and gravel, which are underlain by highly folded and faulted schist, gneiss and other metamorphic rock. This province is underlain by the Lowland Intermediate and Upland Section.

The Lowland and Intermediate Upland Section consists of a flat upper terrace surface that is cut by numerous short streams. Most of these stream valleys are narrow and steep sided, but some have wider bottoms and less steep side slopes. The upper terrace surface is underlain by unconsolidated to poorly consolidated sand and gravel. These deposits rest on various metamorphic rocks. The valleys cut through the upper sands and gravels and their slopes are made up of the metamorphic rocks. Local relief is very low in this section and elevations range from sea level to 200 feet. The floodplain of the Delaware River is included in this Section. The northwestern margin of the Section is marked by a change in slope from the relatively flat areas of this Section to a steeper slope leading to the higher adjacent Piedmont Upland Section. This change in slope is well defined in the southwestern part of this Section, but becomes relatively obscure in the northeastern part of the Section. Here the Section is defined by the occurrence of sands and gravels, flat surface, and continuity with other parts of the section.

According to DCNR's *Engineering Characteristics of the Rocks of Pennsylvania* (Environmental Geology Report 1), 2nd edition, 1982, the underlying formation of the subject property is the Wissahickon Schist Formation. The Wissahickon Schist Formation is a crystalline metamorphic rock with four members consisting of albite-chlorite schist, oligoclase-mica schist, mica-chlorite-quartzite schist, and metavolcanics. The Wissahickon Schist has a fissile to thin, steeply dipping foliation. Cleavage is present, highly abundant, and has a platy pattern. Joints are irregular, poorly-formed, widely spaced and steeply dipping. The joints and cleavage provide a low secondary porosity. The median yield of groundwater is 20 gallons per minute, with the highest yields obtained from the weathered zone at the top of the bedrock. Water levels show a strong seasonal influence.

#### **4.4 Groundwater**

Groundwater is expected to flow to the west-southwest, parallel to the surface gradient. Deep groundwater would be expected to be located in the joints and fractures of the underlying formation. In order to further determine groundwater conditions on the subject property, however, a property-specific hydrogeologic investigation would be necessary.

#### **4.5 Water Migratory Pathways**

Potential migratory pathways for surface water and groundwater entering and exiting the subject property are important in establishing the potential for surrounding areas to impact the subject property or for the subject property to impact neighboring properties that are downgradient. Local topography slopes to the west-southwest. Surface water and groundwater, therefore, are expected to migrate from the properties located to the east-northeast. Storm drainage and surface water flow drains into storm sewer inlets located along Walnut Street, Moravian Street, Sansom Street and South 20<sup>th</sup> Street.

## 5.0 HISTORICAL RECORDS

The purpose of consulting historical records is to develop a history of the previous uses of the subject property and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the subject property.

ASTM E 1527-13 requires identification of all obvious uses of the subject property from the present, back to the subject property's first developed use (including agricultural uses and placement of fill dirt), or back to 1940, whichever is earlier. As such, Pennoni reviewed as many of the standard historical sources (i.e., aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, local street directories, building department records, zoning/land use records, etc.) as were necessary and both reasonably ascertainable and practically reviewable (i.e., publicly available, obtainable from its source within reasonable time and cost constraints). In addition, the historical sources must be determined to be sufficiently useful by the environmental professional.

### 5.1 Aerial Photographs

Available aerial photographs were obtained from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, in an effort to determine past uses and conditions of the subject property. Aerial photographs were reviewed for the years 1965, 1970, 1975, 1980, 1985, 1990, 1995, 1999, 2000 and 2005 with varying scales. Copies of the aerial photographs reviewed by Pennoni are included in Appendix A. The following is a brief narrative of the aerial photographs reviewed:

- 1965 – The 125-129 South 20<sup>th</sup> Street parcels are vacant, and are most likely being utilized as a parking lot as noted within the historical map review summarized below. The remainder of the subject property appears to be comprised of the structures currently located on the subject property. Row-home structures are also shown on the 1907-1915 Walnut Street parcel. The surrounding area is typical of a densely developed urban landscape. Rittenhouse Park is visible to the southeast.
- 1970 – No significant changes to the subject property or surrounding areas were observed from the 1965 photograph.
- 1975 – No significant changes to the subject property or surrounding areas were observed from the 1970 photograph.
- 1980 – No significant changes to the subject property or surrounding areas were observed from the 1975 photograph.
- 1985 – No significant changes to the subject property or surrounding areas were observed from the 1980 photograph.
- 1990 – No significant changes to the subject property or surrounding areas were observed from the 1985 photograph.
- 1995 – No significant changes to the subject property or surrounding areas were observed from the 1990 photograph.

- 1999 – No significant changes to the subject property or surrounding areas were observed from the 1995 photograph.
- 2000 – The subject property parcel located at 1907-1915 Walnut Street is now depicted as a vacant lot. No other significant changes to the subject property or surrounding areas were observed from the 1999 map.
- 2005 – No significant changes to the subject property or surrounding areas were observed from the 2000 photograph.

## 5.2 Historical Maps

Available Sanborn Fire Insurance Maps were obtained from EDR to determine past uses and conditions of the subject property. Sanborn Fire Insurance maps for the subject property were reviewed for the years 1916, 1950, 1976, 1980, 1989, 2002, 2004, and 2006. Copies of the historical maps reviewed by Pennoni are included in Appendix A. The following is a brief narrative of the historical map review:

- 1916 – The 125-129 South 20<sup>th</sup> Street parcel is developed with two (2) auto garages (located at 1924 Sansom and 125 S. 20<sup>th</sup> Street), with the remainder of the property being residential row homes. The 1918-1920 Sansom Street parcel is labeled as a private auto garage, which was constructed in 1914. The 1906-1916 Sansom Street parcel is shown as the Warwick Apartments, which was constructed in 1906. The 1904 Sansom Street parcel is labeled as a dwelling. The 1907-1915 Walnut Street parcels are labeled as row home dwellings. Surrounding areas in all directions are primarily depicted as row-style residential and/or store front buildings.
- 1950 – All of the structures previously shown at 125-129 South 20<sup>th</sup> Street have been razed, and the parcel is now labeled as Auto Parking. No other significant changes to the subject property or surrounding areas were observed from the 1916 map, with the exception that several of the row homes on the subject property and surrounding properties have been converted to storefronts.
- 1976 – No significant changes to the subject property or surrounding areas were observed from the 1950 map.
- 1980 – No significant changes to the subject property or surrounding areas were observed from the 1976 map.
- 1989 – No significant changes to the subject property or surrounding areas were observed from the 1980 map.
- 2002 – The subject property parcel located at 1907-1915 Walnut Street is now depicted as a vacant lot. No other significant changes to the subject property or surrounding areas were observed from the 1989 map.
- 2004 – No significant changes to the subject property or surrounding areas were observed from the 2002 map.
- 2006 – No significant changes to the subject property or surrounding areas were observed from the 2004 map.

Pennoni reviewed additional historic maps including the Atlas of the City of Philadelphia, 1895; the Philadelphia Land Use Map, 1942; and, the Philadelphia Land Use Map, 1962. The 1895 Atlas depicts the subject property as being comprised primarily of residential structures. The surrounding properties appear to be primarily residential. The 1942 and 1962 Land Use Maps both identify the subject property and surrounding areas as being comprised of a mix of residential and commercial properties.

### **5.3 Property Tax Files**

Pennoni obtained a current tax map for the subject property from the RealQuest online database; a copy of the tax map is included in Appendix A. The subject property is identified on the Philadelphia Tax Map, Block 001S23, as Parcels 0140 (125-129 South 20<sup>th</sup> Street), 0149 and 0273 (1918-1920 Sansom Street), 0144 (1906-1916 Sansom Street), 0074 (1904 Sansom Street), and 0081, 0031, 0272, and 0271 (1907-1915 Walnut Street). A copy of the tax map depicting the subject property is included in Appendix A.

### **5.4 Recorded Land Title Records**

Recorded land title records including records of historical fee ownership, including leases, land contracts and AULs on or of the subject property were reviewed by Pennoni. Pennoni obtained recorded land title records for the subject property from the RealQuest online database. Copies of the land title records reviewed by Pennoni are included in Appendix C.

The current owner of the subject property is Walnut Rittenhouse Associates, L.P. Walnut Rittenhouse Associates, L.P. acquired the subject property from Philadelphia Parking Authority on September 12, 2007, as recorded in Document 51773354.

### **5.5 Historical Topographical Maps**

Historical Topographical Maps were not determined to be reasonably ascertainable, practically reviewable, and/or sufficiently useful.

### **5.6 Local Street Directories**

Local Street Directories were not determined to be reasonably ascertainable, practically reviewable, and/or sufficiently useful.

### **5.7 Building Department Records**

Pennoni reviewed available files for the subject property on the City of Philadelphia Department of Licenses and Inspections (L&I) Zoning Archive online database on January 16, 2015. The contents of the zoning file included an application, dated 1950, for the installation of a 2,000-gallon heating oil tank in or under the basement of the building located on the 1918 Sansom Street parcel. The application indicates the tank would be "buried", and the accompanying plan indicates the tank would be surrounded on all sides, including the top and bottom, with four (4) inches of poured concrete. The zoning file also included an application, dated 1958, for the installation of a 3,000-gallon heating oil AST in the basement of the 1906 Sansom Street parcel. The application indicates the tank would be enclosed in eight (8) inch concrete block. Copies of documentation obtained from L&I by Pennoni are included in Appendix C.

## **5.8 Zoning/Land Use Records**

According to information gathered from the RealQuest online database, the subject property is zoned Center City Commercial Mixed-Use (CMX4). Copies of documentation obtained from the RealQuest online database by Pennoni are included in Appendix C.

## **5.9 Previous Environmental Reports**

Previous environmental reports pertaining to the subject property were provided by the Client for review and inclusion in this report. A summary of the previous environmental reports follows.

Phase I Environmental Site Assessment, Walnut Street Properties (ESA), Brownfield Associates, Inc. (BAI), August, 2007

The BAI ESA identified the following recognized environmental conditions (RECs) as defined by the AAI standard.

- The presence of a closed fuel oil underground storage tanks located at 1920 and 1906 Sansom Street properties. While the presence of tanks does not necessarily represent RECs, the long-time subsurface storage of petroleum products is considered a potential REC.

Copies of the previous environmental reports provided to Pennoni are included in Appendix C.

## 6.0 REGULATORY AGENCY RECORDS REVIEW

As part of the Phase I ESA for the subject property, Pennoni reviewed both standard and additional environmental record sources for the subject property and surrounding area. Our environmental records review consisted of a review of the following:

- the EDR Radius Map Report (EDR Report) for the subject property provided by EDR;
- information requested from the United States Environmental Protection Agency (USEPA), Region III; and,
- information requested from the Pennsylvania Department of Environmental Protection (PADEP).

### 6.1 Standard Environmental Record Sources, Federal and State

Pennoni contracted the services of Environmental Data Resources (EDR) to search both state and federal environmental databases in an attempt to identify potential concerns that may be associated with either the subject site and/or surrounding properties. The EDR Report provided listings, accompanied by a map, of facilities and operations with reported environmental concerns within the ASTM E 1527-13 specified search radius around the subject property.

The federal databases searched by the EDR Report included the following:

- Federal National Priorities List (NPL) site list;
- Federal Delisted NPL site list;
- Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list;
- Federal CERCLIS No Further Remedial Action Planned (NFRAP) site list;
- Federal Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) facilities list;
- Federal Treatment, Storage, and Disposal (RCRA TSD) facilities list;
- Federal RCRA (RCRA GEN) generators list;
- Federal Institutional Control/Engineering Control (IC/EC) registries; and
- Federal Emergency Response Notification System (ERNS) list.

The EDR Report also searched the following state database files:

- State Hazardous Waste Sites (SHWS) list;
- State Solid Waste Facility/Landfill (SWF/LF) site list;
- State Leaking Underground Storage Tank (LUST) site list;
- State Registered Underground and Aboveground Storage Tank (REG UST/AST) site list;
- State Institutional Control/Engineering Control (IC/EC) registries;
- State Voluntary Cleanup Program (VCP) sites list; and
- State Brownfields sites list.

The EDR Report is presented in Appendix B. Complete listings and descriptions of the each of the databases search are included in the EDR Report.

#### 6.1.1 Subject Property

The 1915 Walnut Street property was identified as a RCRA NonGen/NLR site in the EDR Report. The 1922 Sansom Street parcel on the subject property was identified as a Historic Auto

Station site in the EDR Report. The 1915 Walnut Street parcel is identified as the Girard Dental Laboratory in the EDR Report. The parcel is listed as currently being a Non-Generator of hazardous waste, with no listed violations. The 1922 Sansom Street parcel is identified as the Joseph Bailey Historical Auto Station in the EDR Report, and was active in 1920.

#### 6.1.2 Vicinity Properties -- Facilities of Potential Concern

The reported sites are not located on or adjacent to the subject property and are not expected to impact the subject property based on their location and/or reported regulatory status. Complete details for all of the sites listed in the EDR Report are included in Appendix B.

#### 6.1.3 Orphan Sites

The unfiltered EDR Report identified five (5) orphan sites, or sites which could not be mapped due to inadequate address information. None of the identified orphan sites are located on or adjacent to the subject property.

### **6.2 Regulatory Agency File and Records Review**

#### 6.2.1 Pennsylvania Department of Environmental Protection

Pennoni submitted a written request, via facsimile, dated January 16, 2015, to the PADEP, Southeast Regional Office for information regarding environmental concerns at the subject property. PADEP responded to our request on January 16, 2015. According to PADEP, they do not have any information in their files for the subject property. A copy of the correspondence is contained as an appendix of this report.

In addition, Pennoni accessed the PADEP online database, *eFACTS*, on January 16, 2015, to review information available for the subject property. No files for the subject property were identified.

#### 6.2.2 United States Environmental Protection Agency

A request was submitted online to the United States Environmental Protection Agency (USEPA), *MyPropertyInfo* website, on January 16, 2015, to search federal files for any information regarding the subject property, and any instances of illegal waste discharges, Notices of Violations, and the current regulatory status of the subject property. No records related to this inquiry were identified for the subject property. A copy of the response is contained as an appendix of this report.

## **7.0 SITE RECONNAISSANCE**

Pennoni personnel completed an inspection of the subject property on January 15, 2015 to visually inspect the property for evidence of RECs. During the site visit, Joel Zickler of Pennoni was escorted by a maintenance personnel subcontracted by the Client. Photographs of the significant features observed during the site visit are provided in Appendix D.

### Methodology

The property was observed by visually walking the surveyed property line. Interior portions of the subject property were accessed as well. Interior spaces of buildings located on the subject property were observed in a methodical means by accessing each room and space including the basement and penthouse levels, if any. Most individual rooms were physically entered and visual observations were made.

### Limitations

Access to interior areas within the buildings on the subject property was provided. The subject property visit and observations were not limited, with the exception of the second through eighth floors of the building located on the 1906-16 Sansom Street parcel, due to severely compromised concrete landings at the individual floor entrance ways, creating an unacceptable safety risk. In addition, the basement and elevator machine room in the building on the 1918-20 Sansom Street parcel could not be accessed as an access door was not identified during the inspection.

## **7.1 General Observations – Exterior Areas**

The subject property is identified as an approximate 0.85 acre area occupied by an Allied Parking surface parking lot (125-129 South 20th Street), a vacant building formerly utilized as a funeral parlor and residential apartments (1918-1920 Sansom Street), a vacant building formerly utilized as the Warwick Hotel (1906-1916 Sansom Street), a vacant building formerly utilized as a coffee shop, restaurant and residential apartments (1904 Sansom Street), and a vacant parcel (1907-1915 Walnut Street). The exterior condition of the structures were observed to be in fair to good condition. The parking lot was in use at the time of the site inspection, and was observed to be in good condition. A stamped steel square manway was observed in the asphalt, at the eastern side of the Allied Parking lot. There was no indication as to the use of the manway and no reference to an underground tank was indicated in any of the historic files reviewed by Pennoni for this report; however, the parcel was historically utilized as an auto repair facility in or around 1920, according to the EDR Report, and as a private auto garage, according to the 1916 historic fire insurance map. A “stick-up” steel casing for a monitoring well was observed at the northwestern corner of the 1907-1915 Walnut Street vacant parcel. The manway could not be opened at the time of the site inspection.

## **7.2 General Observations – Interior Areas**

Interior areas of all the structures are constructed with a combination of plaster and sheet rock walls, acoustical ceiling tiles or plaster/sheet rock ceilings, vinyl or ceramic floor tile, wood strip flooring or wall to wall carpet. The interiors of all three structures were observed to be in extremely poor condition, with significant water damage, structural ceiling and wall damage, peeling and chipping paint, and areas of mold. The ground floor of the building on the 1906-16 parcel was utilized for storage of lawnmowers and snow blowers. No gasoline or oil leaks were observed in association with the staged machinery.

### 7.3 Hazardous Substances in Connection with Identified Uses

No substantial quantities of hazardous substances were observed on the subject property.

### 7.4 Storage Tanks

A 3,000-gallon heating oil AST was observed within a cinder block vault in the basement of the eight-story building located on the 1906-16 Sansom Street parcel. A 200-gallon steel AST was also observed in the basement. No odors, leaking or staining was noted in association with these tanks, and the concrete flooring surrounding the tanks appeared to be in fair condition, with no cracks in the vicinity. An approximate 300-gallon heating oil AST was observed in the basement of the three-story building located on the 1904 Sansom Street parcel. No odors, leaking or staining was noted in association with the tank, and the concrete flooring surrounding the tank appeared to be in fair condition, with no cracks in the vicinity.

A stamped steel square manway was observed along the eastern side of the Allied Parking lot. There was no indication as to the use of the manway and no reference to an underground tank was indicated in any of the historic files reviewed by Pennoni for this report; however, the parcel was historically utilized as an auto repair facility in or around 1920, according to the EDR Report, and as a private auto garage, according to the 1916 historic fire insurance map.

Pennoni reviewed available files for the subject property on the City of Philadelphia Department of Licenses and Inspections (L&I) Zoning Archive online database on January 16, 2015. The contents of the zoning file included an application, dated 1950, for the installation of a 2,000-gallon heating oil tank in or under the basement of the 1918-20 Sansom Street parcel. The application indicates the tank would be “buried”, and the accompanying plan indicates the tank would be surrounded on all sides, including the top and bottom, with four (4) inches of poured concrete. No manways, vent lines or fill ports were observed during the site inspection.

### 7.5 Floor Drains and/or Sumps

No floor drains and/or sumps were observed on the subject property.

### 7.6 Other Observations

Based on the site reconnaissance, review of records, and historical usage of the subject property, Pennoni has identified the following conditions that may impact future development of this property or present the potential for future environmental liability.

Stains or Corrosion	Significant structural and water damage was observed throughout the buildings on the subject property.
Pits, Ponds or Lagoons	Not Observed
Stained Soil or Pavement	Not Observed
Stressed Vegetation	Not Observed
Fill Material	Not Observed

Municipal Solid Waste	Not Observed
Regulated Waste Disposal	Not Observed
Biomedical Waste Disposal	Not Observed
Waste Water	Not Observed
Wells	Not Observed
Septic Systems	Not Observed
Current/Past Agricultural Activity	Not Observed
Odors	No strong, pungent, or noxious odors were observed
Pools of Liquid	Not Observed
Drums/Containers	Not Observed
Unidentified Chemicals	Not Observed

## 7.7 Polychlorinated Biphenyls (PCBs)

PCBs are a class of compounds that were developed in the 1930s and became widely used in industry from the mid-1900s to the late 1970s. The flame resistance of PCBs made them ideal for use in electrical equipment and they did not break down or react with other chemicals, even under extreme conditions of high temperature and pressure. PCBs were commonly used, therefore, in hydraulic fluids, lubricating oils, and transformers, electric motors, switches, and capacitors (including fluorescent lighting ballasts), as well as in paints, plastics, and other household items.

Because PCBs persist in the environment and, because they are fat-soluble, they bio-accumulate in the food chain, the elimination of PCBs from distribution in commerce was mandated in federal legislation in the late 1970s. For economic reasons, however, the use of PCBs in existing equipment was allowed to continue for the useful or normal life of the equipment, as long as specific conditions were met. At present, many industrial facilities continue to rely upon PCB-containing equipment and transformers, while many commercial and residential structures continue to use lighting fixtures, switches, and other articles that contain some level of PCBs.

### 7.7.1 Transformers and Capacitors

No transformers or capacitors were observed within the buildings on the subject property.

### 7.7.2 Fluorescent Light Ballasts

Fluorescent light ballasts contain capacitors that may be filled with PCB-containing dielectric fluid. Fluorescent lights with older-style ballasts were noted throughout the subject property buildings. No leaking or staining was observed on or around the light ballasts. Based on the date of building construction, it is considered possible that the ballasts contain PCBs.

### 7.7.3 Elevators and Hydraulic Equipment

Elevators and hydraulic equipment that contain hydraulic fluid are a potential area of environmental concern due to the potential for PCBs to be present in the hydraulic fluid. Elevators are located within the buildings located on the 1918-20 and 1906-16 Sansom Street parcels. The elevator within the 1906-16 Sansom Street parcel is a cable-hoist elevator, while the

elevator within the 1918-20 Sansom Street parcel could not be accessed. It is not known if the elevator within the 1918-20 Sansom Street building is cable driven or is hydraulic.

## **7.8 Potential Vapor Migration Pathways**

Pennoni conducted a limited visual inspection throughout the buildings to determine the potential for subsurface vapors to enter the subject property structures. A Tier 1 Vapor Encroachment Screening (VES) for the subject property pursuant to ASTM E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions was not performed. Pennoni inspected the floor of the lowest level of the subject property buildings for potential vapor intrusion. The concrete flooring of the buildings were observed to be in fair to good condition, with no significant cracks observed or odors detected.

Additionally, a review of regulatory records for the subject property and surrounding area did not reveal the presence of a potential groundwater plume or area subsurface soil contaminated with Volatile Organic Compounds (VOCs). Therefore, potential vapor migration into the structure(s) on the subject property is not expected to be a concern.

## **7.9 Non-Scope Considerations**

### 7.9.1 Asbestos-Containing Material (ACM)

Asbestos is a naturally occurring mineral that has been used for centuries for variety of applications. Asbestos is a very stable crystalline mineral that forms fibers and withstands high temperature extremely well. Because of this physical and chemical property, commercial and industrial applications and usage of asbestos increased dramatically during the early 1900s. Asbestos was commonly known as a type of insulation, but it was also as a stabilizer and strengthening material in plaster, cement, and other composite materials. As such, asbestos was commonly used in building materials such as insulation, plaster, vinyl surfacing materials, and roofing and roof flashings, as well as in brake linings, caulking, and gaskets for ovens and furnaces. Because asbestos is a mineral, it can also be found in the soils of some areas around the world.

Once commercially milled, asbestos fibers are typically found at sizes that are measured in microscopic, micron particle sizes. Uncontrolled releases of asbestos fibers can remain airborne for an extended time and the particles tend to by-pass most of the defense mechanisms of the respiratory tract. As such, asbestos fibers have the ability to reach the inner portions of the lungs where they can become lodged and cause significant scarring and damage on a cellular level. Diseases attributable to asbestos exposure include asbestosis, mesothelioma, and lung cancer. Occupational exposure to asbestos is, therefore, highly regulated in the workplace.

The mere presence of ACM in a building is not necessarily cause for significant concern. So long as asbestos is not disturbed or accessible to damage or contact and does not become airborne, it poses little health risk and management of ACM in-place is considered a safe and acceptable practice. The USEPA and OSHA have issued substantial guidance regarding proper procedures for the operations and maintenance of asbestos in the workplace. The USEPA has also issued guidelines for home and building owners who have ACM insulation and surfacing

materials such as flooring and roofing in their houses. Consequently, while most commercial production and use of asbestos was discontinued in the late 1970s and early 1980s, ACM remain in-place and in use in many commercial, industrial, and residential structures.

Asbestos regulations govern issues such as asbestos exposure and materials handling, transportation, and disposal and they place obligations upon building owners and operators to make notification to building occupants, tenants, visitors, contractors, and employees who may come in contact with the ACM.

Building owners, in particular, are responsible to make notifications regarding the presence and location of ACM. Additionally, all suspect materials are required by law to be “presumed” to be asbestos containing materials (PACM). PACM must be handled and treated as ACM until proven otherwise to be non-ACM.

Policies and procedures relating to the on-going management of PACM and ACM in occupied buildings are typically presented in written asbestos Operations and Maintenance (O&M) Plans. O&M Plans outline the various building owner responsibilities and procedures relating to the asbestos and serve as a tool to ensure consistent and proper management practices.

If a building containing ACM is to be demolished, the asbestos is typically removed prior to the demolition activities. Pursuant to the federal EPA National Emissions Standards for Hazardous Air Pollutants (NESHAP) regulations in 40 CFR 61, subpart M, ACM and asbestos-containing wastes must be removed, handled, and disposed in a manner that does not allow visible and/or uncontrolled emissions of asbestos to the environment.

Also, pursuant to the OSHA General Industry Standards 29 CFR 1910.1001 and the Construction Standards in 29 CFR 1926.1101, employers of employees who may encounter ACM are responsible to ensure that the employees are not exposed to airborne concentrations in excess of permissible exposure limits (PELs) that are based upon a time-weighted average exposure. Additionally, the employees must be properly trained so that they can recognize hazards and avoid unacceptable exposure.

Nine (9) inch by nine (9) inch and 12 inch by 12 inch vinyl floor tile, in addition to ceiling tile, sheetrock and joint compound, and plaster walls and ceilings, were observed within the subject property building. The materials were observed to be in generally poor to fair condition. Based on the date of construction of the buildings, it is considered likely that some percentage of the observed materials are ACM.

Whether or not these materials are asbestos containing can only be confirmed by manufacturer knowledge or by collecting samples of the materials and having them analyzed by an accredited laboratory. Prior to renovations or demotion, an ACM survey should be performed to determine if building materials contain asbestos.

#### 7.9.2 Lead-Based Paint

Lead is commonly added to paints because of its characteristic to resist corrosion. LBP was used substantially for industrial applications; it is also commonly encountered in older commercial

and residential properties.

Oral ingestion may represent a major route of exposure in contaminated workplaces and houses. Lead poisoning can cause permanent damage to the brain and many other organs and causes reduced intelligence and behavioral problems. Lead can also cause abnormal fetal development in pregnant women.

The USEPA estimates that approximately three quarters of the nation's housing (i.e., roughly 64 million dwellings) contain some LBP. When properly maintained and managed, this paint poses little risk. However, 1.7 million children have blood-lead levels above safe limits, mostly due to exposure to LBP hazards.

According to the Housing and Urban Development (HUD) Authority, lead-based paint LBP is defined as paint on surfaces with lead in excess of 1.0-milligrams per square centimeter ( $\text{mg}/\text{cm}^2$ ), as measured by a x-ray fluorescence (XRF) detector of 0.5 percent by weight.

Use of LBP in construction was banned in 1978 and Congress passed legislation in 1992 requiring the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Consequently, LBP was generally phased out in commercial buildings, as well.

Similar to asbestos, OSHA has also established worker protection standards for exposure to lead. Unlike the case with asbestos, however, LBP does not need to be removed from a structure prior to demolition so long as the issue of worker exposure and adequate protection can be addressed.

If waste materials from the demolition contain quantities sufficient quantities of LBP, it may meet the definition of a hazardous waste under the U.S. EPA's Resources Conservation and Recovery Act (RCRA) found in 40 CFR 260 - 279. Therefore, the need for pre-demolition abatement of LBP must be evaluated on a case-by-case basis to determine if the abatement is warranted.

Pursuant to applicable OSHA regulations, the party that is contracting for services to perform work in the structure is required to provide notice to the contractor or employer that LBP is likely present. Most contractors will likely need to know specific locations of the paint such that many owners and managers of buildings containing LBP opt to have a survey performed so that information that is more specific is available and the matter does not delay renovation and construction projects.

No LBP was definitively identified during the ESA. The possibility exists that the structures may be expected to have layers of LBP based on the date of construction of the buildings. Significant areas of chipped and peeling paint were observed throughout the buildings. Testing of the paint can be performed to determine if any of the older layers are lead containing, or the materials can merely be presumed to be LBP and, subsequent to receiving proper notice of the potential presence of LBP on or in the structures, renovation or demolition contractors can take appropriate precautionary measures to prevent worker exposure and proper handling during renovation or demolition activities.

### 7.9.3 Lead in Drinking Water

The subject property is currently provided water by PWD. Public Water Suppliers are required to monitor lead levels in supply water and maintain corrosion control programs to minimize the leaching of lead from plumbing, solder joints, and fixtures. Collection of a sample of the water supplied to this property at point of use, and subsequent analysis, would be necessary to determine if drinking water lead concentrations are of concern.

### 7.9.4 Wetlands

No soils or vegetation characteristic of wetlands were visible on the subject property, although a formal survey was not performed during the ESA. The U.S. Fish & Wildlife Service National Wetlands Inventory database was reviewed to determine if wetland areas have been mapped on the subject property. According to the U.S. Fish & Wildlife Service map, no wetlands are located on the subject property.

### 7.9.5 Radon Gas

Radon gas is a naturally occurring radioactive gas found in soils and rocks. It is generated by the decay of naturally occurring uranium as a colorless and odorless gas. Radon gas can accumulate once inside an enclosed space such as an office building or home. There is an increased risk of developing lung cancer when exposed to elevated levels of radon gas. In general, the risk increases as the concentration of radon gas and the length of exposure increases. The USEPA has established 4 picoCuries per liter (pCi/L) of radon gas in indoor air as a guidance level for residences, while readings above 20 pCi/L are considered an actionable level.

According to the data obtained from the USEPA, the subject property lies within an area with an average indoor air radon concentration of <2 pCi/L.

Because the subject property does not contain sub-grade living or working space, health risk due to radon concentration is not a concern on the subject property. Actual radon concentration can only be determined by on-site measurement.

### 7.9.6 Mold

Pennoni conducted a limited visual inspection throughout the buildings to identify significant water damaged or mold-impacted building materials. The conditions of interior building components were inspected for evidence of mold, mildew, other visible contamination and/or anomalies. Pennoni inspected the buildings for the presence of areas of significant microbial proliferation on walls, fabrics, carpets, and ceilings.

Visual evidence of minor microbial growth on ceiling tiles and plaster walls and ceilings was observed throughout the buildings in various locations. Significant water damage was observed throughout the buildings on the subject property.

## **8.0 INTERVIEWS**

### **8.1 Interviews With Past and Present Owners and Occupants**

#### **8.1.1 Interview with Key Site Manager**

Mr. Dustin W. Downey, a representative of the Southern Land Company, was interviewed for this report in lieu of a Key Site Manager. According to Mr. Downey, the extent of his knowledge regarding the subject property is limited to the information provided within the previous Phase I ESA report provided to Pennoni for review and inclusion in this report (refer to Section 5.9).

#### **8.1.2 Interview with Site Occupant**

The subject property buildings are currently vacant; see Section 5.1.1 *Interview with the Key Site Manager*.

#### **8.1.3 Interviews with Past Owners, Operators and Occupants**

Past Owners, Operators or Occupants of the subject property were not available to be interviewed at the time of the assessment.

### **8.2 Interviews With State and/or Local Government Officials**

#### **8.2.1 Philadelphia Water Department (PWD)**

Pennoni submitted an online file review request with the PWD (via electronic mail) on January 16, 2015 for information regarding environmental concerns at the subject property. No response to this inquiry has been received by Pennoni to date. Information received, which changes the findings of this report, will be forwarded upon receipt. Copies of the request is included in Appendix C.

#### **8.2.2 City of Philadelphia Department of Licenses and Inspections (L&I)**

Pennoni reviewed available files for the subject property on the City of Philadelphia Department of Licenses and Inspections (L&I) Zoning Archive online database on January 16, 2015. The contents of the zoning file included an application, dated 1950, for the installation of a 2,000-gallon heating oil tank in or under the basement of the building located on the 1918 Sansom Street parcel. The application indicates the tank would be "buried", and the accompanying plan indicates the tank would be surrounded on all sides, including the top and bottom, with four (4) inches of poured concrete. The zoning file also included an application, dated 1958, for the installation of a 3,000-gallon heating oil AST in the basement of the 1906 Sansom Street parcel. The application indicates the tank would be enclosed in eight (8) inch concrete block. Copies of documentation obtained from L&I by Pennoni are included in Appendix C.

## 9.0 DATA GAPS AND DEVIATIONS

According to the Standards and Practices for All Appropriate Inquiries, Phase I Environmental Assessments must identify data gaps that would affect the ability of the environmental professional to identify conditions indicative of releases or threatened releases of pollutants, contaminants, petroleum and petroleum products, and controlled substances on the subject properties and to explain the significance of these data gaps. The following issues represent instances when either the investigation was hindered in some way, or where some issue was identified as a potential for concern but insufficient information was available to draw a conclusion or rule out that the issue did not represent a recognized environmental condition.

1. No property valuation was provided for review; therefore, Pennoni is unable to comment on whether the purchase price being paid for subject property reasonably reflects the fair market value of the subject property. Pennoni does not consider this data gap to be a significant constraint on our ability to provide an opinion regarding RECs on the subject property.
2. Historic property tax files, historic topographical maps, local street directories, building department records, and zoning/land use records were not reviewed by Pennoni as part of this ESA. Pennoni determined that these standard historical resources were not reasonably ascertainable, practically reviewable, and/or sufficiently useful. Therefore, Pennoni does not consider this data gap to be a significant constraint on our ability to provide an opinion regarding RECs on the subject property.
3. The subject property was comprised primarily of residential structures as early as 1895 according to a historic city atlas. Additional historical sources documenting the use of the subject property prior to 1895 were not available to Pennoni; however, Pennoni believes that the historic sources reviewed provide a sufficient basis from which to identify RECs in connection with the subject property. Therefore, Pennoni does not consider this data gap to be a significant constraint on our ability to provide an opinion regarding RECs on the subject property.
4. Pennoni was unable to interview former owners of the subject property; however, the previous uses of the subject property are documented in the historical sources reviewed by Pennoni. Therefore, Pennoni does not consider this data gap to be a significant constraint on our ability to provide an opinion regarding RECs on the subject property.

**10.0 ENVIRONMENTAL PROFESSIONAL STATEMENT AND SIGNATURE**

I declare that, to the best of my professional knowledge and belief, I meet the definition of an “environmental professional” as defined at 40 C.F.R. §312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.



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William F. Schmidt, PE  
Associate Vice President

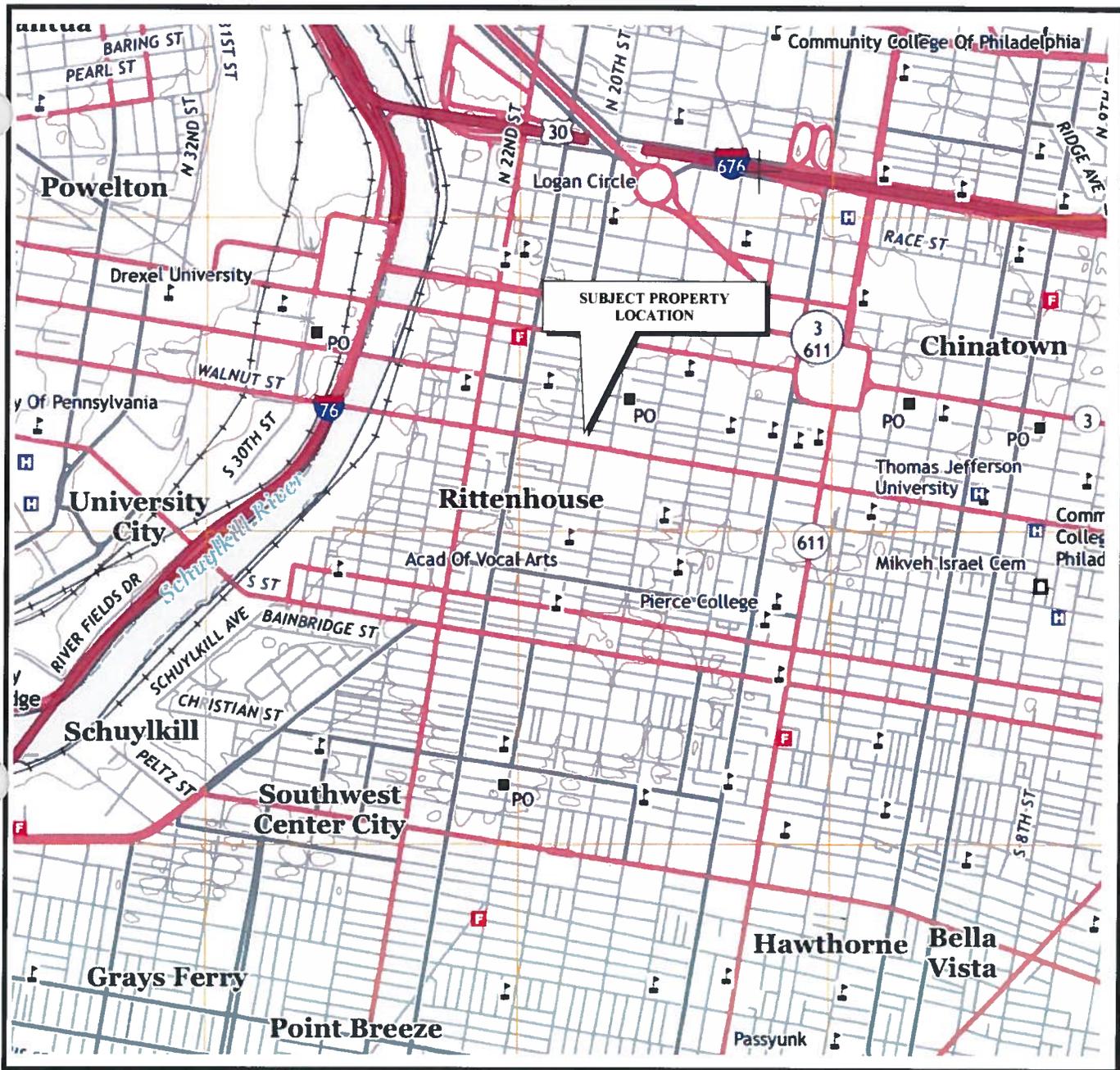
## 11.0 REFERENCES

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

- USEPA 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries; Final Rule, November 1, 2005.
- ASTM Standards on Environmental Site Assessments for Commercial Real Estate (E 1527-13), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2013.
- Philadelphia, PA-NJ, USGS, 7.5 minute topographic quadrangle, 2011.
- *Wetlands Online Mapper* website published by the United States Fish and Wildlife Service. Available on-line at: <http://wetlandfws.er.usgs.gov/wtlnds/launch.html>
- Web Soil Survey website published by the United States Department of Agriculture Natural Resources Conservation Service (USDA-NRCS). Available on-line at: <http://websoilsurvey.nrcs.usda.gov/app/>
- *Geologic Map of Pennsylvania*, Commonwealth of Pennsylvania Department of Environmental Resources Topographic and Geologic Survey, with a scale of 1 inch equal to 250,000 feet, 1980.
- Engineering Characteristics of the Rocks of Pennsylvania, Alan R. Geyer and J. Peter Wilshusen, Department of Environmental Resources Bureau of Topographic and Geologic Survey, 1982.
- EDR Radius Map Report, Report No. 4183421.2s, January 15, 2015, obtained from Environmental Data Resources, Inc.
- EDR Certified Sanborn Map Report, Report No. 4183421.3, January 15, 2015, obtained from Environmental Data Resources, Inc.
- Historic aerial photographs obtained from the Delaware Valley Regional Planning Commission.

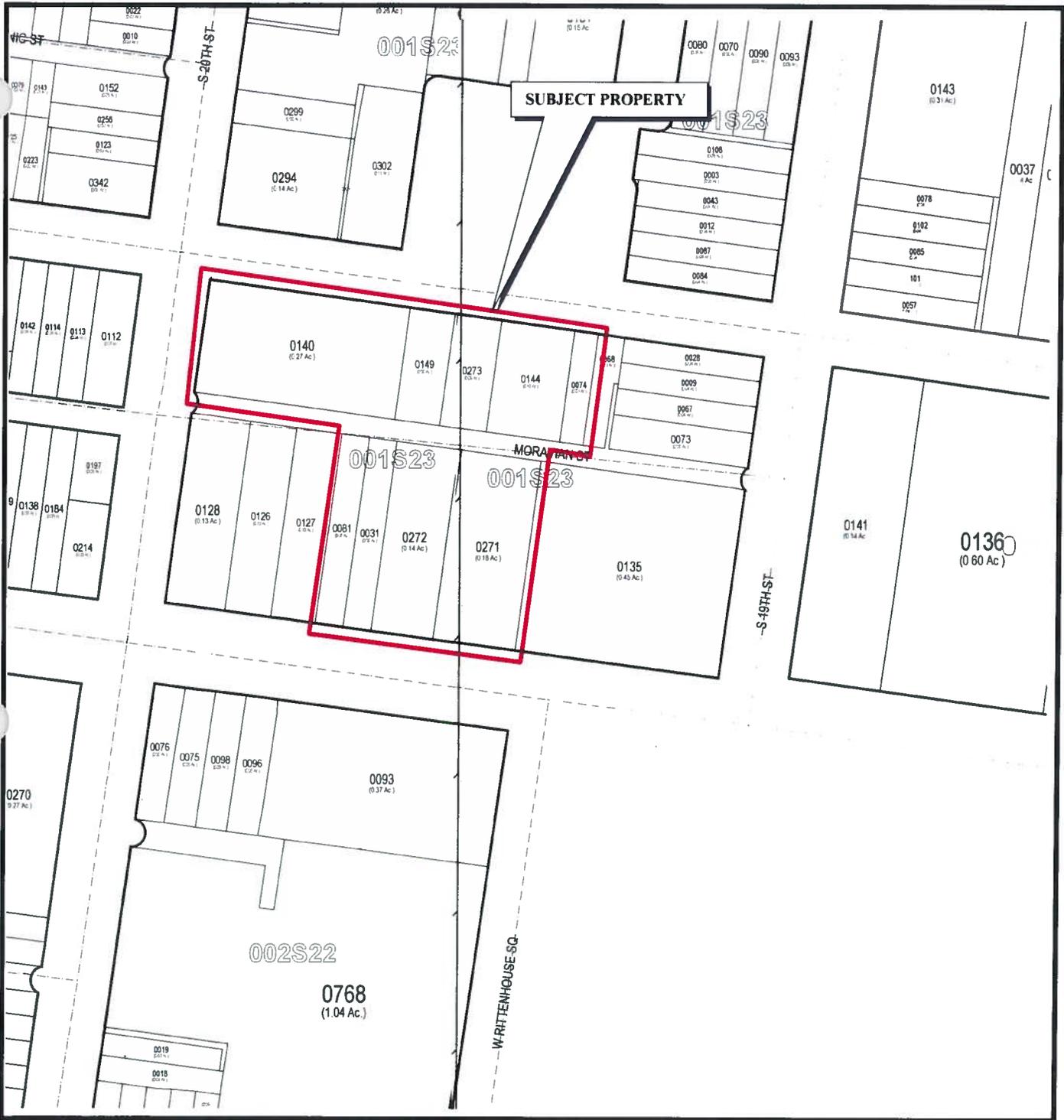
**APPENDIX A**

**FIGURES**



PHILADELPHIA, PA-NJ QUADRANGLE (2013)  
 U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP  
 CONTOUR INTERVAL 20 FEET

 <b>PENNONI ASSOCIATES INC.</b> CONSULTING ENGINEERS	PENNONI ASSOCIATES INC. ONE DREXEL PLAZA 3001 MARKET STREET PHILADELPHIA, PA 19104	<b>PHASE I ENVIRONMENTAL SITE ASSESSMENT</b>  <b>1907-11 &amp; 1913-15 Walnut Street,          125-129 South 20<sup>th</sup> Street, and 1904,          1906-16, &amp; 1918-20 Sansom Street          Philadelphia, Pennsylvania 19103</b>	 <b>NORTH</b>
JOB No.: <b>SOLC1501</b>	SCALE: <b>NOT TO SCALE</b>	<b>FIGURE 1: PROPERTY LOCATION MAP</b>	

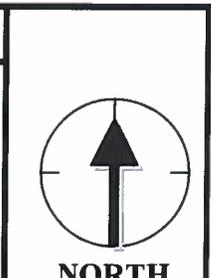



**PENNONI ASSOCIATES INC.**  
CONSULTING ENGINEERS

PENNONI ASSOCIATES INC.  
ONE DREXEL PLAZA  
3001 MARKET STREET  
PHILADELPHIA, PA 19104

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**1907-11 & 1913-15 Walnut Street,  
125-129 South 20<sup>th</sup> Street, and 1904,  
1906-16, & 1918-20 Sansom Street  
Philadelphia, Pennsylvania 19103**



JOB No.:  
**SOLC1501**

SCALE:  
**NOT TO SCALE**

**FIGURE 2: TAX MAP**  
SOURCE: *Philadelphia County Tax Maps 38-241 & 38-242*



**Subject Property**



**PENNONI ASSOCIATES INC.**  
CONSULTING ENGINEERS

PENNONI ASSOCIATES INC.  
ONE DREXEL PLAZA  
3001 MARKET STREET  
PHILADELPHIA, PA 19104

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

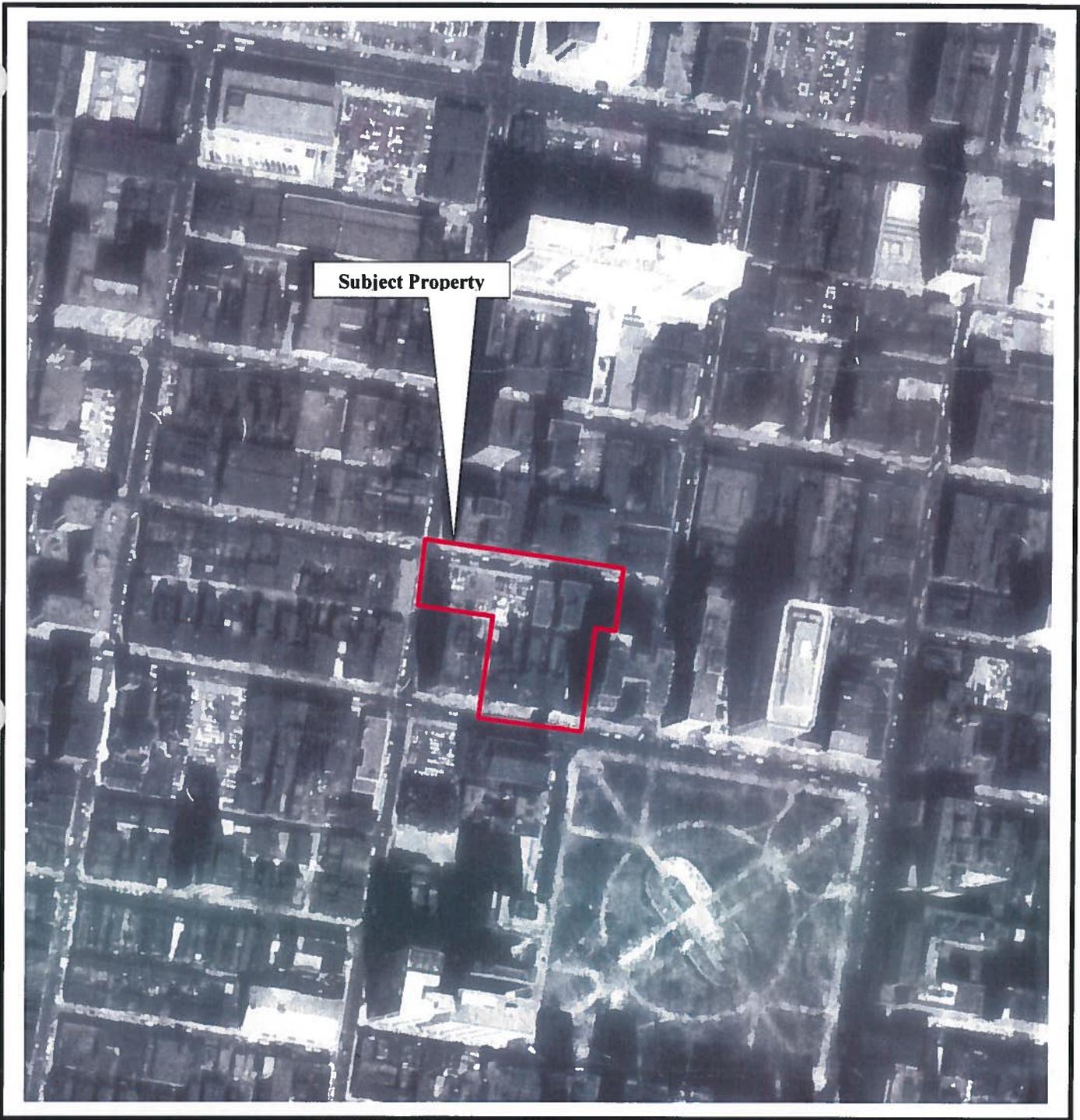
**1907-11 & 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street, and 1904, 1906-16, & 1918-20 Sansom Street  
Philadelphia, Pennsylvania 19103**



JOB No.:  
**SOLC1501**

**NOT TO SCALE**

**1965 AERIAL PHOTOGRAPH  
SOURCE: DVRPC**



**Subject Property**

**Pennoni**

**PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS**

PENNONI ASSOCIATES INC.  
ONE DREXEL PLAZA  
3001 MARKET STREET  
PHILADELPHIA, PA 19104

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**1907-11 & 1913-15 Walnut Street, 125-  
129 South 20<sup>th</sup> Street, and 1904, 1906-  
16, & 1918-20 Sansom Street  
Philadelphia, Pennsylvania 19103**



**NORTH**

**JOB No.:  
SOLC1501**

**NOT TO SCALE**

**1970 AERIAL PHOTOGRAPH  
SOURCE: DVRPC**



**Subject Property**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Pennoni**  
PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

PENNONI ASSOCIATES INC.  
ONE DREXEL PLAZA  
3001 MARKET STREET  
PHILADELPHIA, PA 19104

**1907-11 & 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street, and 1904, 1906-16, & 1918-20 Sansom Street  
Philadelphia, Pennsylvania 19103**



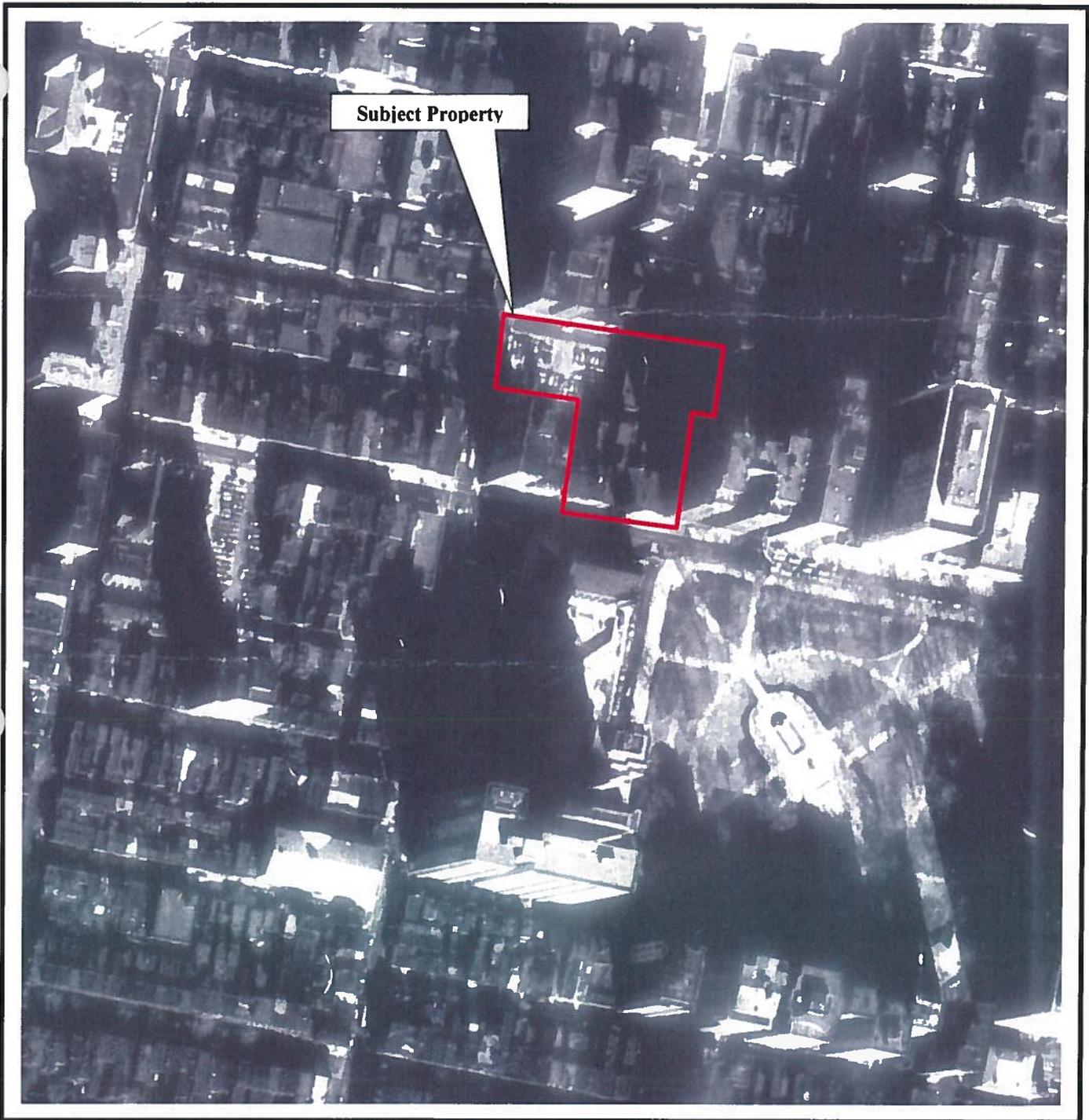
**NORTH**

JOB No.:  
**SOLC1501**

**NOT TO SCALE**

**1975 AERIAL PHOTOGRAPH  
SOURCE: DVRPC**





**Subject Property**

**Pennoni**

**PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS**

PENNONI ASSOCIATES INC.  
ONE DREXEL PLAZA  
3001 MARKET STREET  
PHILADELPHIA, PA 19104

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**1907-11 & 1913-15 Walnut Street, 125-  
129 South 20<sup>th</sup> Street, and 1904, 1906-  
16, & 1918-20 Sansom Street  
Philadelphia, Pennsylvania 19103**

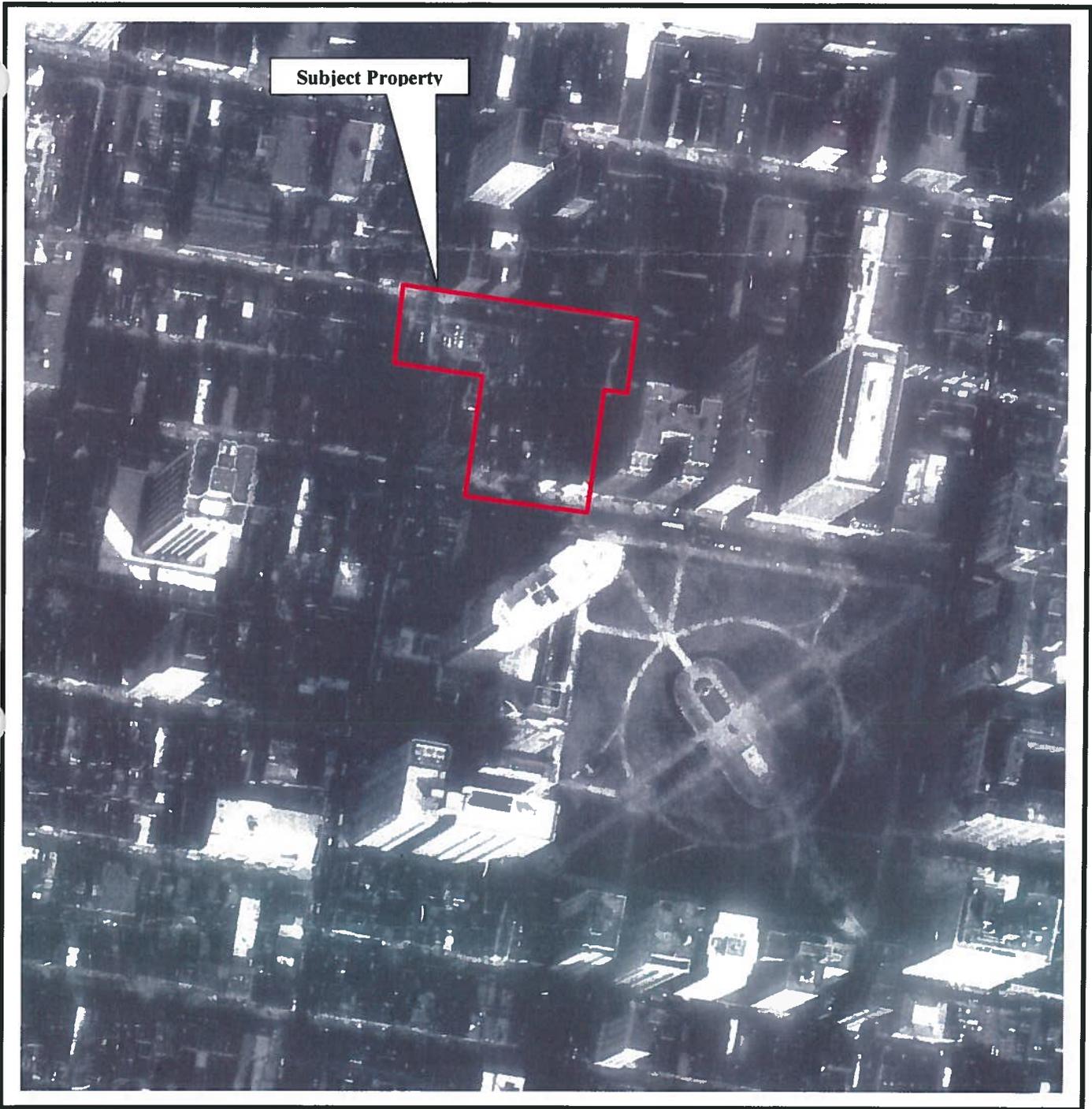


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**JOB No.:  
SOLC1501**

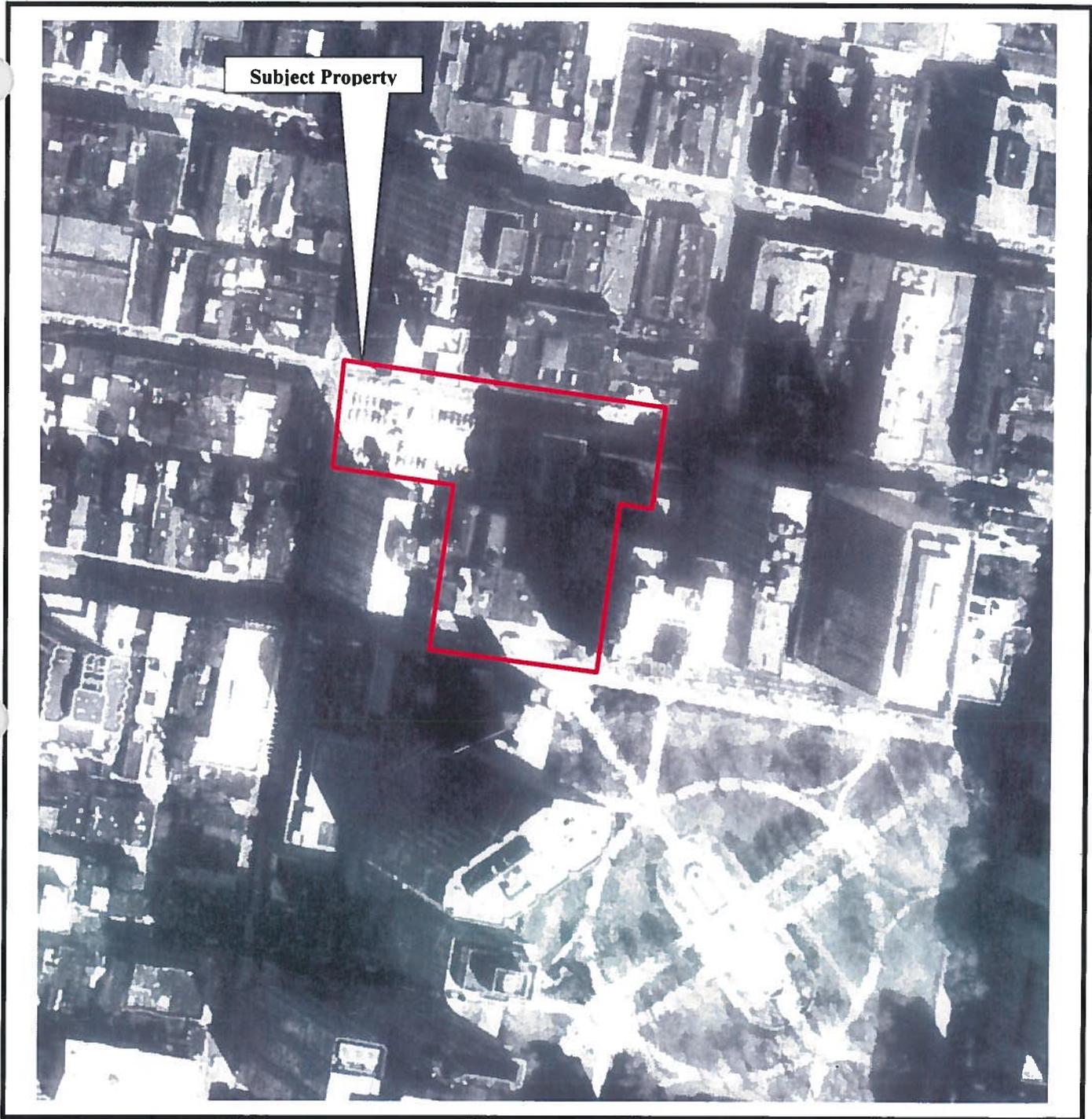
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**1980 AERIAL PHOTOGRAPH  
SOURCE: DVRPC**

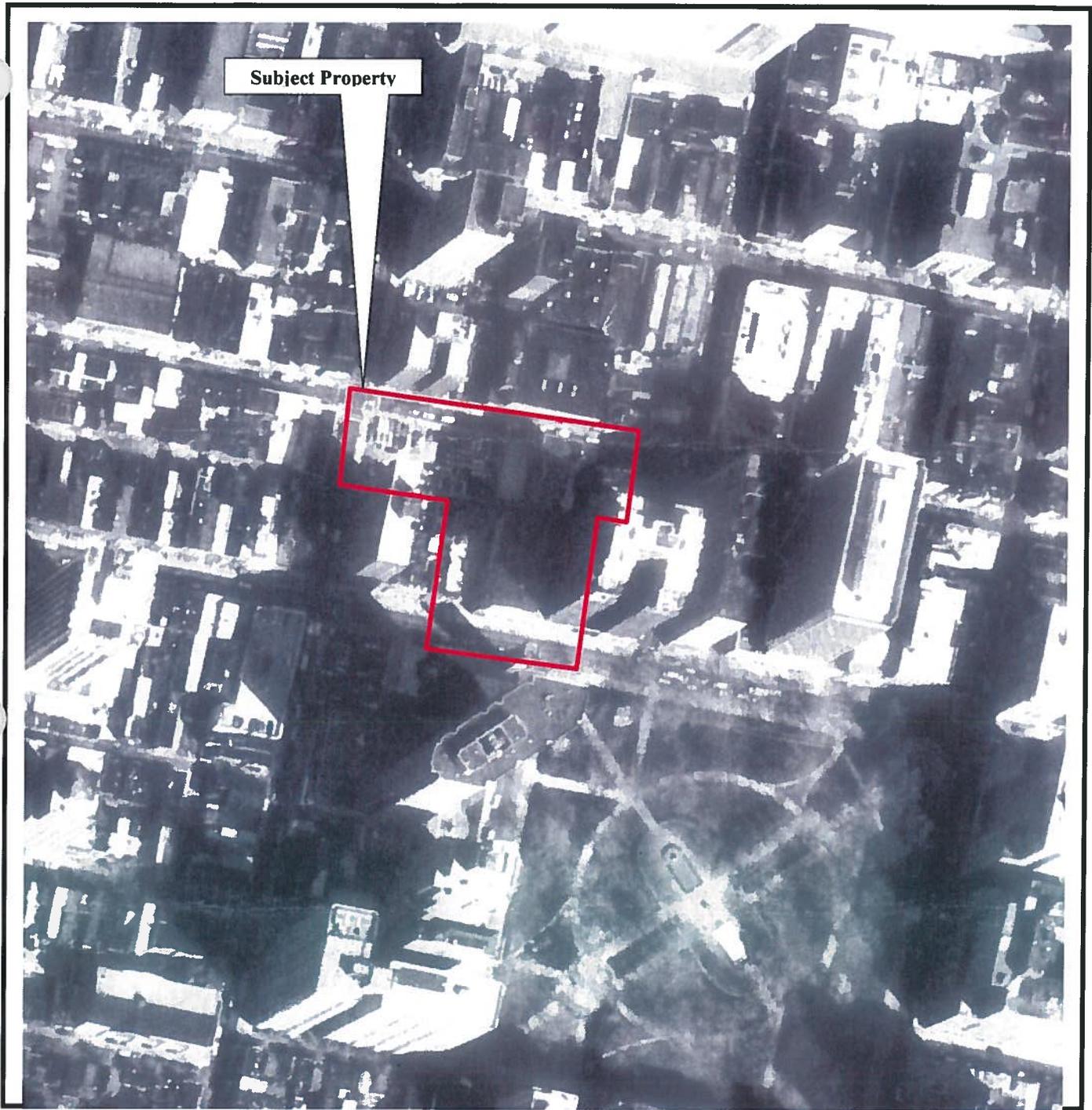


**Subject Property**

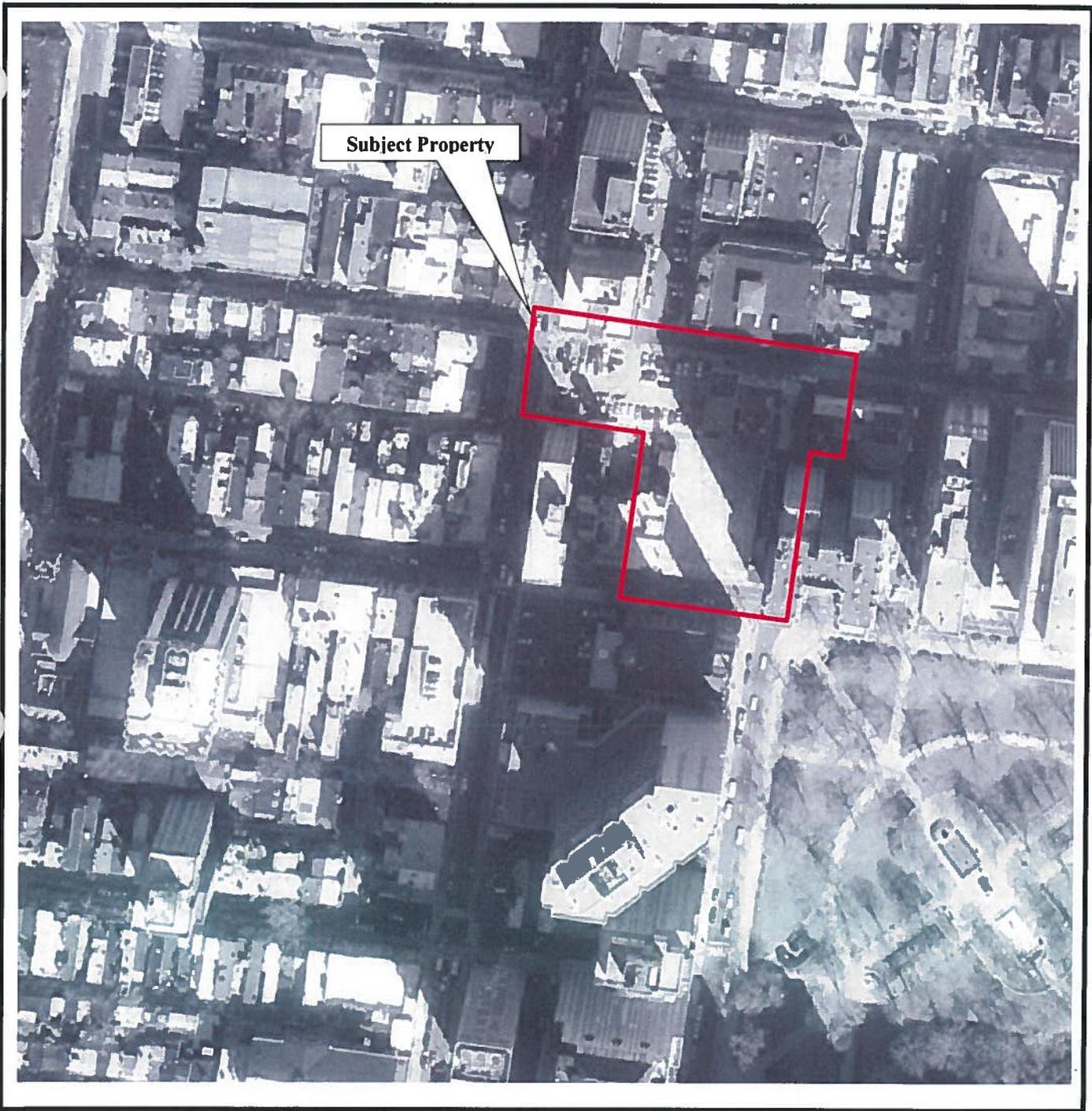
 <b>PENNONI ASSOCIATES INC.</b> CONSULTING ENGINEERS	PENNONI ASSOCIATES INC. ONE DREXEL PLAZA 3001 MARKET STREET PHILADELPHIA, PA 19104	<b>PHASE I ENVIRONMENTAL SITE ASSESSMENT</b>		 <b>NORTH</b>
		<b>1907-11 &amp; 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street, and 1904, 1906-16, &amp; 1918-20 Sansom Street Philadelphia, Pennsylvania 19103</b>		
JOB No.: <b>SOLC1501</b>	NOT TO SCALE	<b>1985 AERIAL PHOTOGRAPH</b> SOURCE: DVRPC		



 <p><b>PENNONI ASSOCIATES INC.</b> CONSULTING ENGINEERS</p>	<p>PENNONI ASSOCIATES INC. ONE DREXEL PLAZA 3001 MARKET STREET PHILADELPHIA, PA 19104</p>	<p><b>PHASE I ENVIRONMENTAL SITE ASSESSMENT</b></p> <p><b>1907-11 &amp; 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street, and 1904, 1906-16, &amp; 1918-20 Sansom Street Philadelphia, Pennsylvania 19103</b></p>	 <p><b>NORTH</b></p>
<p>JOB No.: <b>SOLC1501</b></p>	<p><b>NOT TO SCALE</b></p>	<p><b>1990 AERIAL PHOTOGRAPH</b> SOURCE: DVRPC</p>	



 <b>PENNONI ASSOCIATES INC.</b> CONSULTING ENGINEERS	PENNONI ASSOCIATES INC. ONE DREXEL PLAZA 3001 MARKET STREET PHILADELPHIA, PA 19104	<b>PHASE I ENVIRONMENTAL SITE ASSESSMENT</b>	 <b>NORTH</b>
		<b>1907-11 &amp; 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street, and 1904, 1906-16, &amp; 1918-20 Sansom Street Philadelphia, Pennsylvania 19103</b>	
JOB No.: <b>SOLC1501</b>	<b>NOT TO SCALE</b>	<b>1995 AERIAL PHOTOGRAPH</b> SOURCE: DVRPC	



 <b>PENNONI ASSOCIATES INC.</b> CONSULTING ENGINEERS	PENNONI ASSOCIATES INC. ONE DREXEL PLAZA 3001 MARKET STREET PHILADELPHIA, PA 19104	<b>PHASE I ENVIRONMENTAL SITE ASSESSMENT</b>	 <b>NORTH</b>
		<b>1907-11 &amp; 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street, and 1904, 1906-16, &amp; 1918-20 Sansom Street Philadelphia, Pennsylvania 19103</b>	
<b>JOB No.:</b> <b>SOLC1501</b>	<b>NOT TO SCALE</b>	<b>2000 AERIAL PHOTOGRAPH</b> <b>SOURCE: DVRPC</b>	



**Subject Property**

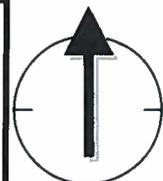


**PENNONI ASSOCIATES INC.**  
**CONSULTING ENGINEERS**

PENNONI ASSOCIATES INC.  
ONE DREXEL PLAZA  
3001 MARKET STREET  
PHILADELPHIA, PA 19104

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**1907-11 & 1913-15 Walnut Street, 125-  
129 South 20<sup>th</sup> Street, and 1904, 1906-  
16, & 1918-20 Sansom Street  
Philadelphia, Pennsylvania 19103**

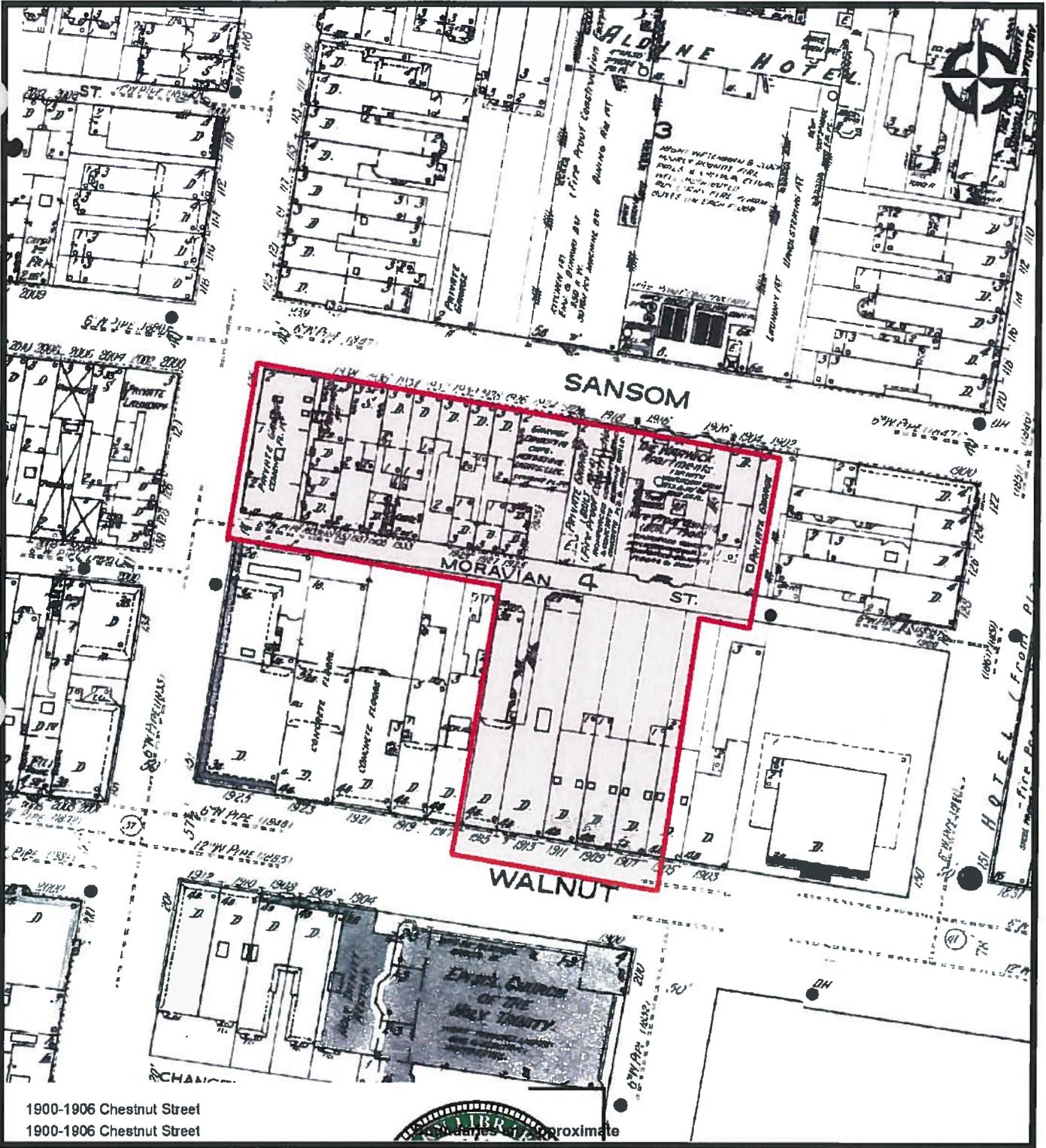


**NORTH**

JOB No.:  
**SOLC1501**

**NOT TO SCALE**

**2005 AERIAL PHOTOGRAPH  
SOURCE: DVRPC**



1900-1906 Chestnut Street  
1900-1906 Chestnut Street

Approximate

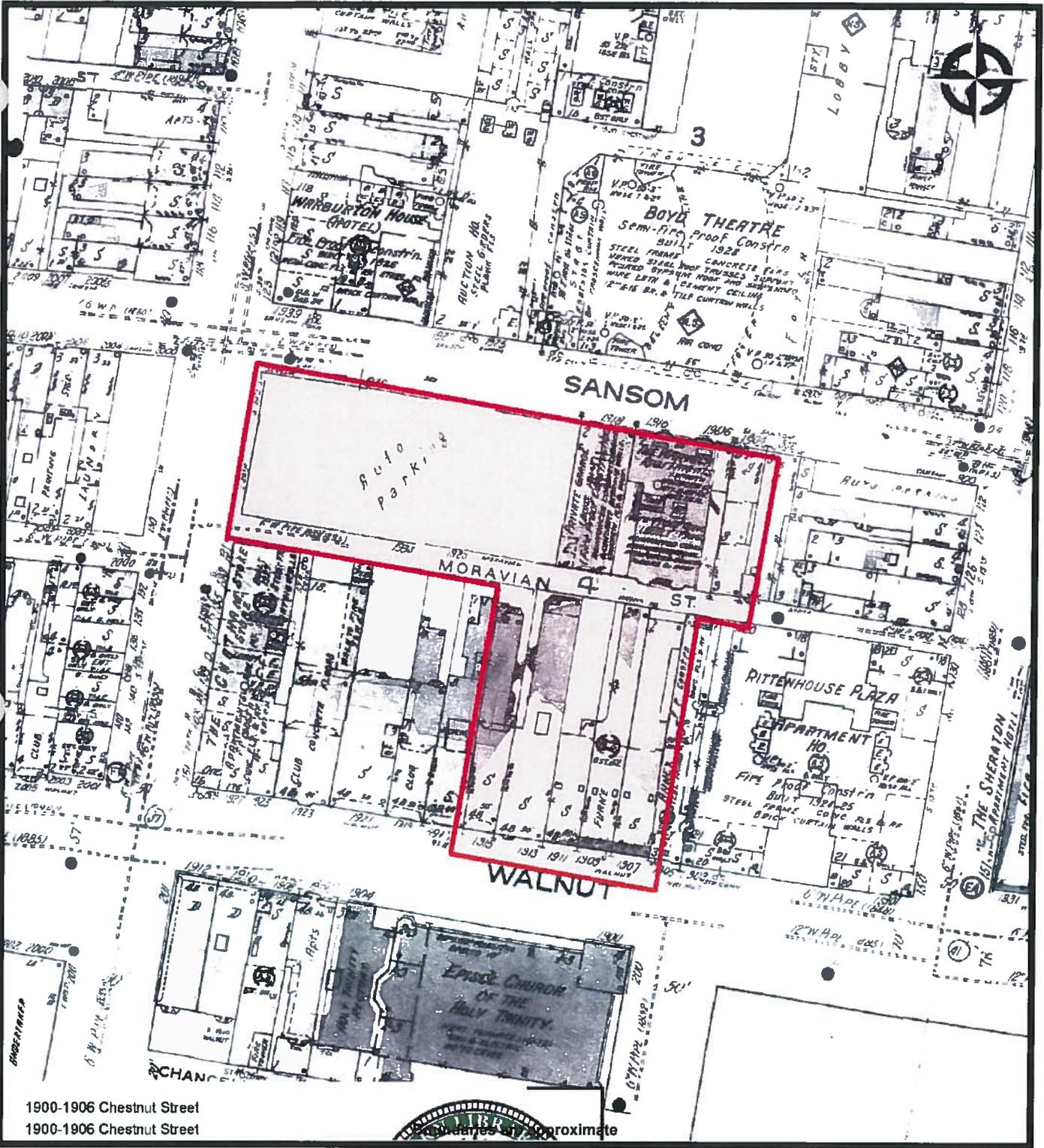
# Pennoni

**PENNONI ASSOCIATES INC.**  
**CONSULTING ENGINEERS**

**1916 SANBORN  
PHASE I ESA  
1904 SANSOM ST  
Philadelphia Pennsylvania 19103**

**PREPARED FOR: SOLC  
PROJ. MGR: WFS  
DRAWN BY: JPZ**

**DATE: 1/16/2015  
PROJ. #: SOLC1501**

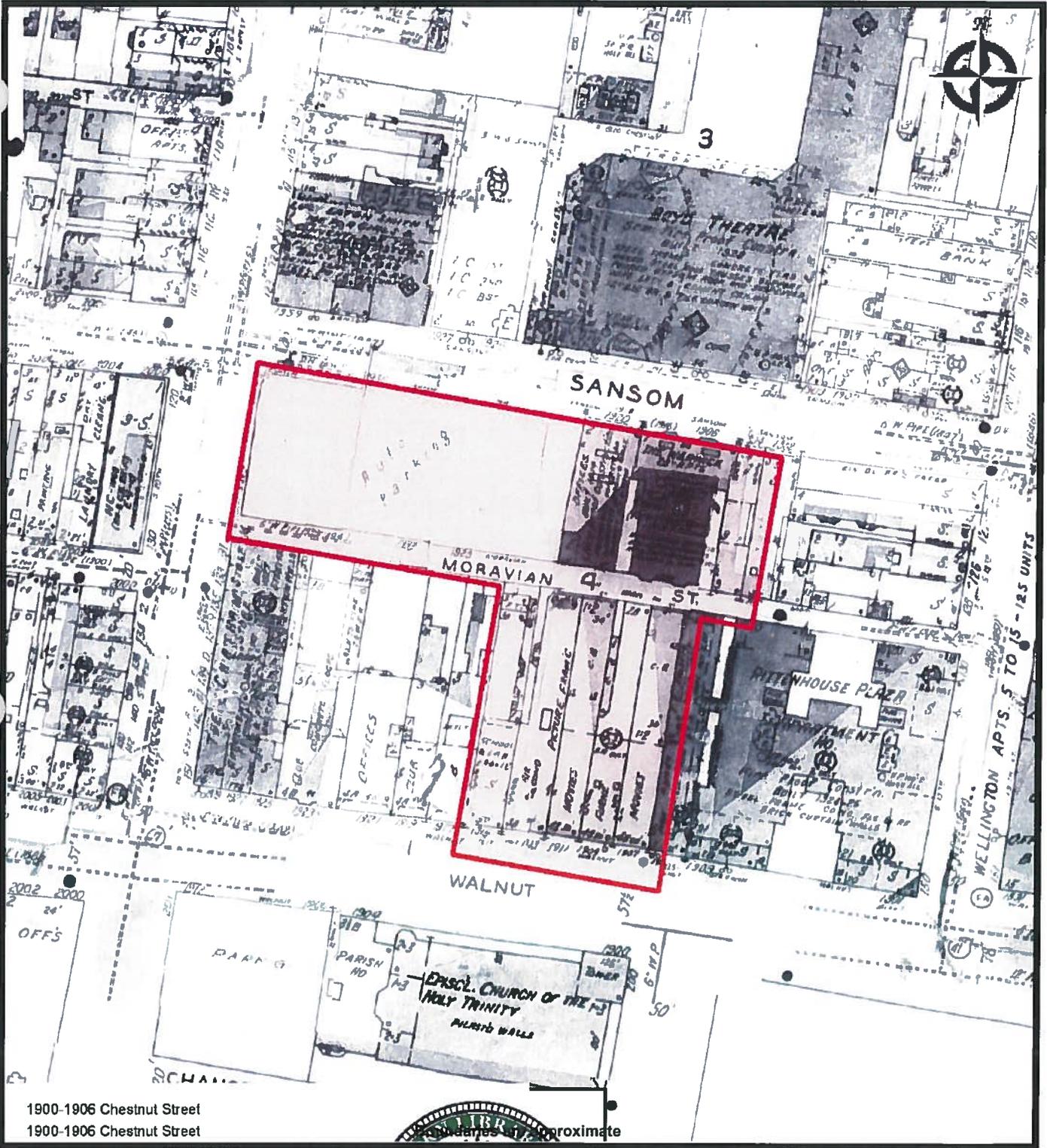


**PENNONI ASSOCIATES INC.**  
**CONSULTING ENGINEERS**

**1950 SANBORN  
 PHASE I ESA  
 1904 SANSOM ST  
 Philadelphia Pennsylvania 19103**

**PREPARED FOR: SOLC  
 PROJ. MGR: WFS  
 DRAWN BY: JPZ**

**DATE: 1/16/2015  
 PROJ. #: SOLC1501**



1900-1906 Chestnut Street  
1900-1906 Chestnut Street

Approximate

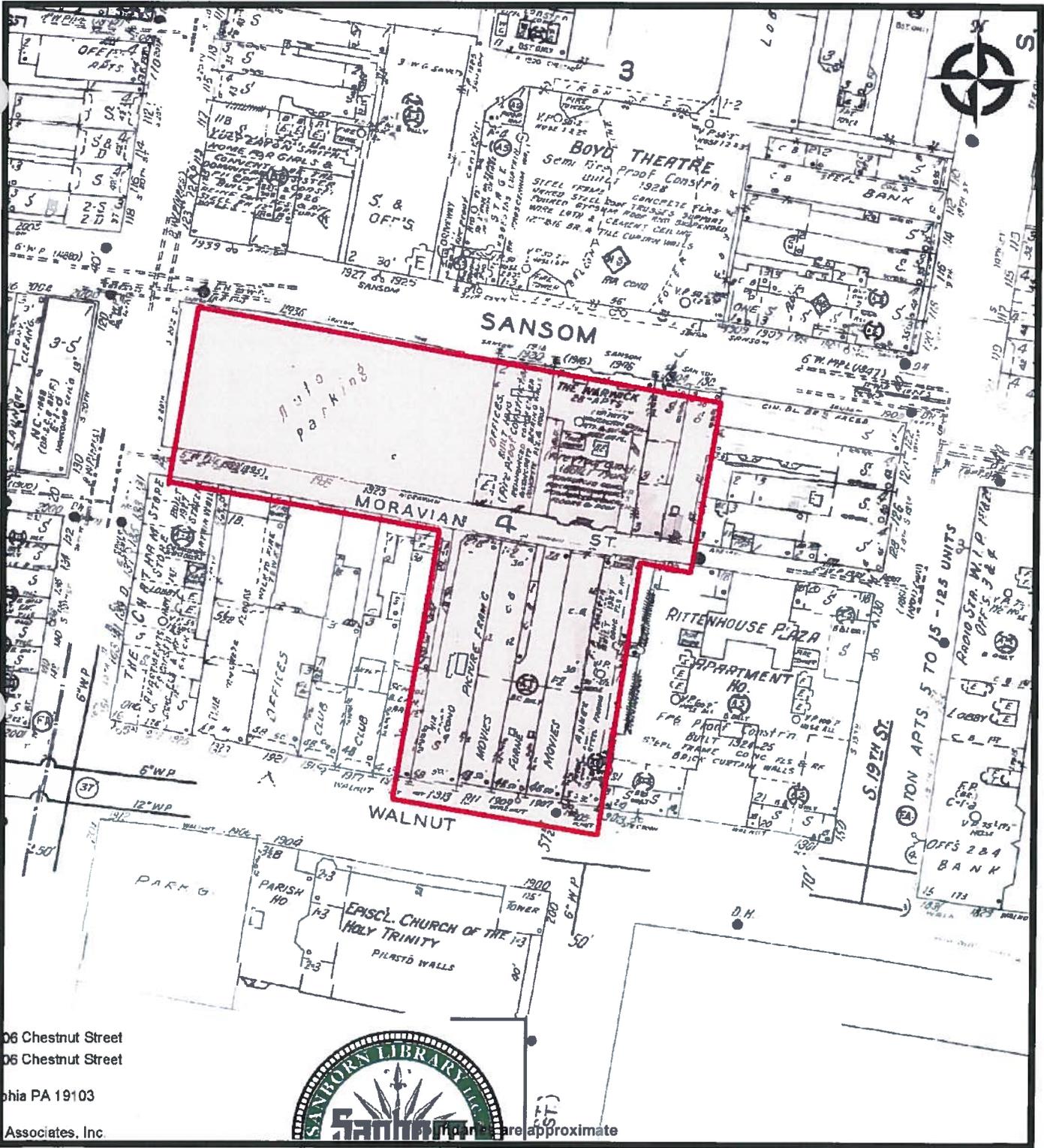
# Pennoni

**PENNONI ASSOCIATES INC.**  
**CONSULTING ENGINEERS**

**1976 SANBORN  
PHASE I ESA  
1904 SANSOM ST  
Philadelphia Pennsylvania 19103**

**PREPARED FOR: SOLC  
PROJ. MGR: WFS  
DRAWN BY: JPZ**

**DATE: 1/16/2015  
PROJ. #: SOLC1501**



06 Chestnut Street  
06 Chestnut Street

phia PA 19103

Associates, Inc.



These are approximate

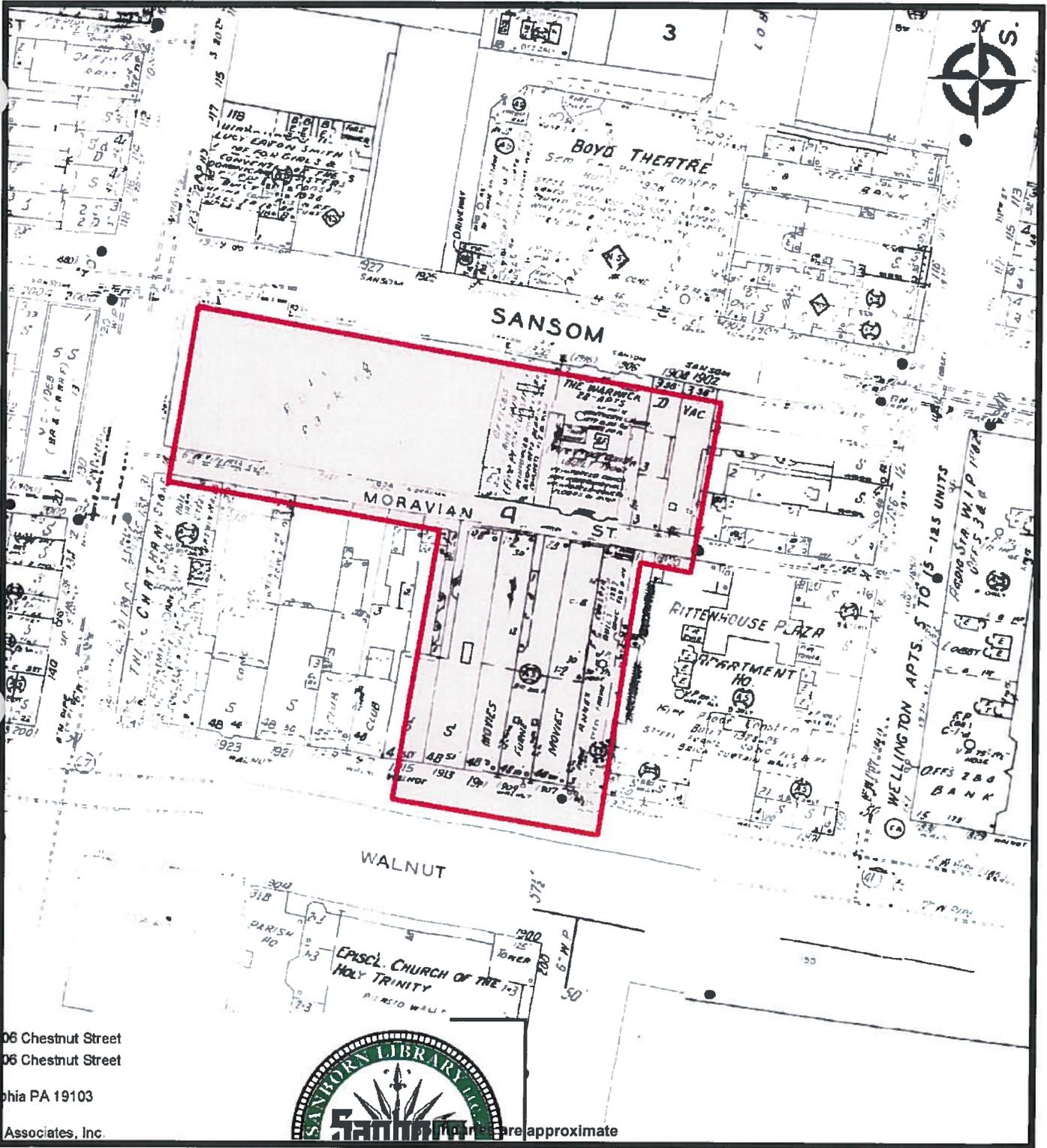
1980 SANSOM  
 PHASE I ESA  
 1904 SANSOM ST  
 Philadelphia Pennsylvania 19103

# Pennoni

**PENNONI ASSOCIATES INC.**  
**CONSULTING ENGINEERS**

PREPARED FOR: SOLC  
 PROJ. MGR: WFS  
 DRAWN BY: JPZ

DATE: 1/16/2015  
 PROJ. #: SOLC1501



06 Chestnut Street  
06 Chestnut Street

phia PA 19103

Associates, Inc.



are approximate

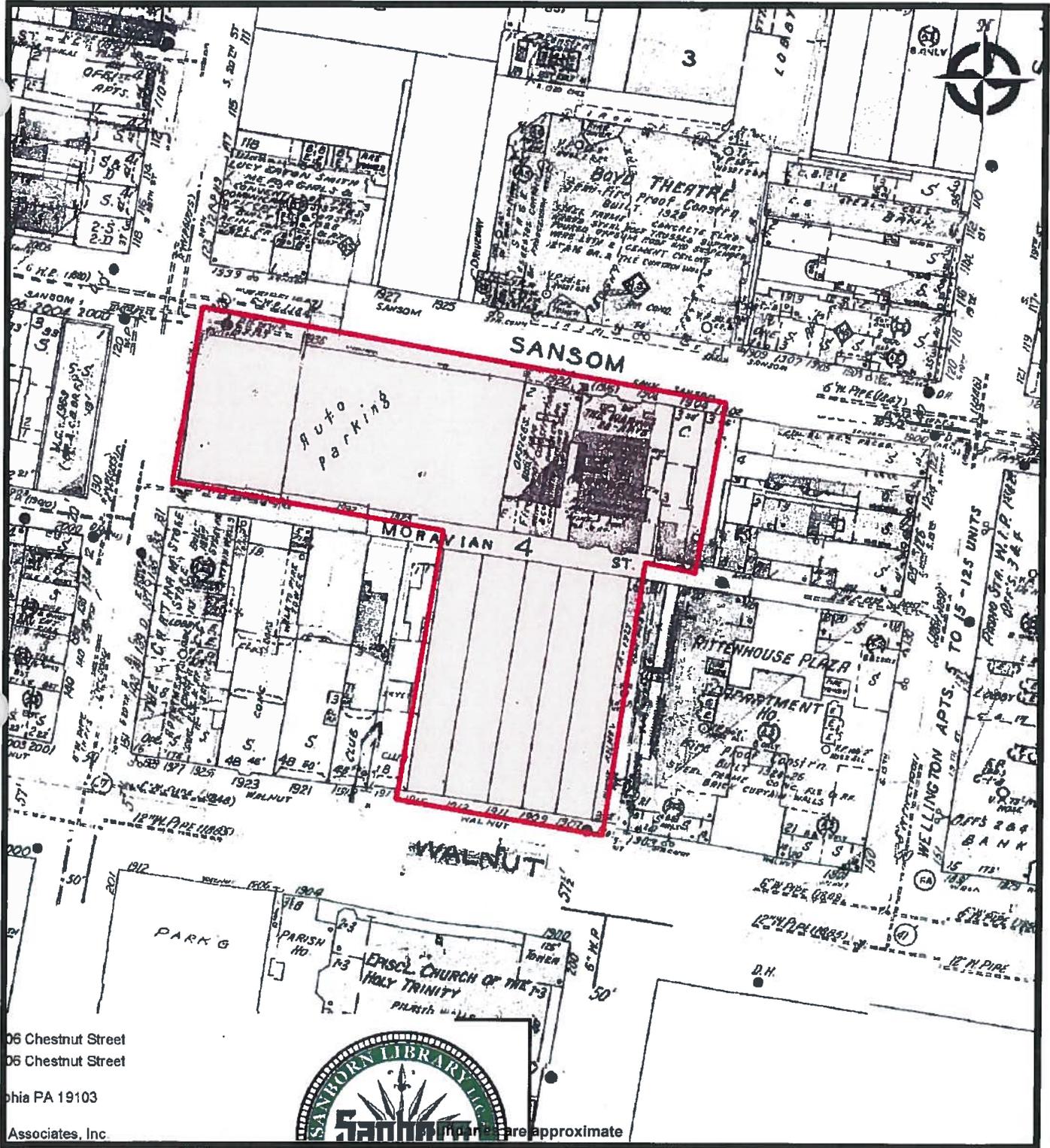
**1989 SANBORN  
PHASE I ESA  
1904 SANSOM ST  
Philadelphia Pennsylvania 19103**

# Pennoni

**PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS**

**PREPARED FOR: SOLC  
PROJ. MGR: WFS  
DRAWN BY: JPZ**

**DATE: 1/16/2015  
PROJ. #: SOLC1501**



06 Chestnut Street  
06 Chestnut Street

phia PA 19103

Associates, Inc.



Dimensions are approximate

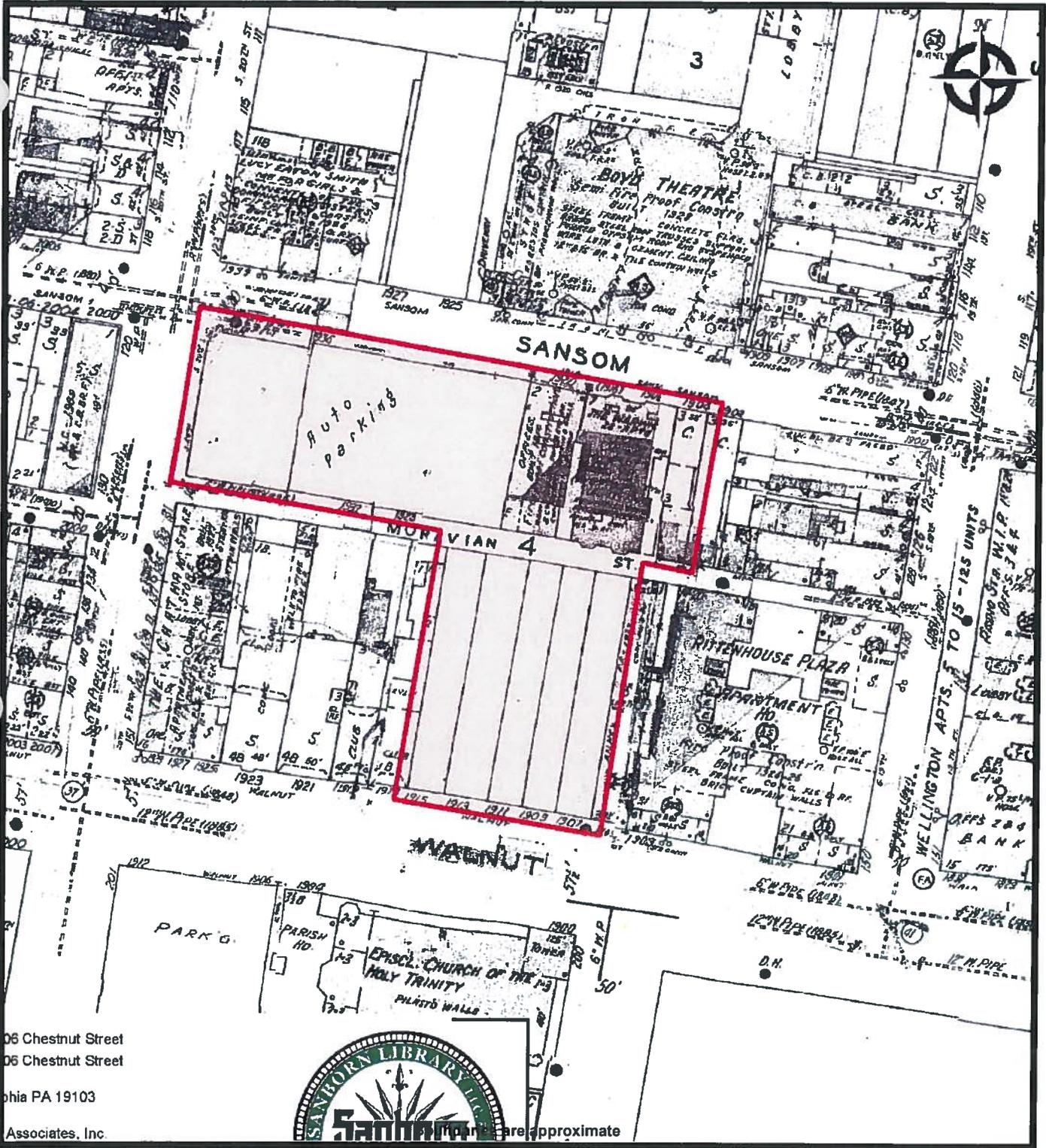
2002 SANBORN  
 PHASE I ESA  
 1904 SANSOM ST  
 Philadelphia Pennsylvania 19103

# Pennoni

**PENNONI ASSOCIATES INC.**  
**CONSULTING ENGINEERS**

PREPARED FOR: SOLC  
 PROJ. MGR: WFS  
 DRAWN BY: JPZ

DATE: 1/16/2015  
 PROJ. #: SOLC1501



06 Chestnut Street  
06 Chestnut Street

phia PA 19103

Associates, Inc.



Dimensions are approximate



**PENNONI ASSOCIATES INC.**  
**CONSULTING ENGINEERS**

**2004 SANBORN  
 PHASE I ESA  
 1904 SANSOM ST  
 Philadelphia Pennsylvania 19103**

**PREPARED FOR: SOLC  
 PROJ. MGR: WFS  
 DRAWN BY: JPZ**

**DATE: 1/16/2015  
 PROJ. #: SOLC1501**



**APPENDIX B**

**ENVIRONMENTAL DATABASE REPORT**

**WALNUT ST DEVELOPMENT**  
 1904 SANSOM ST  
 Philadelphia, PA 19103

Inquiry Number: 4183421.2s  
 January 15, 2015

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Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	168
Government Records Searched/Data Currency Tracking	GR-1
<b>GEOCHECK ADDENDUM</b>	
GeoCheck - Not Requested	

**EDR Summary Radius Map Report**

Thank you for your business.  
 Please contact EDR at 1-800-352-0050  
 with any questions or comments.

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8 Armstrong Road, 4th floor  
 Shelton, CT 03454  
 Tel: Fax: 800-352-0050  
 www.edrnet.com

TC4183421.2s Page 1

**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 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

**TARGET PROPERTY INFORMATION**

**ADDRESS**  
 1904 SANSOM ST  
 PHILADELPHIA County, PA 19103

**COORDINATES**

Latitude (North) 39 9509000 - 39 57 3 24"  
 Longitude (West) 75 1730000 - 75 10 22 80"  
 Universal Transverse Mercator Zone 18  
 UTM X (Meters) 485221.8  
 UTM Y (Meters) 4422112.0  
 Elevation 43 ft. above sea level

**USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY**

Target Property Source TP  
 USGS 7.5 min quad index

**AERIAL PHOTOGRAPHY IN THIS REPORT**

Portions of Photo from Source 20100702, 20100704  
 USDA

**MAPPED SITES SUMMARY**

Target Property Address  
 1904 SANSOM ST  
 PA 19103

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft)	DIRECTION
A1	GIRARD DENTAL LABORA	1915 WALNUT ST	RCRA NonGen / HLR	Higher	178	SSE
A2	GIRARD DENTAL LABORA	1915 WALNUT ST	RCRA NonGen / HLR, FINDS	Lower	178	ENE
B3	BAILEY JOSEPH	1922 SANSOM ST	EDR US Hist Auto Stat	Lower	242	NW
C4		2000 SANSOM ST	EDR US Hist Cleaners	Lower	281	ENE
B5	SHERWIN-WILLIAMS CO	118-20 SO 19TH ST	RCRA NonGen / HLR, FINDS	Lower	303	WNW
C6	PRINT IT	2013 SANSOM ST	RCRA-CESQG, FINDS	Higher	315	WSW
7	BOGARTIN PHILIP F INC	2011 WALNUT ST	RCRA NonGen / HLR, FINDS	Lower	323	WNW
C8	HASH SERVICE STATION	2017 SANSOM ST	EDR US Hist Auto Stat	Lower	358	WNW
C9	AUTOMOTIVE REPAIR CO	2025 SANSOM ST	EDR US Hist Auto Stat	Lower	358	WNW
C10	JACKSON ARTH	2025 SANSOM ST	EDR US Hist Cleaners	Lower	378	WNW
11	ROWAN HEJRY A JR CO	2028 SANSOM ST	EDR US Hist Auto Stat	Higher	388	South
D12		210 W RITTENHOUSE SQ	EDR US Hist Cleaners	Higher	401	South
D13	LINCOLN RITTENHOUSE	222 W RITTENHOUSE SQ	PA U/I REG LTANKS, PA EFACTS	Lower	404	NNE
14	EPISCOPALIAN INC THE	1930 CHESTNUT ST	RCRA NonGen / HLR, FINDS	Higher	475	SW
15	MARSH CHARLES A	2013 CHANCELLOR ST	EDR US Hist Auto Stat	Lower	508	West
16	AMC DELANCEY	2051 WALNUT ST	PA MANIFEST	Lower	513	ESE
17	SUNMARK INDUSTRIES	1845 WALNUT ST	RCRA NonGen / HLR, FINDS	Lower	571	East
E18	QUADRUPLEX RADIATOR	1828 SANSOM ST	EDR US Hist Auto Stat	Lower	582	South
19	TWO TWENTY CONDO ASS	220 W RITTENHOUSE SQ	PA ARCHIVE UST, PA EFACTS	Lower	596	East
E20		1821 SANSOM ST	EDR US Hist Cleaners	Lower	615	SSW
21		2001 LOCUST ST	EDR US Hist Cleaners	Lower	647	ENE
F22		48 S 19TH ST	EDR US Hist Cleaners	Lower	648	East
E23	HAGY JOSEPH	1808 SANSOM ST	EDR US Hist Auto Stat	Lower	681	NNE
F24	KEYSTONE STATE LALIND	44 S 19TH ST	EDR US Hist Cleaners	Lower	682	NNE
F25	LIBRARY PUBLICATIONS	38 S 19TH ST	RCRA NonGen / HLR, FINDS	Lower	683	ENE
G26	CVS PHARMACY #1084	1826 30 CHESTNUT ST	RCRA-LOG, FINDS	Lower	718	North
G27	CVS PHARMACY 1084	1826-30 CHESTNUT ST	PA MANIFEST	Lower	725	NNE
28		18 S 20TH ST	EDR US Hist Cleaners	Lower	731	EHE
F29	HERTZ REHT A CAR	31 S 19TH ST	PA LU/ST, PA ARCHIVE UST, PA EFACTS	Lower	745	WNW
G30	BIO-SCIENCE ENTERPRI	114-16 S 18TH ST	RCRA NonGen / HLR, FINDS, NY MANIFEST	Lower	750	ENE
H31	MANCHESTER LAUNDRY 5	117 S 21ST ST	EDR US Hist Cleaners	Lower	750	ENE
F32		23 S 19TH ST	EDR US Hist Cleaners	Lower	750	ENE
F33	YE OLD CLEANRY	23 S 19TH ST	RCRA-SQG, FINDS, PA MANIFEST, US AIRS	Lower	754	WNW
H34		122 S 21ST ST	EDR US Hist Cleaners	Lower	787	ENE
G35	LOMBARD W K CO	106 S 18TH ST	EDR US Hist Cleaners	Lower	841	ENE
36	UNITED ENGINEER BLDG	33 S 18TH ST	RCRA-SQG, FINDS	Lower	843	NW
37		2100 CHESTNUT ST	EDR US Hist Cleaners	Lower	852	SE
I38	RITTENHOUSE LAUNDRY	221 S 18TH ST	EDR US Hist Cleaners	Lower	854	SE
I39	RITTENHOUSE REGENCY	225 S 18TH ST	PA MANIFEST	Lower	854	SE

MAPPED SITES SUMMARY

Target Property Address:  
1904 SANSOM ST  
PA 19103

Click on Map ID to see full detail

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft) DIRECTION
	PHILA STOCK EXCHANGE	1900 MARKET ST	PA AST	Lower	854, NNE
K41		229 S 18TH ST	EDR US Hist Cleaners	Lower	875, SE
K42	TJ MORGAN CORP	2111 WALNUT ST	RCRA-SQG, FINDS	Lower	887, West
K43	BIDDLE GARAGE	1927 MANNING ST	EDR US Hist Auto Stat	Lower	897, SSW
K44	BRADY JOHN F	1929 MANNING ST	EDR US Hist Auto Stat	Lower	899, SSW
L45	RITTENHOUSE SQ PARK	2026-2034 RITTENHOUSE	PA VCP, PA EFACTS	Lower	903, SSW
46		288 S 20TH ST	EDR US Hist Cleaners	Lower	906, SSW
47	EASTERN AUTO RADIATO	2112 SANSOM ST	EDR US Hist Auto Stat	Lower	936, WNW
L48	COOK JOHN CO	2049 RITTENHOUSE SQ	EDR US Hist Auto Stat	Lower	941, SW
K49	SNOW LAUNDRY	269 S 20TH ST	EDR US Hist Cleaners	Lower	947, SSW
M50	CSX DIESEL FUMES SIT	RAILROAD	CERC-NFRAP	Lower	964, North
M51	CONRAL	8 PENN CTR PLZ	RCRA NonGen / NLR, PADS, RI MAIFEST	Lower	986, North
52	INDEPENDENCE BLUE CR	1901 MARKET ST	PA ARCHIVE UST, PA EFACTS	Lower	991, NNE
M53	AUTOMOBILE SHEET MET	2015 MARKET ST	EDR US Hist Auto Stat	Lower	1004, North
J54	SEMBELLO CLEANERS	2120 WALNUT STREET	PA MANIFEST	Lower	1011, West
J55	SEMBELLO CLEANER	2120 WALNUT ST	RCRA-SQG, FINDS, PA MAIFEST	Lower	1011, West
J56		2120 WALNUT ST	EDR US Hist Cleaners	Lower	1011, West
M57	ATLANTIC REFINING CO	2028 MARKET ST	EDR US Hist Auto Stat	Lower	1015, NNE
58		251 S 21ST ST	EDR US Hist Cleaners	Lower	1027, SW
M59	ROWAN HENRY A JR CO	2001 MARKET ST	EDR US Hist Auto Stat	Lower	1031, NNE
60		2135 WALNUT ST	EDR US Hist Cleaners	Lower	1032, West
61	THOMPSON MILLER	18 S 21ST ST	EDR US Hist Auto Stat	Lower	1041, NW
M62		2040 MARKET ST	EDR US Hist Auto Stat	Lower	1041, E/W
O63	2116 CHESTNUT SITE	2116 CHESTNUT ST	PA AUL, PA VCP, PA EFACTS	Lower	1046, WNW
O64		2120 CHESTNUT ST	EDR US Hist Cleaners	Lower	1056, WNW
65		1901 SPRUCE ST	EDR US Hist Cleaners	Lower	1082, South
P66	SUN REFINING & MARKE	11 PENN CEH BLDG 183	RCRA-SQG, FINDS	Lower	1120, NE
67	FORD GAS OIL CO OF	138 S 17TH ST	EDR US Hist Auto Stat	Lower	1128, East
P68	PARKWAY APARTMENTS	1818 MKT ST	PA ACT 2-DEED	Lower	1137, NE
P69	FOREST ELECTRIC CORP	1818 MARKET STREET	NY MANIFEST	Lower	1137, NE
P70		1818 MARKET ST	EDR US Hist Auto Stat	Lower	1137, NE
P71	LIFE SCIENCES	1818 MARKET ST 8TH	RCRA-SQG, FINDS	Lower	1137, NE
72	TWO COMMERCE SQ	2001 MARKET ST	PA LUST	Lower	1141, North
73	ROYAL SERV STAS INC	117 S 17TH ST	EDR US Hist Auto Stat	Lower	1149, East
74		288 S 18TH ST	EDR US Hist Cleaners	Lower	1152, SSE
75		1839 SPRUCE ST	EDR US Hist Auto Stat	Lower	1154, SSE
76	FEDERATED METALS COR	1700 WALNUT STREET	CERC-NFRAP, LEAD SMELTERS	Lower	1155, ESE
77	BERRY ERNEST	251 S WAH PELT ST	EDR US Hist Auto Stat	Lower	1169, WSW
O78	OLIVER REALTY	1801 MARKET ST 10 PE	RCRA-SQG, FINDS	Lower	1187, NE

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MAPPED SITES SUMMARY

Target Property Address:  
1904 SANSOM ST  
PA 19103

Click on Map ID to see full detail

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft) DIRECTION
O79	SUNOCO 0363 9630	1801 MKT ST	PA VCP, PA EFACTS	Lower	1187, NE
O80	SUNOCO 0363 9630	1801 MKT ST	PA ACT 2-DEED	Lower	1187, NE
O81	ATLANTIC SVC STA	1801 MARKET ST MKT R	RCRA NonGen / NLR, FINDS	Lower	1187, NE
O82		1801 MARKET ST	EDR US Hist Auto Stat	Lower	1190, NE
O83	SUN MAINTENANCE	1801 MARKET ST	CT MANIFEST	Lower	1190, NE
O84	TEN PENN CTR ASSOC	1801 MARKET ST	PA AST	Lower	1190, NE
R85	SUNOCO 0363 2429	2201 WALNUT ST	PA UNREG LTANKS, PA UST, PA EFACTS	Lower	1219, West
R86		2201 WALNUT ST	EDR US Hist Auto Stat	Lower	1219, West
R87	SUNOCO SVC STA	2201 WALNUT ST	RCRA-CESQG, FINDS	Lower	1219, West
88	CRYSTAL LAUNDRY	225 S 17TH ST	EDR US Hist Cleaners	Lower	1221, ESE
S89	ONE COMMERCE GO	2005 MARKET ST SUITE	PA LUST	Lower	1241, NNE
S90	ROYAL AUTO RADIATOR	10 N 21ST ST	EDR US Hist Auto Stat	Lower	1255, NNE
T91	PHOTOTYPE ENGRAVING	2121 MARKET ST	RCRA-SQG, FINDS	Lower	1283, NNE
92	UNITED ENGINEERS	30 SOUTH 17TH ST	RCRA-CESQG, FINDS	Lower	1285, ENE
783	TRIPLEA 2101 MARKET	2101 MARKET ST	PA LUST, PA ACT 2-DEED, PA VCP, PA EFACTS	Lower	1345, NNE
94	J101-19 N 21ST STRE	3101-19 N 21ST STRE	US BROWNFIELDS, FINDS	Lower	1425, NNE
95	1808 WALNUT ST CONDO	1808 WALNUT ST	PA UNREG LTANKS, PA EFACTS	Lower	1536, ESE
96	TEXACO 14 045 0088	23RD & WALNUT	PA LUST, PA EFACTS	Lower	1552, West
97	POINT BREEZE TOWN GA	23RD AND MARKET STRE	EDR MGP	Lower	1687, NW
U98	AAA MID-ATLANTIC OFF	23 S 23RD ST	PA LUST, PA ARCHIVE AST, PA ACT 2-DEED, PA VCP, PA	Lower	1712, NW
U99	RED CROSS ARIEX BLDG	12 S 23RD ST	PA LUST, PA ARCHIVE UST, PA EFACTS	Lower	1720, NW
V100	POINT BREEZE TOWN GA	23RD & MARKET STS	CERC-NFRAP	Lower	1786, NW
101	DOWNTOWN CENTRAL OFF	1835 ARCH ST	PA LUST, PA ARCHIVE AST, PA EFACTS	Lower	1791, NNE
V102	G & LUZERNE SUBSTA	2301 MARKET ST	PA NPDES, PA LUST, PA EFACTS	Lower	1810, NW
103	EASTDL CORPS	1520 LOCUST ST	PA UNREG LTANKS, PA EFACTS	Lower	1887, ESE
104	PEIRN LIGHTING	249 S 24TH ST	PA VCP, PA EFACTS	Lower	2008, WSW
105	PEIRN MED RITTEHOUSE	1800 LOMBARD ST	PA LUST, PA UST, PA MANIFEST, PA MANIFEST, PA	Lower	2018, South
106	2200 ARCH ST SITE VA	2200 ARCH ST	PA VCP, PA EFACTS	Lower	2072, NNE
107	NATL PUB	2400 LOCUST ST	PA ACT 2-DEED, PA VCP, PA EFACTS	Lower	2136, West
W108	1800 ARCH STREET BLD	1800 ARCH ST	PA LUST, PA ARCHIVE UST, PA EFACTS	Lower	2155, NE
109	LOCUST CTL OPG	1831 ARCH ST	PA LUST, PA UST, PA EFACTS	Lower	2159, NE
W110	ARCH STREET EMERGENC	1850 ARCH STREET	CERC-NFRAP	Lower	2201, NE
111	SCHUYLKILL PARK	25TH AND SPRUCE STS	CERC-NFRAP	Lower	2398, WSW
X112	CITY OF PHILA STREET	15TH & JFK BOULEVARD	PA HST LF	Lower	2434, ENE
113	CVS PHARM	2132-2148 SOUTH ST	PA VCP, PA EFACTS	Lower	2453, SSW
X114	PHILADELPHIA WATER D	ROOM 1140 15TH & JFK	PA HST LF	Lower	2464, ENE
115	HYMAN KORHAM	328 S 25TH ST	PA ACT 2-DEED, PA VCP, PA EFACTS	Lower	2529, WSW
116	SUBURBAN LANDFILL	804 LAND TITLE BLDG	PA HST LF	Lower	2818, East
117	PIRTECH COMPRESSING	5 30TH STREET	EDR MGP	Lower	3335, West

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MAPPED SITES SUMMARY

Target Property Address:  
1904 SANSOM ST  
PA 19103

Click on Map ID to see full detail

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft) DIRECTION
118	MARTIN MARIETTA RESO	3198 CHESTNUT ST	CORRACTS, RCRA NonGen / NLR, FINDS, NY MAIFEST	Lower	4187, WNW

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EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR

SURROUNDING SITES SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. 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.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP sites list

CERC-NFRAP: A review of the CERC-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there are 5 CERC-NFRAP sites within approximately 0.5 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
CSX DIESEL FUMES SIT	RAILROAD	N 1/8 - 1/4 (0.186 mi)	M50	17
FEDERATED METALS COR	1700 WALNUT STREET	ESE 1/8 - 1/4 (0.319 mi)	76	21
POINT BREEZE TOWN GA	23RD & MARKET STS	NW 1/4 - 1/2 (0.338 mi)	V100	28
ARCH STREET EMERGENC	1850 ARCH STREET	NE 1/4 - 1/2 (0.417 mi)	W110	28
SCHUYLKILL PARK	25TH AND SPRUCE STS	WSW 1/4 - 1/2 (0.454 mi)	111	28

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 06/10/2014 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
<b>MARTIN MARIETTA RESO</b>	<b>3198 CHESTNUT ST</b>	<b>WNW 1/2 - 1 (0.783 mi)</b>	<b>118</b>	<b>30</b>

Federal RCRA generators list

RCRA-LOG: A review of the RCRA-LOG list, as provided by EDR, and dated 06/10/2014 has revealed that

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**EXECUTIVE SUMMARY**

there is 1 RCRA-LQG site within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
CVS PHARMACY #1064	1826 JO CHESTNUT ST	ENE 1/8 - 1/4 (0.131 mi.)	Q26	12

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 06/10/2014 has revealed that there are 8 RCRA-SQG sites within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
VE OLD CLEAN'RY	23 S 19TH ST	NNE 1/8 - 1/4 (0.142 mi.)	F33	14
UNITED ENGINEER BLDG	33 S 18TH ST	ENE 1/8 - 1/4 (0.158 mi.)	36	14
TJ MORGAN CORP	2111 WALNUT ST	W 1/8 - 1/4 (0.168 mi.)	J42	15
SEMELLEO CLEANER	2120 WALNUT ST	W 1/8 - 1/4 (0.181 mi.)	J55	18
SUN REFINING & MARKE	11 PENN CEN BLDG 183	NE 1/8 - 1/4 (0.212 mi.)	P98	20
LIFE SCIENCES	1818 MARKET ST. 8TH	NE 1/8 - 1/4 (0.216 mi.)	P71	20
OLIVER REALTY	1801 MARKET ST 10 PE	NE 1/8 - 1/4 (0.225 mi.)	Q78	22
PHOTOTYPE ENGRAVING	2121 MARKET ST	NNW 1/8 - 1/4 (0.243 mi.)	T91	24

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 06/10/2014 has revealed that there are 3 RCRA-CESQG sites within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
PRINT IT	2013 SANDOM ST	WNW 0 - 1/8 (0.057 mi.)	C8	8
SUNOCO SVC STA	2201 WALNUT ST	W 1/8 - 1/4 (0.231 mi.)	R27	23
UNITED ENGINEERS	30 SOUTH 11TH ST	ENE 1/8 - 1/4 (0.245 mi.)	92	24

**State and tribal leaking storage tank lists**

PA LUST: A review of the PA LUST list, as provided by EDR, and dated 09/16/2014 has revealed that there are 10 PA LUST sites within approximately 0.5 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
HERTZ RENT A CAR	31 S 19TH ST	NNE 1/8 - 1/4 (0.137 mi.)	F29	13
TPG/PLA 2101 MARKET	2101 MARKET ST	NNW 1/4 - 1/2 (0.255 mi.)	T83	25
TEXACO 14 945 6088	23RD & WALNUT	W 1/4 - 1/2 (0.264 mi.)	81	25
AAA MID-ATLANTIC OFF	23 S 23RD ST	NW 1/4 - 1/2 (0.324 mi.)	U98	26
RED CROSS ANNEX BLDG	12 S 23RD ST	NW 1/4 - 1/2 (0.328 mi.)	U99	26
DOWNTOWN CENTRAL OFF	1835 ARCH ST	NNE 1/4 - 1/2 (0.338 mi.)	101	26
O & LUCERNE SUBSTA	2301 MARKET ST	NW 1/4 - 1/2 (0.340 mi.)	V102	27
PENN MED RITTENHOUSE	1800 LOMBARD ST	S 1/4 - 1/2 (0.382 mi.)	105	27
1800 ARCH STREET BLD	1800 ARCH ST	NE 1/4 - 1/2 (0.408 mi.)	W108	28
LOCUST CTL OFC	1831 ARCH ST	NE 1/4 - 1/2 (0.409 mi.)	109	28

**EXECUTIVE SUMMARY**

PA UNREG LTANKS: A review of the PA UNREG LTANKS list, as provided by EDR, and dated 04/12/2002 has revealed that there are 4 PA UNREG LTANKS sites within approximately 0.5 miles of the target property

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LINCOLN RITTENHOUSE	222 W RITTENHOUSE SQ	S 0 - 1/8 (0.078 mi.)	D13	10

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUNOCO 0363 2429	2201 WALNUT ST	W 1/8 - 1/4 (0.231 mi.)	R85	23
1808 WALNUT ST CONDO	1808 WALNUT ST	ESE 1/4 - 1/2 (0.281 mi.)	95	25
EASTDIL CORPS	1520 LOCUST ST	ESE 1/4 - 1/2 (0.357 mi.)	103	27

**State and tribal registered storage tank lists**

PA UST: A review of the PA UST list, as provided by EDR, and dated 08/01/2014 has revealed that there are 3 PA UST sites within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
TWO COMMERCE SQ	2001 MARKET ST	N 1/8 - 1/4 (0.216 mi.)	72	21
SUNOCO 0363 2429	2201 WALNUT ST	W 1/8 - 1/4 (0.231 mi.)	R85	23
ONE COMMERCE SQ	2005 MARKET ST SUITE	NNW 1/8 - 1/4 (0.235 mi.)	S89	24

PA AST: A review of the PA AST list, as provided by EDR, and dated 08/01/2014 has revealed that there are 2 PA AST sites within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
PHLA STOCK EXCHANGE	1900 MARKET ST	NNE 1/8 - 1/4 (0.182 mi.)	40	15
TEH PENN CTR ASSOC	1801 MARKET ST	NE 1/8 - 1/4 (0.225 mi.)	Q84	23

**State and tribal institutional control / engineering control registries**

PA AUL: A review of the PA AUL list, as provided by EDR, and dated 10/21/2014 has revealed that there is 1 PA AUL site within approximately 0.5 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
2116 CHESTNUT SITE	2116 CHESTNUT ST	NNW 1/8 - 1/4 (0.198 mi.)	Q63	18

**EXECUTIVE SUMMARY**

**State and tribal voluntary cleanup sites**

PA VCP: A review of the PA VCP list, as provided by EDR, and dated 10/03/2014 has revealed that there are 10 PA VCP sites within approximately 0.5 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
RITTENHOUSE SQ PARKU	2028-2034 RITTENHOUSE	SSW 1/8 - 1/4 (0.171 mi.)	L45	16
2116 CHESTNUT SITE	2116 CHESTNUT ST	WNW 1/8 - 1/4 (0.188 mi.)	O63	19
SUNOCO 0363 9830	1801 MKT ST	NE 1/8 - 1/4 (0.225 mi.)	Q78	22
TPG/PLA 2101 MARKET	2101 MARKET ST	NNW 1/4 - 1/2 (0.255 mi.)	T83	25
AAA MID-ATLANTIC OFF	23 S 23RD ST	NW 1/4 - 1/2 (0.324 mi.)	U98	26
PENN LIGHTING	248 S 24TH ST	WSW 1/4 - 1/2 (0.380 mi.)	104	27
2300 ARCH ST SITE VA	2300 ARCH ST	NNW 1/4 - 1/2 (0.392 mi.)	106	27
NATL PUB	2400 LOCUST ST	W 1/4 - 1/2 (0.405 mi.)	107	28
CVS PHARM	2125 2148 SOUTH ST	SSW 1/4 - 1/2 (0.485 mi.)	113	29
HYMAN KORMAN	326 S 25TH ST	WSW 1/4 - 1/2 (0.479 mi.)	115	29

**ADDITIONAL ENVIRONMENTAL RECORDS**

**Local Brownfield lists**

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 09/22/2014 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
3101-19 N. 21ST STRE	3101-19 N. 21ST STRE	NNW 1/4 - 1/2 (0.270 mi.)	B4	25

**Local Lists of Landfill / Solid Waste Disposal Sites**

PA HIST LF: A review of the PA HIST LF list, as provided by EDR, and dated 01/04/2005 has revealed that there are 3 PA HIST LF sites within approximately 0.5 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF PHLA/STREET	15TH & JFK BOULEVARD	ENE 1/4 - 1/2 (0.481 mi.)	X112	29
PHILADELPHIA WATER D	ROOM 1140 15TH & JFK	ENE 1/4 - 1/2 (0.487 mi.)	X114	29
SUBURBAN LANDFILL	804 LAND TITLE BLDG	E 1/4 - 1/2 (0.496 mi.)	118	29

**Local Lists of Registered Storage Tanks**

PA ARCHIVE UST: A review of the PA ARCHIVE UST list, as provided by EDR, and dated 08/01/2014 has

**EXECUTIVE SUMMARY**

revealed that there are 3 PA ARCHIVE UST sites within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
TWO TWENTY CONDO ASS	228 W RITTENHOUSE SQ	S 0 - 1/8 (0.110 mi.)	19	11
HERTZ RENT A CAR	31 S 19TH ST	NNE 1/8 - 1/4 (0.137 mi.)	F29	13
INDEPENDENCE BLUE CR	1801 MARKET ST	NNE 1/8 - 1/4 (0.188 mi.)	51	17

**Local Land Records**

PA ACT 2-DEED: A review of the PA ACT 2-DEED list, as provided by EDR, and dated 04/23/2010 has revealed that there are 6 PA ACT 2-DEED sites within approximately 0.5 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
PARKWAY APARTMENTS	1818 MKT ST	NE 1/8 - 1/4 (0.215 mi.)	P66	20
SUNOCO 0363 9830	1801 MKT ST	NE 1/8 - 1/4 (0.225 mi.)	Q80	22
TPG/PLA 2101 MARKET	2101 MARKET ST	NNW 1/4 - 1/2 (0.255 mi.)	T83	25
AAA MID-ATLANTIC OFF	23 S 23RD ST	NW 1/4 - 1/2 (0.324 mi.)	U98	26
NATL PUB	2400 LOCUST ST	W 1/4 - 1/2 (0.405 mi.)	107	28
HYMAN KORMAN	326 S 25TH ST	WSW 1/4 - 1/2 (0.479 mi.)	115	29

**Other Ascertainable Records**

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/10/2014 has revealed that there are 10 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GIRARD DENTAL LABORA	1915 WALNUT ST	SSE 0 - 1/8 (0.033 mi.)	A1	8
GIRARD DENTAL LABORA	1915 WALNUT ST	SSE 0 - 1/8 (0.033 mi.)	A2	8
BOGATIN PHILIP F INC	2011 WALNUT ST	WSW 0 - 1/8 (0.080 mi.)	7	9

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHERWIN-WILLIAMS CO	118-20 SO 19TH ST	ENE 0 - 1/8 (0.063 mi.)	B5	8
EPISCOPALIAN INC THE	1930 CHESTNUT ST	NNE 0 - 1/8 (0.077 mi.)	14	10
SUNMARK INDUSTRIES	1645 WALNUT ST	ESE 0 - 1/8 (0.087 mi.)	17	11
LIBRARY PUBLICATIONS	38 S 19TH ST	NNE 1/8 - 1/4 (0.129 mi.)	F25	12
BO-SCIENCE ENTERPRI	114-115 S 18TH ST	ENE 1/8 - 1/4 (0.138 mi.)	20	13
CONRAIL	6 PENN CTR PLZ	N 1/8 - 1/4 (0.187 mi.)	851	17
ATLANTIC SVC STA	1801 MARKET ST MKT R	NE 1/8 - 1/4 (0.225 mi.)	Q81	22

**EXECUTIVE SUMMARY**

PA MANIFEST A review of the PA MANIFEST list, as provided by EDR, and dated 12/31/2013 has revealed that there are 6 PA MANIFEST sites within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
AMC DELANCEY	2051 WALNUT ST	W 0 - 1/8 (0.096 mi)	18	10
CVS PHARMACY 1064	1826-30 CHESTNUT ST	E NE 1/8 - 1/4 (0.131 mi)	G27	13
YE OLD CLEAN'RY	23 S 18TH ST	N NE 1/8 - 1/4 (0.142 mi)	F33	14
RITTENHOUSE REGENCY	225 S 18TH ST	SE 1/8 - 1/4 (0.162 mi)	139	15
SEMIBELLO CLEANERS	2120 WALNUT STREET	W 1/8 - 1/4 (0.181 mi)	J54	16
SEMIBELLO CLEANER	2129 WALNUT ST	W 1/8 - 1/4 (0.181 mi)	J55	16

CT MANIFEST A review of the CT MANIFEST list, as provided by EDR, and dated 12/31/2013 has revealed that there is 1 CT MANIFEST site within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUN MAINTENANCE	1801 MARKET ST	NE 1/8 - 1/4 (0.225 mi)	Q83	23

RI MANIFEST A review of the RI MANIFEST list, as provided by EDR, and dated 12/31/2013 has revealed that there is 1 RI MANIFEST site within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
CONRAIL	6 PENN CTR PLZ	N 1/8 - 1/4 (0.187 mi)	M51	17

NY MANIFEST A review of the NY MANIFEST list, as provided by EDR, and dated 12/31/2013 has revealed that there are 2 NY MANIFEST sites within approximately 0.25 miles of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
BIO-SCIENCE ENTERPRI	114-16 S 18TH ST	ENE 1/8 - 1/4 (0.138 mi)	J0	13
FOREST ELECTRIC CORP	1818 MARKET STREET	NE 1/8 - 1/4 (0.215 mi)	P89	20

**EDR HIGH RISK HISTORICAL RECORDS**

**EDR Exclusive Records**

EDR MGP A review of the EDR MGP list, as provided by EDR, has revealed that there are 2 EDR MGP sites within approximately 1 mile of the target property

Lower Elevation	Address	Direction / Distance	Map ID	Page
POINT BREEZE TOWN GA	23RD AND MARKET STR	NW 1/4 - 1/2 (0.320 mi)	07	25
PINTSCH COMPRESSING	5 30TH STREET	W 1/2 - 1 (0.632 mi)	117	29

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**EXECUTIVE SUMMARY**

EDR US Hist Auto Stat A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 24 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MARSCHE CHARLES A	2013 CHANCELLOR ST	SW 0 - 1/8 (0.090 mi)	15	10

Lower Elevation	Address	Direction / Distance	Map ID	Page
BAILEY JOSEPH	1922 SANSOM ST	ENE 0 - 1/8 (0.033 mi)	B3	8
NASH SERVICE STATION	2017 SANSOM ST	WNW 0 - 1/8 (0.061 mi)	C8	9
AUTOMOTIVE REPAIR CO	2025 SANSOM ST	WNW 0 - 1/8 (0.068 mi)	C9	9
ROWAN HENRY A JR CO	2028 SANSOM ST	WNW 0 - 1/8 (0.072 mi)	11	10
QUADRUPLEX RADIATOR	1828 SANSOM ST	E 0 - 1/8 (0.108 mi)	E18	11
NAGY JOSEPH	1809 SANSOM ST	E 0 - 1/8 (0.123 mi)	E23	12
BIDDLE GARAGE	1927 MARRING ST	SSW 1/8 - 1/4 (0.170 mi)	K43	18
BRADY JOHN F	1829 MARRING ST	SSW 1/8 - 1/4 (0.170 mi)	K44	18
EASTERN AUTO RADIATO	2112 SANSOM ST	WNW 1/8 - 1/4 (0.178 mi)	47	18
COOK JOHN CO	2048 RITTENHOUSE SQ	SW 1/8 - 1/4 (0.178 mi)	L48	18
AUTOMOBILE SHEET MET	2015 MARKET ST	N 1/8 - 1/4 (0.190 mi)	M53	17
ATLANTIC REFINING CO	2026 MARKET ST	NNW 1/8 - 1/4 (0.182 mi)	N57	18
ROWAN HENRY A JR CO	2031 MARKET ST	NNW 1/8 - 1/4 (0.185 mi)	N59	18
THOMPSON MILLER	18 S 21ST ST	NW 1/8 - 1/4 (0.197 mi)	61	19
Not reported	2040 MARKET ST	NNW 1/8 - 1/4 (0.197 mi)	N62	19
FORD GAS OIL CO OF	136 S 17TH ST	E 1/8 - 1/4 (0.213 mi)	07	20
Not reported	1818 MARKET ST	NE 1/8 - 1/4 (0.215 mi)	P70	20
ROYAL SERV STAS INC	117 S 17TH ST	E 1/8 - 1/4 (0.218 mi)	73	21
Not reported	1839 SPRUCE ST	SSE 1/8 - 1/4 (0.219 mi)	75	21
BERRY ERNEST	251 S VAN PELT ST	WSW 1/8 - 1/4 (0.221 mi)	77	22
Not reported	1801 MARKET ST	NE 1/8 - 1/4 (0.225 mi)	Q82	23
Not reported	2201 WALNUT ST	W 1/8 - 1/4 (0.231 mi)	R86	23
ROYAL AUTO RADIATOR	10 N 21ST ST	NNW 1/8 - 1/4 (0.238 mi)	S90	24

EDR US Hist Cleaners A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 24 EDR US Hist Cleaners sites within approximately 0.25 miles of the target property

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	210 W RITTENHOUSE SQ	S 0 - 1/8 (0.073 mi)	D12	10

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	2000 SANSOM ST	NW 0 - 1/8 (0.046 mi)	C4	8
JACKSON ARTH	2025 SANSOM ST	WNW 0 - 1/8 (0.068 mi)	C10	9
Not reported	1821 SANSOM ST	E 0 - 1/8 (0.113 mi)	E20	11
Not reported	2001 LOCUST ST	SSW 0 - 1/8 (0.118 mi)	21	11
Not reported	48 S 18TH ST	NNE 0 - 1/8 (0.123 mi)	F22	12
KEYSTONE STATE LAUND	44 S 18TH ST	NNE 1/8 - 1/4 (0.125 mi)	F24	12
Not reported	16 S 20TH ST	N 1/8 - 1/4 (0.136 mi)	28	13
MANCHESTER LAUNDRY S	117 S 21ST ST	WNW 1/8 - 1/4 (0.141 mi)	H31	13
Not reported	23 S 18TH ST	NNE 1/8 - 1/4 (0.142 mi)	F32	14
Not reported	122 S 21ST ST	WNW 1/8 - 1/4 (0.143 mi)	H34	14
LOMBARD W K CO	106 S 18TH ST	ENE 1/8 - 1/4 (0.145 mi)	G35	14
Not reported	2100 CHESTNUT ST	NW 1/8 - 1/4 (0.160 mi)	37	15

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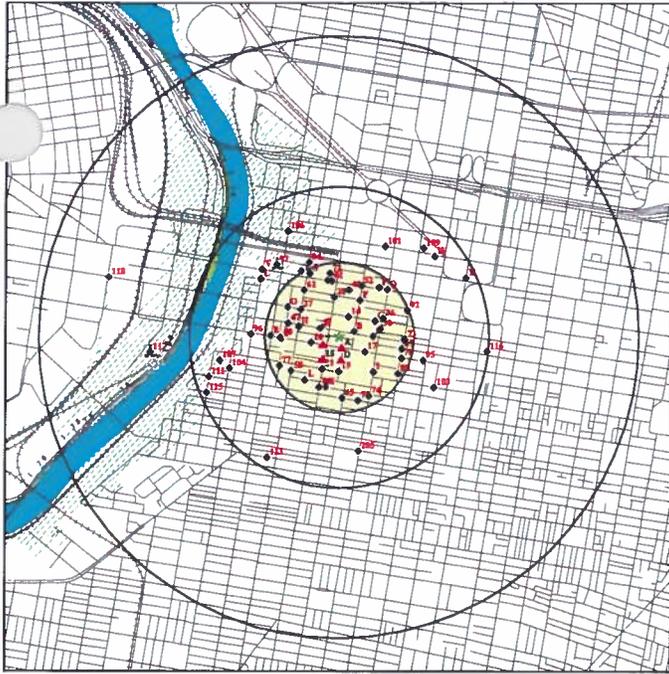
**EXECUTIVE SUMMARY**

Lower Elevation	Address	Direction / Distance	Map ID	Page
RITTENHOUSE LAUNDRY	221 S 18TH ST	SE 1/8 - 1/4 (0.181 mi)	I38	15
Not reported	225 S 18TH ST	SE 1/8 - 1/4 (0.186 mi)	I41	15
Not reported	266 S 20TH ST	SSW 1/8 - 1/4 (0.177 mi)	48	16
SNOW LAUNDRY	266 S 20TH ST	SSW 1/8 - 1/4 (0.178 mi)	K49	17
Not reported	2120 WALNUT ST	W 1/8 - 1/4 (0.181 mi)	J58	18
Not reported	251 S 21ST ST	SW 1/8 - 1/4 (0.195 mi)	58	18
Not reported	2135 WALNUT ST	W 1/8 - 1/4 (0.195 mi)	60	19
Not reported	2120 CHESTNUT ST	WNW 1/8 - 1/4 (0.200 mi)	O64	19
Not reported	1901 SPRUCE ST	S 1/8 - 1/4 (0.201 mi)	65	19
Not reported	266 S 18TH ST	SSE 1/8 - 1/4 (0.218 mi)	74	21
CRYSTAL LAUNDRY	225 S 17TH ST	ESE 1/8 - 1/4 (0.231 mi)	88	24

City	EDR ID	Site Name	City Address	Zip	Dates/Status
PHILADELPHIA	115803185	PHILA FAC E/SHWETS	38TH & RACE ST	19104	PA LAET PA FAC TS
PHILADELPHIA	191293232	SUNFAR 30TH STREET	30TH & MARKET STREET STATION	19104	CERCA/PAF
PHILADELPHIA	811197780	FABRY CT BLDG	HWY COR OF 15TH & ARCH ST	19102	PA VCP PA FAC TS
PHILADELPHIA	102866220	PALSTOWN TOWN GAS	PALSTOWN AVE & SCHUYLER RIV	19104	CERCA/PAF
PHILADELPHIA	818900019	PHIL CONVENTION CTR E/AM	PAUCE BRIDGE W BRIDGE & N 17TH S	19107	PA VCP PA FAC TS

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OVERVIEW MAP - 4183421.2S



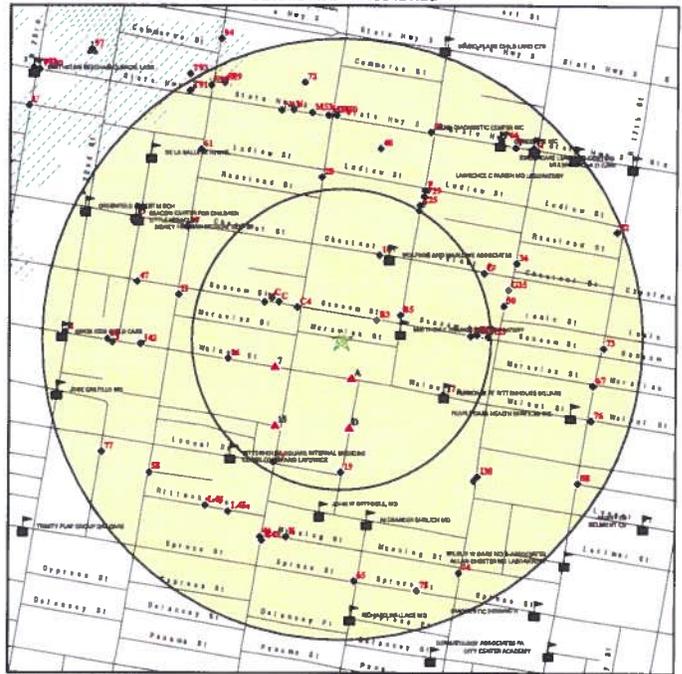
- Target Property
- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BSA
- ▲ Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: WALNUT ST DEVELOPMENT  
 ADDRESS: 1904 SANSOM ST  
 Philadelphia PA 19103  
 LAT/LONG: 39.9509 / 76.173

CLIENT: Pennoni Associates, Inc.  
 CONTACT: Joel Zickler  
 INQUIRY #: 4183421.2s  
 DATE: January 15, 2015 6:53 pm

DETAIL MAP - 4183421.2S



- Target Property
- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▲ Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BSA
- ▲ Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: WALNUT ST DEVELOPMENT  
 ADDRESS: 1904 SANSOM ST  
 Philadelphia PA 19103  
 LAT/LONG: 39.9509 / 76.173

CLIENT: Pennoni Associates, Inc.  
 CONTACT: Joel Zickler  
 INQUIRY #: 4183421.2s  
 DATE: January 15, 2015 6:54 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<i>Federal NPL site list</i>								
NPL	1,000		0	0	0	0	NR	0
Proposed NPL	1,000		0	0	0	0	NR	0
NPL UENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1,000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
CERC-NFRAP	0.500		0	2	3	NR	NR	5
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1,000		0	0	0	1	NR	1
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LOG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		0	6	NR	NR	NR	6
RCRA-CESQG	0.250		1	2	NR	NR	NR	3
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
PA SHWS	1,000		0	0	0	0	NR	0
PA HSCA	1,000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
PA SWFLF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
PA LUST	0.500		0	1	9	NR	NR	10
PA UNREG LTANKS	0.500		1	1	2	NR	NR	4
PA LAST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
PA UST	0.250		0	3	NR	NR	NR	3
PA AST	0.250		0	2	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
PA ENG CONTROLS	0.500		0	0	0	NR	NR	0
PA INST CONTROL	0.500		0	0	0	NR	NR	0
PA AUL	0.500		0	1	0	NR	NR	1
<i>State and tribal voluntary cleanup sites</i>								
PA VCP	0.500		0	3	7	NR	NR	10
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
PA BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	1	NR	NR	1
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
PA HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
PA ARCHIVE UST	0.250		1	2	NR	NR	NR	3
PA ARCHIVE AST	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
PA ACT 2-DEED	0.500		0	2	4	NR	NR	6
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
PA SPILLS	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		6	4	NR	NR	NR	10

**MAP FINDINGS SUMMARY**

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOT OPS	TP	NR	NR	NR	NR	NR	NR	0
DDD	1 000	0	0	0	0	NR	NR	0
FUDS	1 000	0	0	0	0	NR	NR	0
CONSENT	1 000	0	0	0	0	NR	NR	0
ROD	1 000	0	0	0	0	NR	NR	0
UMTRA	0 500	0	0	0	NR	NR	NR	0
US MINES	0 250	0	0	NR	NR	NR	NR	0
TRIS	TP	NR	NR	NR	NR	NR	NR	0
TSCA	TP	NR	NR	NR	NR	NR	NR	0
FTTS	TP	NR	NR	NR	NR	NR	NR	0
HIST FTTS	TP	NR	NR	NR	NR	NR	NR	0
SSTS	TP	NR	NR	NR	NR	NR	NR	0
ICIS	TP	NR	NR	NR	NR	NR	NR	0
PADS	TP	NR	NR	NR	NR	NR	NR	0
MLTS	TP	NR	NR	NR	NR	NR	NR	0
RADINFO	TP	NR	NR	NR	NR	NR	NR	0
FINDS	TP	NR	NR	NR	NR	NR	NR	0
RAATS	TP	NR	NR	NR	NR	NR	NR	0
RMP	TP	NR	NR	NR	NR	NR	NR	0
PA LIC	TP	NR	NR	NR	NR	NR	NR	0
PA NPDES	TP	NR	NR	NR	NR	NR	NR	0
PA MANIFEST	0 250	1	5	NR	NR	NR	NR	6
CT MANIFEST	0 250	0	1	NR	NR	NR	NR	1
RI MANIFEST	0 250	0	1	NR	NR	NR	NR	1
NY MANIFEST	0 250	0	2	NR	NR	NR	NR	2
PA DRYCLEANERS	0 250	0	0	NR	NR	NR	NR	0
PA AIRS	TP	NR	NR	NR	NR	NR	NR	0
INDIAN RESERV	1 000	0	0	0	0	NR	NR	0
SCRD DRYCLEANERS	0 500	0	0	0	0	NR	NR	0
PA MINES	0 250	0	0	NR	NR	NR	NR	0
PA EFACTS	TP	NR	NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP	NR	NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP	NR	NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP	NR	NR	NR	NR	NR	NR	0
US FIN ASSUR	TP	NR	NR	NR	NR	NR	NR	0
COAL ASH EPA	0 500	0	0	0	0	NR	NR	0
US AIRS	TP	NR	NR	NR	NR	NR	NR	0
COAL ASH DOE	TP	NR	NR	NR	NR	NR	NR	0
2020 COR ACTION	0 250	0	0	NR	NR	NR	NR	0
PRP	TP	NR	NR	NR	NR	NR	NR	0

**EDR HIGH RISK HISTORICAL RECORDS**

**EDR Exclusive Records**

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR MGP	1 000	0	0	1	1	NR	NR	2
EDR US Hist Auto Stat	0 250	7	17	NR	NR	NR	NR	24
EDR US Hist Cleaners	0 250	6	18	NR	NR	NR	NR	24

**EDR RECOVERED GOVERNMENT ARCHIVES**

**Exclusive Recovered Govt. Archives**

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PA RGA LUST	TP	NR	NR	NR	NR	NR	NR	0

**MAP FINDINGS SUMMARY**

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PA RGA LF	TP	NR	NR	NR	NR	NR	NR	0
PA RGA HWS	TP	NR	NR	NR	NR	NR	NR	0

**NOTES**

TP = Target Property  
 NR = Not Requested at this Search Distance  
 Sites may be listed in more than one database

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
A1	SSE	< 1/8	176 ft.	GIRARD DENTAL LABORATORY 1918 WALNUT ST PHILADELPHIA, PA 19103	RCRA NonGen / NLR	1000154786	PAD058974387
Relative: Higher							
<a href="#">Click here for full text details</a> RCRA NonGen / NLR EPA id: PAD058974387							
A2	SSE	< 1/8	178 ft.	GIRARD DENTAL LABORATORY 1918 WALNUT ST PHILADELPHIA, PA 19103	RCRA NonGen / NLR FINDS	1000173167	PAD070276209
Relative: Higher							
<a href="#">Click here for full text details</a> RCRA NonGen / NLR EPA id: PAD070276209							
B3	ENE	< 1/8	176 ft.	BANLEY JOSEPH 1822 SANSON ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009118629	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
C4	NW	< 1/8	242 ft.	2000 SANSON ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1016012712	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
B5	ENE	< 1/8	291 ft.	SHERWIN-WILLIAMS CO THE 118-29 SC 18TH ST PHILADELPHIA, PA 19103	RCRA NonGen / NLR FINDS	1009370756	PAD060823732
Relative: Lower							
<a href="#">Click here for full text details</a> RCRA NonGen / NLR EPA id: PAD006823732							

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
C8	WWW	< 1/8	393 ft.	PRINT IT 2013 SANSON ST PHILADELPHIA, PA 19103	RCRA-CESQG FINDS	1004777218	PAR000024820
Relative: Lower							
<a href="#">Click here for full text details</a> RCRA-CESQG EPA id: PAR000024820							
7	WSW	< 1/8	316 ft.	BOGATIN PHILIP F INC 2011 WALNUT ST PHILADELPHIA, PA 19103	RCRA NonGen / NLR FINDS	1000159338	PAD014645170
Relative: Higher							
<a href="#">Click here for full text details</a> RCRA NonGen / NLR EPA id: PAD014645170							
C9	WWW	< 1/8	323 ft.	NASH SERVICE STATION 2013 SANSON ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009118770	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
C8	WWW	< 1/8	368 ft.	AUTOMOTIVE REPAIR CO 2025 SANSON ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009118627	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
C10	WWW	< 1/8	368 ft.	JACKSON ARTH 2626 SANSON ST PHILADELPHIA, PA	EDR US Hist Cleaners	1009118523	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
11	WWW	< 1/8	0.072 mi 378 ft.	ROWAN HENRY A JR CO 2020 SANSON ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009081055	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
D12	South	< 1/8	0.673 mi 388 ft.	210 W RITTENHOUSE SQ PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1015018795	N/A
Relative: Higher							
<a href="#">Click here for full text details</a>							
D13	South	< 1/8	0.078 mi 401 ft.	LINCOLN RITTENHOUSE BLDG 222 W RITTENHOUSE SQ PHILADELPHIA, PA 19103	PA UNREG LTANKS PA EFACTS	S105919631	N/A
Relative: Higher							
<a href="#">Click here for full text details</a>							
14	NNE	< 1/8	0.577 mi 404 ft.	EPISCOPALIAN INC THE 1830 CHESTNUT ST PHILADELPHIA, PA 19103	RCRA NonGen / NLR FINDS	1000278384	PAD002297839
Relative: Lower							
<a href="#">Click here for full text details</a>							
15	SW	< 1/8	0.090 mi 478 ft.	MARSCH CHARLES A 2013 CHANCELLOR ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009118890	N/A
Relative: Higher							
<a href="#">Click here for full text details</a>							
18	West	< 1/8	0.098 mi 508 ft.	AMC DELANCEY 2051 WALNUT ST PHILADELPHIA, PA 19103	PA MANIFEST	S111773037	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
17	ESE	< 1/8	0.097 mi 513 ft.	SUNMARK INDUSTRIES 1945 WALNUT ST PHILADELPHIA, PA 19103	RCRA NonGen / NLR FINDS	1005296077	PAD004652819
Relative: Lower							
<a href="#">Click here for full text details</a>							
E18	East	< 1/8	0.108 mi 571 ft.	QUADRUPLX RADIATOR CO 1828 SANSON ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009091845	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
19	South	< 1/8	0.110 mi 582 ft.	TWO TWENTY CONDO ASSOC 220 W RITTENHOUSE SQ PHILADELPHIA, PA 19103	PA ARCHIVE UST PA EFACTS	S111117480	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
E20	East	< 1/8	0.113 mi 588 ft.	1821 SANSON ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1015007381	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
21	SSW	< 1/8	0.115 mi 616 ft.	2001 LOCUST ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1015012792	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
F22	NNE	< 1/8	0.123 mi 647 ft.	48 S 19TH ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1015065823	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
E23	East	< 1/8	0.123 mi 648 ft.	NAGY JOSEPH 1809 SANSON ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009118769	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
F24	NNE	1/8-1/4	0.125 mi 661 ft.	KEYSTONE STATE LAUNDRY CO 44 S 19TH ST PHILADELPHIA, PA	EDR US Hist Cleaners	1009195704	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
F25	NNE	1/8-1/4	0.128 mi 682 ft.	LIBRARY PUBLICATIONS INC 38 S 19TH ST PHILADELPHIA, PA 19103	RCRA NonGen / NLR FINDS	1000353748	PAD005999243
Relative: Lower							
<a href="#">Click here for full text details</a>							
G28	ENE	1/8-1/4	0.131 mi 693 ft.	CVS PHARMACY #1064 1828 38 CHESTNUT ST PHILADELPHIA, PA 19103	RCRA-LQG FINDS	1014968800	PAR000530857
Relative: Lower							
<a href="#">Click here for full text details</a>							
G28	ENE	1/8-1/4	0.131 mi 693 ft.	CVS PHARMACY #1064 1828 38 CHESTNUT ST PHILADELPHIA, PA 19103	RCRA-LQG FINDS	1014968800	PAR000530857
Relative: Lower							
<a href="#">Click here for full text details</a>							

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
G27	ENE	1/8-1/4	0.131 mi 693 ft.	CVS PHARMACY 1064 1828-30 CHESTNUT ST PHILADELPHIA, PA 19103	PA MANIFEST	S113740324	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
28	North	1/8-1/4	0.136 mi 718 ft.	18 S 20TH ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1014999823	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
F29	NNE	1/8-1/4	0.137 mi 725 ft.	HERTZ RENT A CAR 31 S 19TH ST PHILADELPHIA, PA 19103	PA LUST PA ARCHIVE UST PA EFACTS	U001455889	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							
PA LUST	Facility Id: 608775						
PA ARCHIVE UST	Facility Id: 51-34545						
30	ENE	1/8-1/4	0.138 mi 731 ft.	BIO-SCIENCE ENTERPRISES 114-16 S 19TH ST PHILADELPHIA, PA 19103	RCRA NonGen / NLR FINDS NY MANIFEST	1000138088	PAD00009114
Relative: Lower							
<a href="#">Click here for full text details</a>							
H31	WRW	1/8-1/4	0.141 mi 745 ft.	MANCHESTER LAUNDRY STORES 117 S 21ST ST PHILADELPHIA, PA	EDR US Hist Cleaners	1009213668	N/A
Relative: Lower							
<a href="#">Click here for full text details</a>							

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
F32	NNE	1/8-1/4	0.142 mi. 760 ft.	23 S 19TH ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1016022868	N/A
<a href="#">Click here for full text details</a>							
F33	NNE	1/8-1/4	0.142 mi. 760 ft.	YE OLD CLEANRY 23 S 19TH ST PHILADELPHIA, PA 19103	RCRA-SQG FINDS PA MANIFEST US AIRS	1000333824	PAD064727269
<a href="#">Click here for full text details</a>							
H34	WWW	1/8-1/4	0.143 mi. 764 ft.	122 S 21ST ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1014882959	N/A
<a href="#">Click here for full text details</a>							
Q38	ENE	1/8-1/4	0.145 mi. 767 ft.	LOMBARD W K CO 106 S 18TH ST PHILADELPHIA, PA	EDR US Hist Cleaners	1009197772	N/A
<a href="#">Click here for full text details</a>							
38	ENE	1/8-1/4	0.169 mi. 841 ft.	UNITED ENGINEER BLDG 33 S 18TH ST PHILADELPHIA, PA 19103	RCRA-SQG FINDS	1000896297	PAD897378189
<a href="#">Click here for full text details</a>							
					RCRA-SQG		EPA id: PAD067378189

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
37	NW	1/8-1/4	0.160 mi. 843 ft.	2100 CHESTNUT ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1015016009	N/A
<a href="#">Click here for full text details</a>							
139	SE	1/8-1/4	0.161 mi. 852 ft.	RITTENHOUSE LAUNDRY 221 S 18TH ST PHILADELPHIA, PA	EDR US Hist Cleaners	1008214144	N/A
<a href="#">Click here for full text details</a>							
139	SE	1/8-1/4	0.162 mi. 854 ft.	RITTENHOUSE REGENCY 225 S 18TH ST PHILADELPHIA, PA 19107	PA MANIFEST	S106851420	N/A
<a href="#">Click here for full text details</a>							
40	NNE	1/8-1/4	0.162 mi. 854 ft.	PHILA STOCK EXCHANGE 1900 MARKET ST PHILADELPHIA, PA 19103	PA AST	A100164109	N/A
<a href="#">Click here for full text details</a>							
141	SE	1/8-1/4	0.166 mi. 875 ft.	225 S 18TH ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1015021948	N/A
<a href="#">Click here for full text details</a>							
J42	West	1/8-1/4	0.168 mi. 887 ft.	TJ MORGAN CORP 2111 WALNUT ST PHILADELPHIA, PA 19103	RCRA-SQG FINDS	1800423067	PAD091738922
<a href="#">Click here for full text details</a>							
					RCRA-SQG		EPA id: PAD061735022

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
K43	SSW	1/8-1/4	0.170 mi. 897 ft.	BIDDLE GARAGE 1927 MANNING ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009119092	N/A
<a href="#">Click here for full text details</a>							
K44	SSW	1/8-1/4	0.170 mi. 899 ft.	BRADY JOHN F 1929 MANNING ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009089606	N/A
<a href="#">Click here for full text details</a>							
L45	SSW	1/8-1/4	0.171 mi. 903 ft.	RITTENHOUSE SQ PARKING GARAGE 2929-2934 RITTENHOUSE SQ PHILADELPHIA, PA 19103	PA VCP PA EFACTS	S117280250	N/A
<a href="#">Click here for full text details</a>							
46	SSW	1/8-1/4	0.177 mi. 936 ft.	288 S 20TH ST PHILADELPHIA, PA 19103	EDR US Hist Cleaners	1015031478	N/A
<a href="#">Click here for full text details</a>							
47	WWW	1/8-1/4	0.178 mi. 938 ft.	EASTERN AUTO RADIATOR CO 2112 SANSOM ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009116723	N/A
<a href="#">Click here for full text details</a>							
L48	SW	1/8-1/4	0.178 mi. 941 ft.	COOK JOHN CO 2948 RITTENHOUSE SQ PHILADELPHIA, PA	EDR US Hist Auto Stat	1009118482	N/A
<a href="#">Click here for full text details</a>							

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
K49	SSW	1/8-1/4	0.178 mi. 947 ft.	SNOW LAUNDRY 289 S 20TH ST PHILADELPHIA, PA	EDR US Hist Cleaners	1009199090	N/A
<a href="#">Click here for full text details</a>							
M50	North	1/8-1/4	0.186 mi. 984 ft.	CSX DIESEL FUMES SITE RAILROAD PHILADELPHIA, PA 19146	CERC-NFRAP	1006931856	PAN000305980
<a href="#">Click here for full text details</a>							
					CERC-NFRAP		EPA id: PAN000305980
M51	North	1/8-1/4	0.197 mi. 986 ft.	CONRAIL 8 PENN CTR PLZ PHILADELPHIA, PA 19104	RCRA NonGen / NLR PADS RI MANIFEST	1015765021	PAD030296400
<a href="#">Click here for full text details</a>							
					RCRA NonGen / NLR		EPA id: PAD030296400
62	NNE	1/8-1/4	0.199 mi. 991 ft.	INDEPENDENCE BLUE CROSS 1901 MARKET ST PHILADELPHIA, PA 19103	PA ARCHIVE LIST PA EFACTS	S111111714	N/A
<a href="#">Click here for full text details</a>							
					PA ARCHIVE LIST		Facility id: S1-34853
M53	North	1/8-1/4	0.190 mi. 1004 ft.	AUTOMOBILE SHEET METAL WORKS 2015 MARKET ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009118828	N/A
<a href="#">Click here for full text details</a>							

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Map ID		MAP FINDINGS		Database(s)		EDR ID Number	
Direction	Distance	Site	Database(s)	EDR ID Number	EPA ID Number	Direction	Distance
Elevation							
J54	West	SEMBELLO CLEANERS 2120 WALNUT STREET PHILADELPHIA, PA 19103	PA MANIFEST	S110048621	N/A		
1/8-1/4	0.191 mi.						
1011 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
J56	West	SEMBELLO CLEANER 2120 WALNUT ST PHILADELPHIA, PA 19103	RCRA-SQG FINDS PA MANIFEST	1000874638	PA0000074591		
1/8-1/4	0.191 mi.						
1011 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
J56	West	2120 WALNUT ST PHILADELPHIA, PA 19103		EDR US Hist Cleaners	1015017806		
1/8-1/4	0.191 mi.				N/A		
1011 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
N67	NRW	ATLANTIC REFINING CO 2028 MARKET ST PHILADELPHIA, PA		EDR US Hist Auto Stat	1009118709		
1/8-1/4	0.192 mi.				N/A		
1018 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
E8	SW	261 S 21ST ST PHILADELPHIA, PA 19103		EDR US Hist Cleaners	1015028228		
1/8-1/4	0.195 mi.				N/A		
1027 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
N69	NRW	ROWAN HENRY A JR CO 2031 MARKET ST PHILADELPHIA, PA		EDR US Hist Auto Stat	1009091054		
1/8-1/4	0.195 mi.				N/A		
1031 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							

Map ID		MAP FINDINGS		Database(s)		EDR ID Number	
Direction	Distance	Site	Database(s)	EDR ID Number	EPA ID Number	Direction	Distance
Elevation							
60	West	2126 WALNUT ST 18 S 21ST ST PHILADELPHIA, PA 19103		EDR US Hist Cleaners	1015018276		
1/8-1/4	0.195 mi.				N/A		
1032 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
61	NRW	THOMPSON MILLER 18 S 21ST ST PHILADELPHIA, PA		EDR US Hist Auto Stat	1009092830		
1/8-1/4	0.187 mi.				N/A		
1041 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
N62	NRW	2040 MARKET ST PHILADELPHIA, PA 19103		EDR US Hist Auto Stat	1016311487		
1/8-1/4	0.197 mi.				N/A		
1041 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
O63	NRW	2118 CHESTNUT SITE 2118 CHESTNUT ST PHILADELPHIA, PA 19103				PA AUL PA VCP PA EFACTS	S112430044 N/A
1/8-1/4	0.198 mi.				1046 ft.		
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
O64	NRW	2120 CHESTNUT ST PHILADELPHIA, PA 19103		EDR US Hist Cleaners	1015017790		
1/8-1/4	0.200 mi.				N/A		
1056 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
65	South	1801 SPRUCE ST PHILADELPHIA, PA 19103		EDR US Hist Cleaners	1015008407		
1/8-1/4	0.201 mi.				N/A		
1062 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							

Map ID		MAP FINDINGS		Database(s)		EDR ID Number	
Direction	Distance	Site	Database(s)	EDR ID Number	EPA ID Number	Direction	Distance
Elevation							
P66	NE	SUN REFINING & MARKETING CO 11 PENN CEN BLDG 1835 MARKET PHILADELPHIA, PA 19103	RCRA-SQG FINDS	1000683342	PAD987338054		
1/8-1/4	0.212 mi.						
1120 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
E7	East	FORD GAS OIL CO OFFICE 136 S 17TH ST PHILADELPHIA, PA		EDR US Hist Auto Stat	1009090572		
1/8-1/4	0.213 mi.				N/A		
1126 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
P68	NE	PARUWAY APARTMENTS 1818 MKT ST PHILADELPHIA, PA	PA ACT 2-DEED	S106401151	N/A		
1/8-1/4	0.216 mi.						
1137 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
P69	NE	FOREST ELECTRIC CORPORATION OF PA 1818 MARKET STREET PHILADELPHIA, PA 19103	NY MANIFEST	1002346897	N/A		
1/8-1/4	0.216 mi.						
1137 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
P70	NE	1819 MARKET ST PHILADELPHIA, PA 19103		EDR US Hist Auto Stat	1016291126		
1/8-1/4	0.216 mi.				N/A		
1137 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
P71	NE	LIFE SCIENCES 1818 MARKET ST 8TH FLOOR PHILADELPHIA, PA 19103	RCRA-SQG FINDS	1006863388	PAD987379302		
1/8-1/4	0.216 mi.						
1137 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
		RCRA-SQG EPA Id: PAD987379302					

Map ID		MAP FINDINGS		Database(s)		EDR ID Number	
Direction	Distance	Site	Database(s)	EDR ID Number	EPA ID Number	Direction	Distance
Elevation							
72	North	TWO COMMERCE SQ 2001 MARKET ST PHILADELPHIA, PA 19103		PA UST	U003961789		
1/8-1/4	0.216 mi.				N/A		
1141 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
		PA UST Tank Status: Currently In Use					
73	East	ROYAL SERV STAS INC 117 S 17TH ST PHILADELPHIA, PA		EDR US Hist Auto Stat	1009118879		
1/8-1/4	0.219 mi.				N/A		
1149 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
74	SSE	266 S 18TH ST PHILADELPHIA, PA 19103		EDR US Hist Cleaners	1015031240		
1/8-1/4	0.218 mi.				N/A		
1182 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
76	SSE	1829 SPRUCE ST PHILADELPHIA, PA 19103		EDR US Hist Auto Stat	1016293689		
1/8-1/4	0.219 mi.				N/A		
1154 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
78	ESE	FEDERATED METALS CORP LEAD SMELTER 2 1700 WALNUT STREET PHILADELPHIA, PA 19102		CERC-NFRAP LEAD SMELTERS	1016731832 PAN000306812		
1/8-1/4	0.219 mi.						
1156 ft.							
Relative:		<a href="#">Click here for full text details</a>					
Lower:							
		CERC-NFRAP EPA Id: PAN000306812					

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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MAP FINDINGS

77	WSW	1/8-1/4	0.221 mi. 1168 ft.	BERRY ERNEST 261 S VAN PELT ST PHILADELPHIA, PA	EDR US Hist Auto Stat	100918091	N/A
Relative: Lower							
Q78	NE	1/8-1/4	0.225 mi. 1197 ft.	OLIVER REALTY 1801 MARKET ST 10 PENN CEN 630 PHILADELPHIA, PA 19103	RCRA-SQG FINDS	100068946	PAD987342409
Relative: Lower							
Q79	NE	1/8-1/4	0.225 mi. 1197 ft.	SUNOCO 0343 9630 1801 MKT ST PHILADELPHIA, PA 19103	PA VCP PA EFACTS	S111073460	N/A
Relative: Lower							
Q80	NE	1/8-1/4	0.226 mi. 1187 ft.	SUNOCO 0343 9630 1801 MKT ST PHILADELPHIA, PA	PA ACT 2-DEED	S108401182	N/A
Relative: Lower							
Q81	NE	1/8-1/4	0.226 mi. 1187 ft.	ATLANTIC SVC STA 1801 MARKET ST MKT RISK MGT PHILADELPHIA, PA 19103	RCRA NonGen / NLR FINDS	1009786618	PAD987341817
Relative: Lower							

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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MAP FINDINGS

Q82	NE	1/8-1/4	0.226 mi. 1190 ft.	1801 MARKET ST PHILADELPHIA, PA 19103	EDR US Hist Auto Stat	1015278290	N/A
Relative: Lower							
Q83	NE	1/8-1/4	0.225 mi. 1190 ft.	SUN MAINTENANCE 1801 MARKET ST PHILADELPHIA, PA	CT MANIFEST	S109794300	N/A
Relative: Lower							
Q84	NE	1/8-1/4	0.225 mi. 1190 ft.	TEN PENN CTR ASSOC 1801 MARKET ST PHILADELPHIA, PA 19103	PA AST	A100342199	N/A
Relative: Lower							
R88	West	1/8-1/4	0.231 mi. 1218 ft.	SUNOCO 0343 2429 2201 WALNUT ST PHILADELPHIA, PA 19103	PA UNREG LTANKS PA UST PA EFACTS	1000469273	N/A
Relative: Lower							
R86	West	1/8-1/4	0.231 mi. 1219 ft.	2201 WALNUT ST PHILADELPHIA, PA 19103	EDR US Hist Auto Stat	1016333691	N/A
Relative: Lower							
R87	West	1/8-1/4	0.231 mi. 1218 ft.	SUNOCO SVC STA 2201 WALNUT ST PHILADELPHIA, PA 19101	RCRA-CESQG FINDS	1004588642	PAD987328640
Relative: Lower							

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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MAP FINDINGS

88	ESE	1/8-1/4	0.231 mi. 1221 ft.	CRYSTAL LAUNDRY 228 S 17TH ST PHILADELPHIA, PA	EDR US Hist Cleaners	1009201033	N/A
Relative: Lower							
889	NNW	1/8-1/4	0.235 mi. 1241 ft.	ONE COMMERCE SQ 2006 MARKET ST SUITE 2300 PHILADELPHIA, PA 19103	PA UST	U003951708	N/A
Relative: Lower							
890	NNW	1/8-1/4	0.238 mi. 1256 ft.	ROYAL AUTO RADIATOR CO 10 N 21ST ST PHILADELPHIA, PA	EDR US Hist Auto Stat	1009090675	N/A
Relative: Lower							
T81	NNW	1/8-1/4	0.243 mi. 1263 ft.	PHOTODUPE ENGRAVING CO 2121 MARKET ST PHILADELPHIA, PA 19103	RCRA-SQG FINDS	1000419029	PAD002282440
Relative: Lower							
92	ENE	1/8-1/4	0.246 mi. 1285 ft.	UNITED ENGINEERS 39 SOUTH 17TH ST PHILADELPHIA, PA 19103	RCRA-CESQG FINDS	1004774788	PAD987352226
Relative: Lower							

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Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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MAP FINDINGS

T83	NNW	1/4-1/2	0.255 mi. 1346 ft.	TPQ/P&A 2101 MARKET LP 2101 MARKET ST PHILADELPHIA, PA 19103	PA LUST PA ACT 2-DEED PA VCP PA EFACTS	S109029779	N/A
Relative: Lower							
84	NNW	1/4-1/2	0.270 mi. 1425 ft.	3101-19 N. 21ST STREET 3101-19 N. 21ST STREET PHILADELPHIA, PA 19121	US BROWNFIELDS FINDS	1016456437	N/A
Relative: Lower							
85	ESE	1/4-1/2	0.291 mi. 1539 ft.	1608 WALNUT ST CONDOMINIUM ASSOC 1608 WALNUT ST PHILADELPHIA, PA 19103	PA UNREG LTANKS PA EFACTS	S105818432	N/A
Relative: Lower							
86	West	1/4-1/2	0.294 mi. 1552 ft.	TEXACO 14 845 0088 23RD & WALNUT PHILADELPHIA, PA 19103	PA LUST PA EFACTS	S103372826	N/A
Relative: Lower							
87	NW	1/4-1/2	0.320 mi. 1687 ft.	POINT BREEZE TOWN GAS 23RD AND MARKET STREETS PHILADELPHIA, PA 19104	EDR MGP	1008408591	N/A
Relative: Lower							

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Map ID Direction Distance Elevation	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
U88 NW 1/4-1/2 0.324 mi. 1712 ft.	AAA MID-ATLANTIC OFFICE BLDG 23 S 23RD ST PHILADELPHIA, PA 19101	PA LUST PA ARCHVE AST PA ACT 2-DEED PA VCP PA EFACTS	S18147377 N/A
Relative: Lower	PA LUST Facility Id: 608578		
	PA ARCHIVE AST Facility Id: S1-43654		
U99 NW 1/4-1/2 0.328 mi. 1720 ft.	RED CROSS ANNEX BLDG 12 S 23RD ST PHILADELPHIA, PA 19103	PA LUST PA ARCHIVE UST PA EFACTS	S111107244 N/A
Relative: Lower	PA LUST Facility Id: 608006		
	PA ARCHIVE UST Facility Id: S1-29086		
V100 NW 1/4-1/2 0.338 mi. 1788 ft.	POINT BREEZE TOWN GAS 23RD & MARKET STS PHILADELPHIA, PA 19104	CERC-NFRAP	1003885232 PAD989070795
Relative: Lower	CERC-NFRAP EPA Id: PAD989070795		
181 NNE 1/4-1/2 0.339 mi. 1791 ft.	DOWNTOWN CENTRAL OFF 1835 ARCH ST PHILADELPHIA, PA 19103	PA LUST PA ARCHVE AST PA EFACTS	S111103170 N/A
Relative: Lower	PA LUST Facility Id: 608294		
	PA ARCHIVE AST Facility Id: S1-17497		

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Map ID Direction Distance Elevation	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
V163 NW 1/4-1/2 0.343 mi. 1810 ft.	G & LUZERNE SUBSTA 2301 MARKET ST PHILADELPHIA, PA 19103		PA NPOES PA LUST PA EFACTS S116089677 N/A
Relative: Lower	PA LUST Facility Id: 608314		
193 ENE 1/4-1/2 0.387 mi. 1887 ft.	EASTDIL CORPS 1820 LOCUST ST PHILADELPHIA, PA 19098		PA UNREG LTANKS PA EFACTS S108919532 N/A
Relative: Lower			
104 WSW 1/4-1/2 0.389 mi. 2006 ft.	PENN LIGHTING 248 S 24TH ST PHILADELPHIA, PA 19103		PA VCP PA EFACTS S108299688 N/A
Relative: Lower			
105 South 1/4-1/2 0.382 mi. 2018 ft.	PENN MED RITTENHOUSE MAIN BLDG 1800 LOMBARD ST PHILADELPHIA, PA 19146		PA LUST PA LUST PA MANIFEST NY MANIFEST PA EFACTS S1000192908 N/A
Relative: Lower	PA LUST Facility Id: 608028		
	PA LUST Tank Status: Currently In Use		
108 NNW 1/4-1/2 0.392 mi. 2072 ft.	2200 ARCH ST SITE VACANT BLDG 2200 ARCH ST PHILADELPHIA, PA 19103		PA VCP PA EFACTS S106182081 N/A
Relative: Lower			

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Map ID Direction Distance Elevation	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
187 West 1/4-1/2 0.408 mi. 2139 ft.	NATL PUB 2400 LOCUST ST PHILADELPHIA, PA 19103	PA ACT 2-DEED PA VCP PA EFACTS	S106423868 N/A
Relative: Lower			
W108 NE 1/4-1/2 0.408 mi. 2186 ft.	1656 ARCH STREET BLDG 1600 ARCH ST PHILADELPHIA, PA 19103	PA LUST PA ARCHIVE UST PA EFACTS	S111106783 N/A
Relative: Lower	PA LUST Facility Id: 608278		
	PA ARCHIVE UST Facility Id: S1-17023		
109 NE 1/4-1/2 0.409 mi. 2159 ft.	LOCUST CTL OFC 1631 ARCH ST PHILADELPHIA, PA 19103	PA LUST PA LUST PA EFACTS	U000439752 N/A
Relative: Lower	PA LUST Facility Id: 608295		
	PA LUST Tank Status: Currently In Use		
W110 NE 1/4-1/2 0.417 mi. 2201 ft.	ARCH STREET EMERGENCY RESPONSE 1650 ARCH STREET PHILADELPHIA, PA 19103	CERC-NFRAP	1005440663 PAN000030597
Relative: Lower	CERC-NFRAP EPA Id: PAN00030597		
111 WSW 1/4-1/2 0.454 mi. 2398 ft.	SCHUYLKILL PARK 5TH AND SPRUCE STS PHILADELPHIA, PA 19102	CERC-NFRAP	1003867136 PAD87390739
Relative: Lower	CERC-NFRAP EPA Id: PAD87390739		

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Map ID Direction Distance Elevation	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
X112 ENE 1/4-1/2 0.481 mi. 2434 ft.	CITY OF PHILA/STREETS DEPT/NN INCIN 15TH & JFK BOULEVARD PHILADELPHIA, PA 19107		PA HST LF N/A S103596775
Relative: Lower			
113 SSW 1/4-1/2 0.485 mi. 2453 ft.	CVS PHARM 2132-2146 SOUTH ST PHILADELPHIA, PA 19146		PA VCP PA EFACTS S1145566928 N/A
Relative: Lower			
X114 ENE 1/4-1/2 0.487 mi. 2484 ft.	PHILADELPHIA WATER DEPARTMENT ROOM 1140 18TH & JFK BLVD PHILADELPHIA, PA 19107		PA HST LF N/A S101100804
Relative: Lower			
115 WSW 1/4-1/2 0.478 mi. 2529 ft.	HYMAN KORMAN 326 S 26TH ST PHILADELPHIA, PA 19103		PA ACT 2-DEED PA VCP PA EFACTS S105423863 N/A
Relative: Lower			
116 East 1/4-1/2 0.496 mi. 2619 ft.	SUBURBAN LANDFILL 804 LAND TITLE BLDG PHILADELPHIA, PA 19110		PA HST LF N/A S100419842
Relative: Lower			
117 West 1/2-1 0.532 mi. 3335 ft.	PINTSCH COMPRESSING CO GAS WORKS 5 30TH STREET PHILADELPHIA, PA 19104		EDR MGP N/A 1008408895
Relative: Lower			

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Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

118 MARTIN MARIETTA RESD  
3188 CHESTNUT ST  
PHILADELPHIA, PA 19104  
1/2-1  
0.783 mi  
4187 ft

Click here for full text details

Relative:  
Lower

RCRA NonGen / NLR  
EPA Id: PA0002318305

CONTRACTS 1000212580  
RCRA NonGen / NLR PA0002318305  
FINDS  
RI MANIFEST  
NY MANIFEST  
2025 COR ACTION

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Table with columns: St., Acronym, Full Name, Government Agency, Date Data, and Action Date. Lists various environmental records such as Act 5 Data Acknowledgment, RCRA Large Quantity Generators, and various manifests.

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Table with columns: St., Acronym, Full Name, Government Agency, Date Data, and Action Date. Lists records related to Federal Facility Site Information, Underground Storage Tanks, and various manifests.

TC4183421 2s Page GR-2

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Table with columns: St., Acronym, Full Name, Government Agency, Date Data, and Action Date. Lists records related to RCRA Large Quantity Generators, RCRA Small Quantity Generators, and various manifests.

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**GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**

To: Account File Name: Government Agency Gen Date: And Date Action Date

**STREET AND ADDRESS INFORMATION**

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**APPENDIX C**

**SUPPORTING DOCUMENTATION**

**Current Deed**



51773354  
Page: 1 of 10  
09/17/2007 11:28AM

**PREPARED BY:**  
Bernard Lee, Esquire  
Wolf, Block, Schorr and Solis-Cohen LLP  
1650 Arch Street, 22nd Floor  
Philadelphia, PA 19103

This Document Recorded  
09/17/2007 State RTT: 367,001.00 Doc Id: 51773354  
11:26AM Local RTT: 1,101,003.00 Receipt #: 638308  
Doc Code: D Commissioner of Records, City of Philadelphia Rec Fee: 156.90

**RECORD AND RETURN TO:**  
LAND SERVICES USA, INC.  
Two Logan Square, Suite 1101  
Philadelphia, PA 19103  
215-563-5468  
EC PAC107-1842  
Tax Parcel Nos. 88-2-250385  
88-2-246100  
78-2-462500  
78-2-462506  
78-2-462518  
88-2-244900

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 12<sup>th</sup> day of Sept., 2007, between  
**PHILADELPHIA PARKING AUTHORITY**, an agency of the Commonwealth of  
Pennsylvania (hereinafter called the "**Grantor**"), and **WALNUT RITTENHOUSE  
ASSOCIATES, L.P.**, a Pennsylvania limited partnership (hereinafter called the "**Grantee**"),

Witnesseth, that the said **Grantor**, for and in consideration of the sum of **ONE  
DOLLAR (\$1.00)**, lawful money of the United States and other good and valuable consideration  
unto it well and truly paid by the said **Grantee**, at and before the sealing and delivery of these  
presents, the receipt whereof is hereby acknowledged, has conveyed, granted, bargained, sold,  
released and confirmed, and by these presents does convey, grant, bargain, sell, release and  
confirm unto the said **Grantee**, its successors and assigns:

**Premises A**

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND** situated in the County of Philadelphia, Commonwealth of Pennsylvania bound and described as follows:

**BEGINNING** at a point on the northerly title line of Walnut Street (AKA J.R 67319, variable width right-of-way) said point being located north 79 degrees 00 minutes and 00 seconds west, a distance of 146.00 feet from a point formed by the intersection of the northerly deed line of Walnut Street with the westerly street line of 19<sup>th</sup> Street (50 foot wide right-of-way) and from said beginning point, running thence; (1) along the northerly deed line of Walnut Street, north 79 degrees 00 minutes 00 seconds west, a distance of 57.00 feet to a point, thence; (2) leaving the northerly deed line of Walnut Street and running along the common dividing line between Lot 111 and Lot 39, north 11 degrees, 20 minutes 00 seconds west, a distance of 140.00 feet, to a point on the southerly street line of Moravian Street (FKA Porcelain Street, 15 foot wide right-of-way), thence; (3) along the southerly street line of Moravian Street, south 79 degrees 00 minutes 00 seconds east, a distance of 57.00 feet, to a point, thence; and (4) leaving the southerly street line of Moravian Street, and running along the common dividing line between Lot 105 and Lot 135, south 11 degrees 20 minutes 00 seconds west, a distance of 140.00 feet to the point and place of beginning.

**BEING** Lots 105, 107, and 111.

**BEING** known as 1907-1911 Walnut Street.

**Premises B**

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND** situated in the County of Philadelphia, Commonwealth of Pennsylvania bounded and described as follows:

**BEGINNING** at a point on the northerly title line of Walnut Street (AKA LR 67319, variable width right-of-way) said point being located north 79 degrees 00 minutes and 00 seconds west, a distance of 203.00 feet from a point formed by the intersection of the northerly deed line of Walnut Street with the westerly street line of 19<sup>th</sup> Street (50 foot wide right-of-way) and from said beginning point, running thence; (1) along the northerly deed line of Walnut Street, north 79 degrees 00 minutes 00 seconds west, a distance of 45.00 feet to a point, thence; (2) leaving the northerly deed line of Walnut Street and running along the common dividing line between Lot 32 and Lot 31, North 11 degrees, 20 minutes 00 seconds west, a distance of 140.00 feet, to a point on the southerly street line of Moravian Street (FKA Porcelain Street, 15 foot wide right-of-way), thence; (3) along the southerly street line of Moravian Street, south 79 degrees 00 minutes 00 seconds east, a distance of 45.00 feet, to a point, thence; and (4) leaving the southerly street line of Moravian Street, and running along the common dividing line between Lot 39 and Lot 111, south 11 degrees 20 minutes 00 seconds west, a distance of 140.00 feet to the point and place of beginning.

**BEING** Lots 32 and 39.

**BEING** known as 1913-1915 Walnut Street.

**CONSOLIDATED DESCRIPTION - PREMISES "A" and "B"**

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND :**

**BEGINNING** at a point on the northerly title line of Walnut Street (AKA L R 67319, variable width right-of-way), said point being located north 79 degrees 00 minutes 00 seconds west, a distance of 146.00 feet from a point formed by the intersection of the northerly deed line of Walnut Street, with the westerly street line of 19<sup>th</sup> Street (50 foot wide right-of-way) and from said beginning point, running thence; (1) along the northerly deed line of Walnut Street, north 79 degrees 00 minutes 00 seconds west, a distance of 102.000 feet to a point, thence; (2) leaving the northerly deed line of Walnut Street and running along the dividing line between Lot 272 and Lot 31, lands now or formerly as Theosophy Co., north 11 degrees 20 minutes 00 seconds east, a distance of 140.00 feet to a point on the southerly street line of Moravian Street (FKA Porcelain Street, 15 foot wide right-of-way), thence; (3) along the southerly street line of Moravian Street, south 79 degrees 00 minutes 00 seconds east, a distance of 102.00 feet to a point, thence; (4) leaving the southerly street line of Moravian Street, and running along the dividing line between Lot 105 and Lot 135, lands now or formerly Rittenhouse Plazaing, south 11 degrees 20 minutes 00 seconds west, a distance of 140.00 feet to the point and place of beginning.

**Premises C**

Tract No. 1

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, situate on the southeast corner of 20th Street and Sansom Street in the 8th Ward of the City of Philadelphia.

**CONTAINING** in front or breadth on the said side of Sansom Street one hundred forty four feet and extending in length or depth southward 80.00 feet to the north side of Moravian Street.

Tract No. 2

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, situate on the southeast corner of 20th Street and Sansom Street in the 8th Ward of the City of Philadelphia.

**BEGINNING** at a point on the south side of Sansom Street at the distance of 220.00 westwardly from the west side of 19th Street; thence extending southwestwardly on a line parallel with said 19th Street 80.00 feet to the north side of Moravian Street; thence extending westwardly along the north side of Moravian Street 31.875 feet to a point; thence extending northwardly 80.00 feet to a point along the south side of Sansom Street; and thence extending eastwardly on the south side of Sansom Street 32.45 feet to the first mentioned point and place of beginning.

**PREMISES "C" ALSO BEING DESCRIBED AS ALL THAT CERTAIN PARCEL OR TRACT OF LAND :**

**BEGINNING** at a point formed by the intersection of the southerly street line of Sansom Street (FKA George Street, 40 foot wide right-of-way), with the easterly street line of 20<sup>th</sup> Street (50 foot wide right-of-way) and from said beginning point running thence: (1) along the southerly street line of Sansom Street, south 79 degrees 00 minutes 00 seconds east, a distance of 176.00 feet to a point, thence; (2) leaving the southerly street line of Sansom Street and running along the common dividing line between Lot 149 and Lot 64, south 11 degrees 00 minutes 00 seconds west, a distance of 80.00 feet, to a point on the northerly street line of Moravian Street (FKA Porcelain Street, 15 foot wide right-of-way), thence; (3) along the northerly street line of Moravian Street, North 79 degrees 00 minutes 00 seconds west, a distance of 176.47 feet to a point on the easterly street line of 20<sup>th</sup> Street thence; (4) along the easterly street line of 20<sup>th</sup> Street, north 11 degrees 20 minutes 00 seconds east, a distance of 80.00 feet to the point and place of beginning.

**BEING** Lots 140 and 149.

**ALSO BEING** known as 125-129 S. 20th Street and 1922-1924 Sansom Street.

**Premises D**

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND** situate in the County of Philadelphia, Commonwealth of Pennsylvania bounded and described as follows:

**BEGINNING** at a point on the southerly street line of Sansom Street (FKA George Street, 40 foot wide right-of-way) said point being located south 79 degrees 00 minutes 00 seconds east, a distance of 260.50 feet from a point formed by the intersection of the southerly street line of Sansom Street with the easterly street line of 20<sup>th</sup> Street (50 foot wide right-of-way), and from said beginning point running thence; (1) along the southerly street line of Sansom Street, south 79 degrees, 00 minutes 00 seconds east, a distance of 17.00 feet to a point, thence; (2) leaving the southerly street line of Sansom Street and running along the common dividing line between Lot 74 and Lot 68, south 11 degrees 00 minutes 00 seconds west, a distance of 80.00 feet to a point on the northerly street line of Moravian Street, (FKA Porcelain Street, 15 foot wide right-of-way), thence; (3) along the northerly street line of Moravian Street, north 79 degrees 00 minutes 00 seconds west, a distance of 17.00 feet, to a point, thence; and (4) leaving the northerly street line of Moravian Street and running along the common dividing line between Lot 74 and Lot 144, north 11 degrees 00 minutes 00 seconds east, a distance of 80.00 feet, to the point and place of beginning.

**BEING** Lot 74.

**BEING** known as 1904 Sansom Street.

**Premises E**

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND** situated in the County of Philadelphia, Commonwealth of Pennsylvania bounded and described as follows:

**BEGINNING** at a point on the southerly street line of Sansom Street (FKA George Street, 40 foot wide right-of-way) said point being located south 79 degrees 00 minutes 00 seconds east, a distance of 208.00 feet from a point formed by the intersection of the southerly street line of Sansom Street with the easterly street line of 20<sup>th</sup> Street (50 foot wide right-of-way), and from said beginning point running thence; (1) along the southerly street line of Sansom Street, south 79 degrees, 00 minutes 00 seconds east, a distance of 52.50 feet to a point, thence; (2) leaving the southerly street line of Sansom Street and running along the common dividing line between Lot 74 and Lot 144, south 11 degrees 00 minutes 00 seconds west, a distance of 80.00 feet to a point on the northerly street line of Moravian Street, (FKA Porcelain Street, 15 foot wide right-of-way), thence; (3) along the northerly street line of Moravian Street, north 79 degrees 00 minutes 00 seconds west, a distance of 52.50 feet, to a point, thence; and (4) leaving the northerly street line of Moravian Street and running along the common dividing line between Lot 42 and Lot 144, north 11 degrees 00 minutes 00 seconds east, a distance of 80.00 feet, to the point and place of beginning.

**BEING** Lot 144.

**BEING** known as 1906-1916 Sansom Street.

**Premises F**

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND** situate in the County of Philadelphia, Commonwealth of Pennsylvania bound and described as follows:

**BEGINNING** at a point on the southerly street line of Sansom Street (FKA George Street, 40 foot wide right-of-way) said point being located south 79 degrees 00 minutes 00 seconds east, a distance of 176.00 feet from a point formed by the intersection of the southerly street line of Sansom Street with the easterly street line of 20<sup>th</sup> Street (50 foot wide right-of-way), and from said beginning point running thence; (1) along the southerly street line of Sansom Street, south 79 degrees, 00 minutes 00 seconds east, a distance of 32.00 feet to a point, thence; (2) leaving the southerly street line of Sansom Street and running along the common dividing line between Lot 42 and Lot 144, south 11 degrees 00 minutes 00 seconds west, a distance of 80.00 feet to a point on the northerly street line of Moravian Street, (FKA Porcelain Street, 15 foot wide right-of-way); thence; (3) along the northerly street line of Moravian Street, north 79 degrees 00 minutes 00 seconds west, a distance of 32.00 feet, to a point, thence; and (4) leaving the northerly street line of Moravian Street and running along the common dividing line between Lot 64 and Lot 149, north 11 degrees 00 minutes 00 seconds east, a distance of 80.00 feet, to the point and place of beginning.

**BEING** Lots 64 and 42.

**ALSO BEING** known as 1918-1920 Sansom Street.

**CONSOLIDATED DESCRIPTION - PREMISES "C," "D," "E" and "F"**

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND :**

**BEGINNING** at a point formed by the intersection of the southerly street line of Sansom Street (FKA George Street, 40 foot wide right-of-way) with the easterly street line of 20<sup>th</sup> Street (50 foot wide right-of-way), and from said beginning point running thence; (1) along the southerly street line of Sansom Street, south 79 degrees 00 minutes 00 seconds east, a distance of 277.500 feet, to a point thence; (2) leaving the southerly street line of Sansom Street and running along the dividing line between Lot 74 and Lot 68 lands now or formerly Sophy Curson, Inc., south 11 degrees 00 minutes 00 seconds west, a distance of 80.000 feet to a point on the northerly street line of Moravian Street (FKA Porcelain Street, 15 foot wide right-of-way), thence; (3) along the northerly street line of Moravian Street, north 79 degrees 00 minutes 00 seconds west, a distance of 277.965 feet, to a point on the easterly street line of 20<sup>th</sup> Street, thence; (4) along the easterly street line of 20<sup>th</sup> Street, north 11 degrees 20 minutes 00 seconds east, a distance of 80.000 feet to the point and place of beginning.

**TOGETHER** with all and singular the buildings and improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of it, the said Grantor, in law, equity, or otherwise, of, in, and to the same.

**TO HAVE AND TO HOLD** the said lots or pieces of ground described above, together with all buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever, **SUBJECT** as aforesaid.

**AND** the said Grantor, for itself and its successors, does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor and its successors, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said

**Grantee**, its successors and assigns, against it, the said **Grantor** and its successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will, **SUBJECT** as aforesaid, **WARRANT** and forever **DEFEND**.

**IN WITNESS WHEREOF**, the **Grantor** has executed this Deed as a scaled instrument the day and year first above written.

**PHILADELPHIA PARKING  
AUTHORITY**

By: *Vincent J. Fenerty, Jr.*  
Name: *Vincent J. Fenerty, Jr.*  
Title: *Executive Director*

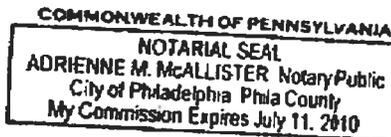
STATE OF PENNSYLVANIA :  
 : SS.  
COUNTY OF PHILADELPHIA :

ON THIS, the 12<sup>th</sup> day of September, 2007, before me, the undersigned, a Notary Public, personally appeared Vincent J. Fererty, who acknowledged himself/herself to be the E.O. of **PHILADELPHIA PARKING AUTHORITY**, an agency of the Commonwealth of Pennsylvania, and further acknowledged that he/she, as such officer and being authorized to do so, executed the foregoing instrument as the act and deed of the agency for the purposes therein contained by signing the name of the agency by himself/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My Commission Expires:



The address of the within-named Grantee is  
10 Industrial Highway, MS#1  
Building Q, Second Floor  
Lester, PA 19029

  
On Behalf of the Grantee

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.	PAGE NO.
DATE RECORDED	
CITY TAX PAID	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/are not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT — All inquiries may be directed to the following persons:**

NAME <b>Land Services USA, Inc.</b>	TELEPHONE NUMBER: AREA CODE (215) <b>563-5465</b>
STREET ADDRESS <b>Two Logan Square, Suite 1101</b>	CITY <b>Philadelphia</b>
	STATE <b>PA</b>
	ZIP CODE <b>19103</b>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>Philadelphia Parking Authority</b>	DATE OF ACCEPTANCE OF DOCUMENT: <b>September 12, 2007</b>
	GRANTEE(S)/LESSEE(S) <b>Walnut Rittenhouse Associates, L.P.</b>
STREET ADDRESS <b>3101 Market Street</b>	STREET ADDRESS <b>10 Industrial Hwy MS#1</b>
CITY <b>Phila</b> STATE <b>PA</b> ZIP CODE <b>19104</b>	CITY <b>Lester</b> STATE <b>PA</b> ZIP CODE <b>19029</b>

**C. PROPERTY LOCATION**

STREET ADDRESS <b>See attached Exhibit "A"</b>	CITY, TOWNSHIP, BOROUGHS <b>Philadelphia City</b>
COUNTY <b>Philadelphia</b>	SCHOOL DISTRICT <b>Philadelphia</b>
	TAX PARCEL NUMBER <b>See Exhibit "A" attached</b>

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION <b>36,700,100.00</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= 36,700,100.00</b>
4. COUNTY ASSESSED VALUE <b>See Exhibit "A" attached</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.52</b>	6. FAIR MARKET VALUE <b>=</b>

**E. EXEMPTION DATA**

IA. AMOUNT OF EXEMPTION <b>-0-</b>	IB. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>
---------------------------------------	--

2. Check Appropriate Box Below for Exemption Claimed

- Will or Intestate Succession \_\_\_\_\_ (NAME OF DECEDENT) \_\_\_\_\_ (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of consideration. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

*Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.*

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <b>Land Services USA, Inc., By: <i>Robert M. Christ</i></b>	DATE <b>September 12, 2007</b>
--	-----------------------------------

Exhibit "A"

Property:  
1907-1911 Walnut Street (Premises A)  
BRT Tax No.: 88-2-2503-85  
Assessment:  $\$344,736.00 \times 3.52 = \$1,213,470.072$

Property:  
1913-1915 Walnut Street (Premises B)  
BRT Tax No.: 88-2-2461-00  
Assessment:  $\$272,160.00 \times 3.52 = \$958,003.20$

Property:  
125-129 S. 20th Street, aka 1922-1924 Sansom Street (Premises C)  
BRT Tax No.: 88-2-2449-00  
Assessment:  $\$337,920.00 \times 3.52 = \$1,189,478.40$

Property:  
1904 Sansom Street (Premises D)  
BRT Tax No.: 78-2-4625-00  
Assessment:  $\$64,000.00 \times 3.52 = \$225,280.00$

Property:  
1906-1916 Sansom Street (Premises E)  
BRT Tax No.: 78-2-4625-06  
Assessment:  $\$240,000.00 \times 3.52 = \$844,800.00$

Property:  
1918-1920 Sansom Street (Premises F)  
BRT Tax No.: 78-2-4625-18  
Assessment:  $\$126,400.00 \times 3.52 = \$444,928.00$

**Philadelphia Department of Licenses and Inspections Files**







Application No. **238608**

District Designation D 5m  
 Zoning Map No. 41A Sub. 7.1  
 F. A. Vol. Pl. 2 176 Ward 1  
 Previous Application 238608

**CITY OF PHILADELPHIA**  
**DEPARTMENT OF PUBLIC WORKS**  
**BUREAU OF ENGINEERING, SURVEYS AND ZONING**  
 ROOM 1223 CITY HALL ANNEX

**APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT**

Application is hereby made by JOHNSON PHILADELPHIA CO for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.  
 LOCATION OF PROPERTY: 1918 SANSON ST

Situated on 5 side of SANSON Street at the distance of 144 feet 19 inches from W side of ST Street. Front 33 feet — inches. Depth 80 feet — inches.

If lot is irregular in shape, give deed description below:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Calendar No. \_\_\_\_\_  
 Zoning Refused \_\_\_\_\_  
 Use Refused \_\_\_\_\_  
 Appeal \_\_\_\_\_  
 App. Granted \_\_\_\_\_ Cert. \_\_\_\_\_  
 App. Refused \_\_\_\_\_ Cert. \_\_\_\_\_  
 Ref. to B. of A. \_\_\_\_\_  
 Ref. Granted \_\_\_\_\_ Cert. \_\_\_\_\_  
 Ref. Refused \_\_\_\_\_ Cert. \_\_\_\_\_

This space for Official Stamp  
 (Do not write in this space)

**EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION**

Install 1-2000 gal Fuel Oil tank - Buried under Heating - No change in height or area

BY C. J. Hopkins  
 SURVEYS AND ZONING  
 DATE 1-25-50

**STORIES AND HEIGHTS FROM GROUND TO ROOF**

Height in Feet Height in Stories	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear

**TABULATION OF USES**

FLOOR No.	PRESENT USE	LAST PREVIOUS USE
<u>1/2</u>	<u>Contractors Office</u>	
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
<u>1/2</u>	<u>Contractors Office</u>	<u>Heating of Building</u>

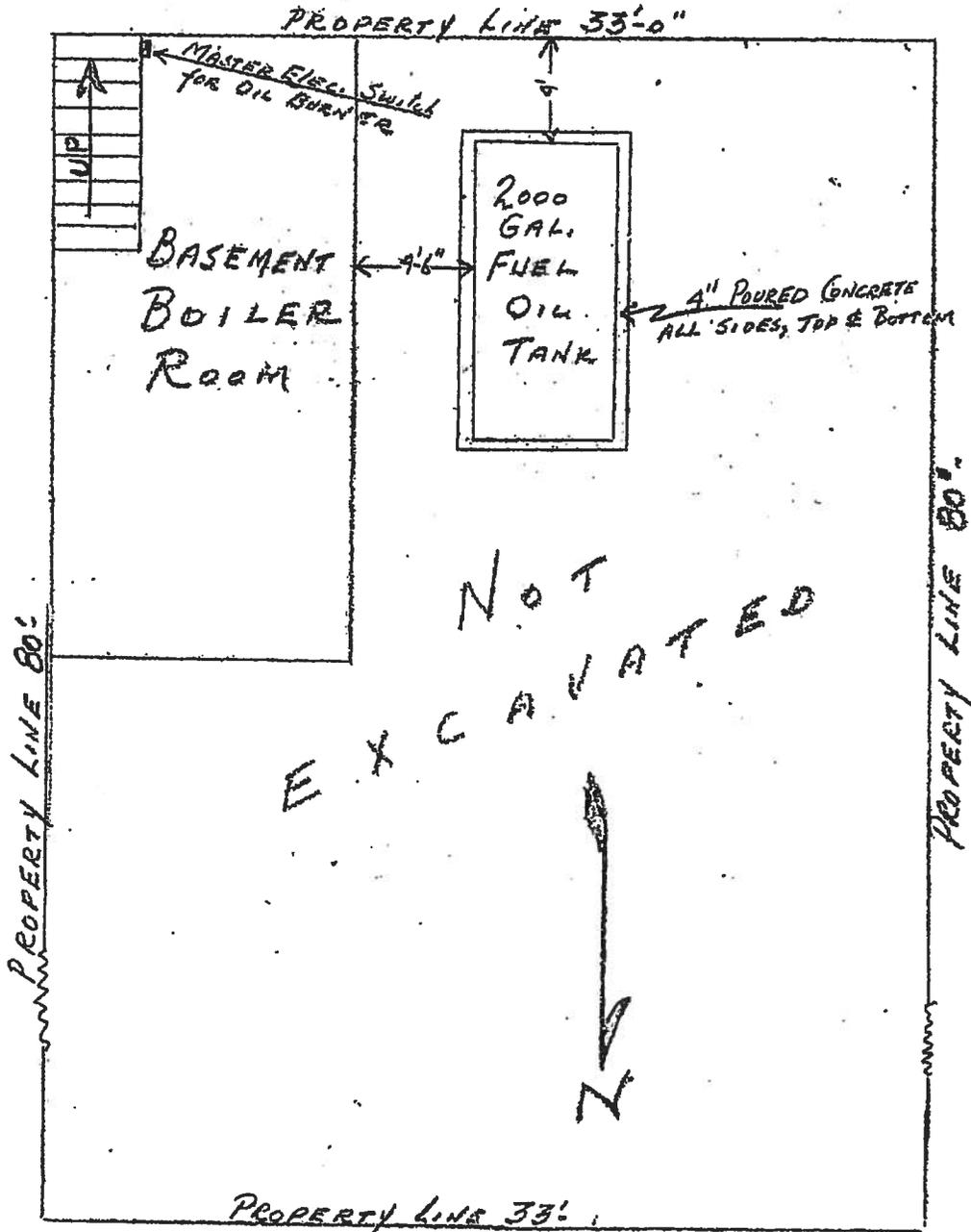
Additional use information, if required

Applicant Johnson Philadelphia Co Address 2253 N. Broad St Phone \_\_\_\_\_  
 Owner or Agent Wark Address 1918 Sanson St Phone \_\_\_\_\_  
 Contractor Johnson Philadelphia Co Address 1218 N. Broad St Phone \_\_\_\_\_  
 Architect \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

DRAW PLANS BELOW

PLANS TO BE DRAWN IN INK.  
SHOW ALL LOT LINES AND DIMENSIONS.

3/16



NOT  
EXCAVATED



SANSON STREET

JOHNSON - PHILADELPHIA CO  
2253 No. BROAD ST

PROPOSED INSTALLATION  
1 - 2000 GAL. FUEL OIL TANK  
WAR for COMPANY  
1918 SANSON ST.  
3/16" = 1' - WAK - 1/19/50

## **Previous Reports**

**Phase I Environmental Assessment**  
**Walnut Street Properties**  
**Philadelphia, Pennsylvania**

**August 10, 2007**

*Prepared For:*  
Castleway Properties, LLC  
10 Industrial Highway  
M.S.#1  
Lester, PA 19113

500 Coatesville Road • West Grove, PA 19390  
Telephone (610)869-3322 • Fax (610)869-9882  
www.brownfield-assoc.com

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**1.0 SUMMARY AND DISCUSSION OF RESULTS**

Brownfield Associates, Inc. (Brownfield) has completed this Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of the All Appropriate Inquiry Rule (AAI) to satisfy the United States Environmental Protection Agency's requirements for "all appropriate inquiry" for six contiguous parcels owned by the Philadelphia Parking Authority located at 1907-11 Walnut Street, 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street, 1904 Sansom Street, 1906-16 Sansom Street and 1918-20 Sansom Street in Philadelphia, Pennsylvania (Walnut Street properties).

The objective of the ESA was to determine whether environmental conditions exist at the property as a result of past and/or present operations that may represent adverse environmental conditions. In addition, this ESA identifies certain environmental conditions for consideration by the purchaser Castleway Properties, LLC (Castleway) related to "business environmental risk".

This ESA identified the following recognized environmental conditions (RECs) as defined by the AAI standard:

- The presence of closed fuel oil underground storage tanks located at 1920 and 1906 Sansom Street properties. While the presence of tanks does not necessarily represent RECs, the long time subsurface storage of petroleum products is considered a potential REC.

While not considered a REC by AAI or directly identified by this ESA, asbestos-containing materials, lead based paint, and mold is likely present in the structures. Further, as with any property in an urban setting with over a century of commercial and residential property use, building modification, and demolition, subsurface features or environmental conditions that are not identified by this ESA may exist.

Having said that, Brownfield did not identify any RECs that require immediate attention or that could represent a significant financial impact on future reconstruction activities. The RECs identified above would be most appropriately addressed as part of the planned reconstruction activities at the site. No additional assessment is recommended.

This document is organized in a manner consistent with guidance provided in the AAI Standard. This document includes a presentation of the investigative tasks, a discussion of findings, photographs of pertinent features at the site, and supporting documentation relied upon during this ESA.

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Supporting documentation associated with and relevant to the findings, conclusions and opinions provided in this report are included as Appendices to this report.

### 2.3 User Provided Information

Castleway (User) furnished the *PPA Offering Memorandum for the Sale of Parcels of Land and Structures at Rittenhouse Square, 19<sup>th</sup> & Walnut Streets, Philadelphia, PA* (undated).

On August 2, 2007 the following documents were also provided: *Phase I Environmental Site Assessment & Limited Phase II Environmental Investigation, Rittenhouse Square Multiuse Development, 19<sup>th</sup> Street & 20<sup>th</sup> Street & Walnut Street, Philadelphia, PA 19103* dated revised August 14, 1997 by Pennoni Associates, Inc. and *LandAmerica Title Insurance* and deed information for the Walnut Street properties.

On August 6, 2007 the PPA provided the following documents related to the site: *Geotechnical Investigation Rittenhouse Square Garage, 20<sup>th</sup> Street and Sansom Street, Philadelphia, PA, 21 October 1998*.

No building development plans were provided. The user has no reported knowledge of any environmental concerns at the property.

### 2.4 Owner and Occupant Information

The current owner of the property is the Philadelphia Parking Authority (PPA). The PPA operates a parking lot at 125-129 South 20<sup>th</sup> Street. The three buildings on the property have been vacant since shortly after the PPA acquired the properties in 1997 and 1998. The Walnut Street parcel is vacant land, the former structures in this property were destroyed by fire in 1994.

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## 2.0 INTRODUCTION

### 2.1 Purpose

Brownfield was retained by Castleway to conduct a Phase I Environmental Assessment (ESA) intended to satisfy environmental due diligence obligations associated with the pending purchase of the Walnut Street properties in Philadelphia, Pennsylvania. The purpose of this assessment was to evaluate the properties for the presence of RECs or potential RECs that may affect future use or development of the site. An ESA is a general inquiry of existing information sources regarding risk of contamination from hazardous substances or petroleum products affecting real estate transactions. An ESA is not a Phase II, a compliance audit, or a good basis for a cost estimate. In addition, an ESA is not a guarantee (i.e. clean) or a risk elimination procedure.

### 2.2 Detailed Scope of Services

The scope of services for this ESA included:

- Review of environmental databases and files with regard to pertinent Federal, State and Local regulatory programs for instances of environmental concern.
- Review of available records pertaining to the historic use and occupancy of the parcels.
- Review of documents pertaining to prior environmental activities at the parcels.
- Visual inspection of the subject properties regarding current land use, hazardous material presence or prior use, evidence of contaminant release, evidence of potential environmental degradation from neighboring properties, environmentally concernable building materials, and general site conditions.
- Interviews with property owners and representatives.
- Documentation of findings.

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### 2.5 Significant Assumptions

No significant assumptions beyond those allowed by AAI Standard were made in performance of this assessment.

### 2.6 Limitations and Exceptions

No limitations or exceptions to the AAI Standard were encountered during this assessment.

### 2.7 Data Gaps

Our request for documents from the Philadelphia Department of Licenses and Inspections was not processed due to "Staffing Limitations". Some such documents were obtained indirectly as part of previous environmental studies and are deemed useful for reporting purposes.

Further, Philadelphia Parking Authority representatives have identified that some degree of asbestos and mold abatement occurred in the on-site buildings. Our request for documentation in this regard was not fulfilled.

### 2.8 User Reliance

This ESA report is for the exclusive use of the User, designated assigns, and the User's lending institution, if any. No other party may rely on this report without the written authorization of Brownfield and the User.

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### 3.0 SITE DESCRIPTION

#### 3.1 Location and Description

The target site consists of six separate parcels. The Walnut Street properties are located along the north side of 1900 block of Walnut Street, the southeast corner of South 20<sup>th</sup> Street and Sansom Street and along Sansom Street in the Rittenhouse Square neighborhood of Philadelphia. Three of the parcels currently contain vacant buildings, one property is an operating parking lot, and two properties at 1907-11 and 1913-15 Walnut Street are adjoined as a vacant lot. The total area of the six properties is approximately 0.84 acres or 36,480 square feet.

The property is zoned C-4 under Philadelphia Zoning Code. This designation for center city includes high density commercial, entertainment and mixed use residential. The property is surrounded by densely spaced commercial and residential properties.

A site location map is attached in Appendix I that depicts the subject site in relation to natural and man-made features in the region.

#### 3.2 Current Use of Property

The property is owned by the Philadelphia Parking Authority who operates a parking lot licensed for 66 cars at the 125-129 South 20<sup>th</sup> Street parcel. The remaining five properties represent three buildings that have been vacant since 1998 and two lots where previous structures were destroyed by fire and then demolished.

#### 3.3 Historical Use of Properties

The following summary of historical use of the Walnut Street properties is primarily based on a historical review of the Rittenhouse Park area of Philadelphia, evaluation of historic Sanborn Maps, an EDR City Directory Abstract, and historic aerial photographs. Supporting documentation associated with these sources is included in Appendix II.

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Sanborn Maps were originally created for assessing fire insurance liability in urbanized areas in the United States. The maps include detailed information regarding town and building information in approximately 12,000 U.S. towns and cities from 1867 to 1970. Brownfield reviewed maps for this site from the following years: 1916, 1950, 1976, 1980 and 1989.

The EDR City Directory Abstract report includes a search and abstract of available city directory data. The directory lists names of corresponding occupants at five year intervals for years spanning 1920 to 2001 (not necessarily inclusive).

Aerial photographs of the region dating back to 1943 were also reviewed in an effort to gain information and support other sources regarding the historical uses of the study area and adjacent lands. Aerial photographs dated 1943, 1954, 1973, 1986 and 1995 were reviewed.

The general history of the Rittenhouse Park area is traced back to William Penn's development of the City of Philadelphia in 1682. Penn created five city parks where Southwest Square (later named Rittenhouse Square) provided pasturage for livestock and a dumping spot for "nightsoil". In the 1700's the square was reported to be surrounded by brickyards using local clay and kilns to manufacture bricks.

In the mid 1800's homes were being built around Rittenhouse Square, and in the second half of the 19th century the Rittenhouse Square neighborhood became the most fashionable residential section of the city. Some mansions from that period still survive on the streets facing the square, although most of the grand homes gave way to apartment buildings after 1913 (Fairmount Park Commission website).

#### 1907-11 Walnut Street

The 1916 Sanborn records for this property indicate that there were three attached residential dwellings. Later in 1950, the reported use for these three adjoining structures was reported as retail stores or offices. In 1976, 1980 and 1989, this property contained a movie theater with two movie screens (Eric's Rittenhouse Square Theater) and a furniture store. News reports indicate that the theater began operating in 1968. The movie theaters and furniture store were destroyed

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by fire in December of 1994. Following the fire, the buildings were demolished and all surface debris was removed from site. The property remains a vacant lot.

A review of the City Directory Abstract provides records of tenants and owners that operated the various businesses on these properties including lawyers, bankers, realtors, a furrier, furniture sales and a movie theater.

#### 1913-15 Walnut Street

The 1916 Sanborn map shows two attached residential dwellings. These dwellings are attached to 1907-11 parcels to the east. Later in 1950 these properties are reported to be used as stores.

In 1976, 1980, and 1989 Sanborn maps show 1913 Walnut Street as a picture framing store and 1915 Walnut Street is shown as a school and laboratory.

The City Directory Abstract records indicate that the use of this property was initially residential, and then become a commercial property housing a restaurant, retail stores, dental laboratories, and professional offices.

#### 125-129 South 20th Street and 1922-1938 Sansom Street

The 1916 Sanborn map shows this parcel as private garage located along South 20<sup>th</sup> Street, to the east of the garage are attached buildings indicated as residential dwellings, a printing shop and a ten car garage. Later Sanborn maps indicate that these structures were removed.

In 1950, 1976, 1980 the parcel is shown as an automobile parking lot that extends from 125 South 20<sup>th</sup> Street to 1918-20 Sansom Street. The current use of this property is a parking lot operated by the Philadelphia Parking Authority.

The City Directory Abstract shows an auto repair garage (1920), contractors, and Home Rubber Company. City Directory records cease after 1936 (possibly due to the removal of the buildings).

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#### 1918-20 Sansom Street

The 1916 and 1950 Sanborn maps show this property to be a private parking garage built in 1914. The 1976 and 1980 Sanborn maps indicate a change in use of this property to offices.

The City Directory Abstract indicates that around 1950 the building was used by a contractor and building company and then in 1993 by Oliver H. Bair Funeral Directors.

No further information could be obtained concerning the activities or potential storage of concernable materials by the contractor. It is understood that the funeral home did store and use chemicals for embalming which generally are a mixture of regulated materials including formaldehyde, glutaraldehyde, methanol and ethanol.

#### 1906-16 Sansom Street

The 1916, 1950, 1976, 1980 Sanborn maps shows this property to be the Warwick Apartments, built in 1906. This building is seven stories in height.

A review of City Directory Abstract for Warwick Apartments indicated that the property was primarily used as a residential dwelling with some occupancy by professional offices.

#### 1904 Sansom Street

The 1916 Sanborn map indicates this parcel to be a residential dwelling that adjoins the Warwick Apartments. The 1950, 1976, 1980 Sanborn maps do not designate the use of this structure.

The City Directory Abstract indicated intermittent residential and commercial property uses. Commercial uses included J.F. Buchanan contractors and Campion & Blue Printers (around the 1930s). No further information could be obtained concerning the activities and potential storage of concernable materials by the contractor or printer. More recently, the building contained the Rittenhouse Sandwich and Coffee shop.

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### 3.4 Current Use of Adjoining Properties

Current uses of the properties adjacent to the subject site consist of commercial facilities and residential dwellings. The commercial facilities consist of restaurants, various retail shops, and office space.

### 3.5 Physical Setting and Hydrogeology

The Walnut Street properties are located in the Rittenhouse Square neighborhood of Philadelphia. The property is composed of approximately 14,280 sq/ft vacant lands, a 14,080 sq/ft parking lot and three buildings that cover approximately 8,120 sq/ft of land. The property is bisected by Moravian Street which serves as an alley between Walnut and Sansom Streets.

#### 3.5.1 Topography and Regional Drainage

The topography of the site is generally flat, the elevation of the site is approximately 42 feet above mean sea level. Storm water drainage is directed to the city storm drain and combined sewers. Regional drainage is to the Delaware and Schuylkill Rivers.

#### 3.5.2 Geology and Hydrogeology

The Walnut Street properties are mapped as being a quaternary deposit of sand, gravel and silt overlying Cretaceous sediments that lie atop an early Paleozoic metamorphic basement rocks (Berg & Socolow 1981, PA Geological Survey). The site is located close to the fall line which is the division of the upland Piedmont physiographic province and the Atlantic Coastal Plain which is found along the Delaware River and to the east.

A site geotechnical investigation conducted for the Philadelphia Parking Authority in October 1998 by McClymount & Rak, titled *Rittenhouse Square Garage, 20<sup>th</sup> Street and Sansom Street Philadelphia, PA* was compiled for an anticipated development of these properties by the PPA.

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## 4.0 INTERVIEWS

As part of the ESA, Brownfield conducted interviews with the following people considered knowledgeable of the properties:

#### Mr. Dennis Weldon, General Counsel Philadelphia Parking Authority

Mr. Weldon was interviewed over the telephone August 1, 2007. Mr. Weldon said that he was not employed at the PPA when the properties were acquired and had no knowledge of specific environmental concerns at the Walnut Street properties.

#### Ms. Nacima Boukenna, Director of Engineering & Design, Philadelphia Parking Authority and Mr. Glenn DeHaven, Project Manager, O'Donnell and Naccarato

Ms. Boukenna and Mr. DeHaven were interviewed together via conference call on August 2, 2007. Ms. Boukenna has been involved with multiple development plans for these properties and prepared the buildings for demolition around 2004. During this time mold was abated from the three buildings with the worst conditions being in the 1918-20 Sansom Street building. The reported cause was infiltration of storm water. Asbestos was also removed from the buildings to the extent required for demolition and was not intended to be a complete asbestos abatement. As part of a pre-development plan for this property, geotechnical borings were completed to evaluate soil/rock properties and depth to groundwater in the site. Existing underground and above ground storage tanks were to be removed during PPA demolition activities. No storage tanks have been removed during the PPA ownership.

Reports identified during this interview were subsequently requested by and provided to Brownfield as part of this ESA.

#### Oliver H. Bair, Suburban West Funeral Home

In an effort to contact the operator of the Oliver H. Bair Funeral Directors (1918-20 Sansom St.) the Oliver H. Bair Suburban West Funeral Director was contacted by telephone on July 19, 2007. The manager that was contacted didn't want to identify himself or be interviewed. He said the prior owner moved to Los Angeles, CA and could not be contacted. When asked about the

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This report describes a Rubble Fill stratum that varies in depth from five to thirteen feet in thickness across the site. The fill primarily consists of concrete, and brick fragments, bricks, mortar, steel, ash, glass, cinders, and wood, in a matrix of silt and sand, trash was encountered in five of the fourteen borings. During boring installation the groundwater table elevation was measured at approximately 38 feet below grade. Groundwater elevations will fluctuate based on levels of precipitation.

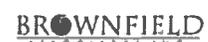
There is no known use of groundwater on or near this site. Local drinking water is provided by the City of Philadelphia Water Department. There are no surface water bodies on or near the subject site.

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operations at this location, the manager he did say that embalming chemicals were stored and used at the Sansom Street location.

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## 5.0 PRIOR ENVIRONMENTAL ACTIVITIES

Brownfield has learned of the following environmental studies conducted at the subject site from documents provided by the PPA and through interviews with PPA representatives. The most pertinent report was the *Phase I Environmental Site Assessment & Limited Phase II Environmental Investigation* by Pennoni Associates, Inc. (Pennoni) submitted to Moreland Investments, Inc. revised August 14, 1997.

This report was prepared to the ASTM E 1527-97 Standard Practice for Environmental Site Assessments. Pennoni also included a limited Phase II investigation to evaluate suspected asbestos-containing materials, lead paint and radon gas.

The Pennoni report identified three RECs:

- **Suspected USTs**- "The potential exists for soil and/or groundwater on the subject property to contain petroleum constituents associated with potential releases from the suspect 2,000 gallon fuel oil USTs located beneath the western portion of 1920 Sansom Street; an apparent closed in-place UST located contiguous to the existing boiler in the basement of 1920 Sansom Street, and a suspect 3,000 gallon fuel oil UST located in the basement of 1906 Sansom Street."
- **Hydraulic oil stain**- "The potential exists for soil and/or groundwater on the subject property to contain petroleum constituents associated with the apparent release of elevator hydraulic oil in the basement of 1920 Sansom Street."
- **Damaged ACM**- "Damaged ACM including thermal system insulation, duct insulation and floor tile were observed in the three buildings on the subject property."

The findings of the Pennoni ACM survey analytical results indicated ten of the thirty-five samples contained greater than 1% asbestos. The majority of the ACM was noted to be in poor condition, damaged and displaying signs of deterioration. Pennoni Associates collected six bulk paint chip samples from areas where peeling or deteriorated paint was observed for analysis by EPA methods SW84-5/3052 and SW846/7420. Of the six samples analyzed, three samples exceeded HUD lead based paint and hazard reduction guideline of 0.5% by weight. The samples

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that exceeded the HUD guidelines were from 1906 and 1920 Sansom Street. Radon testing of the basements and ground floors of the three buildings indicated radon gas levels below the EPA guidance of 4 pCi/l for radon gas levels in buildings.

Based on an interview with Ms. Nacima Boukenna, Director Engineering & Design and Glenn DeHaven, Project Manager with the engineering firm O'Donnell and Naccaratto, it was learned that the following work was conducted by the PPA:

**Asbestos Abatement**- The PPA abated asbestos in the three buildings as was required to establish a demolition plan for the structures. The PPA had anticipated a development scheme that was later halted. The date of this work was estimated to be 2004 by Ms. Boukenna and Mr. DeHaven. A report documenting this project was requested by Brownfield but not provided.

**Mold Abatement**- In preparation of demolition the three buildings, mold was abated in the three structures to the extent required for demolition. Mold was most apparent in 1920 Sansom Street. Mr. DeHaven estimated the work took place in 2004. A report documenting this project was requested by Brownfield but not provided.

**Geotechnical Investigation**- A geotechnical investigation was completed at the subject site October 1998 to evaluate the load carrying capabilities and settlement characteristics of the site sub-soils. There was no environmental evaluation made as part of this study. A report documenting this project was requested and received August 6, 2007.

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## 6.0 RECORDS REVIEW

### 6.1 Standard Environmental Record Sources

Brownfield contracted EDR to perform a search of the following Federal and State databases for environmentally significant properties located within a determined radius of the property. The radius of search depends upon the specific database as recommended by the AAI Standard (e.g., NPL - one mile, UST - ¼ miles). The database search is designed to identify sites known to be located within the specific zip code(s) of the requested area. Because not all government records have complete and accurate addresses, EDR uses Post Office verification software to assign or to correct zip codes where necessary. For those records that cannot be assigned a zip code, EDR uses the specified city name(s) to identify any site that may be located in the zip code area. If no city name is reported, the county name is used. For this reason, many of the sites listed in the EDR documentation are not located within the specific radius of the property. Attempts have been made by Brownfield to screen the EDR search information to identify sites that were visually observed to be near the subject property. Such sites are highlighted in the following discussion of the overall findings of the EDR search. The complete EDR Report and a map locating identified sites are presented in Appendix III, "Regulatory Database Review."

The following sections outline the Federal and State databases that were identified on the property and within the selected area of radius of the property. If a particular record in the database is not listed below, the record was not identified on the property or within the selected area of radius of the property. Pertinent information regarding the subject property is stated within each database category.

#### 6.1.1 Federal Database Search (U.S. EPA)

- **National Priorities List (NPL)** - U.S. EPA's list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Federal Superfund program.

No NPL sites were identified within a one mile radius of the site.

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- **Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)** - CERCLIS is a U.S. EPA list of known or suspected, uncontrolled or abandoned, hazardous waste sites that the U.S. EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA - Superfund Act).

There is one CERCLIS site identified within a ½ mile radius of the subject property (Arch Street Emergency Response, 1650 Arch St., Philadelphia). Due to the proximity of this site, it does not appear to be a concern.

- **CERCLIS-NFRAP** - Archived sites that have been removed and archived from the inventory of CERCLIS sites. This indicates to the best of EPA's knowledge, assessment at the site has been completed and that EPA has determined that no further steps will be taken to list this site on the National Priority List (NPL).

There is one CERCLIS-NFRAP site located within 0.5 miles of the site (Pine Oil, 200 South Juniper St., Philadelphia). Due to the nature of this site and its location, it does not appear to represent an environmental concern.

- **Corrective Action Report (CORRACTS)** - CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

There is one CORRACTS site identified within a one mile radius of the subject property (Martin Marietta RESD, 3198 Chestnut St., Philadelphia). Based upon the distance and orientation of the CORRACTS site from the subject property, it does not appear to represent an environmental threat to the subject property.

- **Resource Conservation and Recovery Act Information (RCRAI)** - RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource

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Conservation and Recovery Act (RCRA) of 1976 and Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store or treat and/or dispose of hazardous waste as defined by RCRA.

Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste or less than 1kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large Quantity generators generate over 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store or dispose of that waste. TSDFs are licensed facilities that treat, store or dispose of RCRA wastes.

There are 16 RCRAInfo sites that are listed within 0.25 mile search area. The sites are all SQGs.

#### 6.1.2 Commonwealth of Pennsylvania Databases (PADEP)

**Historic Landfills (HIST LF)** - The report provides facility information recorded in the Pennsylvania Department of Environmental Protection ALI database. Some of this information has been abstracted from old records and may not accurately reflect the current conditions and status of these facilities.

A review of the HIST LF list provided by EDR and dated 01/04/2005 has revealed two HIST LF sites with approximately 0.5 miles of the target property. Based on the proximity to the target property these sites do not appear to be an environmental concern.

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- **Leaking Aboveground Storage Tanks (LAST)** - This database is published by the PADEP concerning known leaking ASTs.

One LAST site is listed within 0.5 miles of the subject site (Sunoco Chem Frankfort Plant, 2500 Margaret St., Philadelphia). Based on its proximity, this site does not appear to represent a concern to the Walnut Street property.

- **Aboveground Tanks (ASTs)** - This database contains registered ASTs from the PADEP listing of Pennsylvania's Regulated Aboveground Storage Tanks.

Two ASTs sites are listed within 0.25 miles of the target site. One site (Wanamaker House, 2020 Walnut St., Philadelphia) is located approximately half a block west of the target site. The second site (Philadelphia Stock Exchange, 1900 Market St., Philadelphia) does not appear to represent an environmental concern based on its proximity to the subject site.

- **Hazardous Waste Manifest Information (MANIFEST)** - A review of the PA MANIFEST list, as provided by EDR has revealed that there is one PA MANIFEST site within approximately 0.25 miles of the target property (Ye Olde Clean RY, 23 South 19<sup>th</sup> St., Philadelphia). This dry cleaner facility does not appear to be an environmental concern based on its proximity to the subject site location.
- **EDR Environmental Lien Search Report** - The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A review of lien search reports for each parcel indicates that no environmental liens or use limitations have been recorded on the property deeds.

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- **Leaking Underground Storage Tanks (LUST)** - The PADEP maintains an inventory of underground storage tanks that have experienced confirmed releases.

There are 13 LUST sites listed within a 0.5 mile radius of the subject property. Five of these sites are inactive and eight sites have the clean up completed or underway. Based upon their distance and orientation from the subject property, these sites do not appear to represent an environmental threat to the subject property.

- **Unregulated Leaking Tank Cases (UNREG LTANKS)** - Leaking storage tank cases from unregulated storage tanks.

There are seven UNREG LTANKS sites listed within a 0.5 mile radius of the subject property. One of UNREG LTANKS sites is located at 222 W. Rittenhouse Square. The remaining six sites are greater than a 1/8 of mile from the Walnut Street property and do not appear to represent a threat to the site.

- **Underground Storage Tanks (USTs)** - The UST program is administered by the PADEP and contains an inventory of registered USTs.

One registered UST site is listed within a 0.25 mile radius of the subject property. Based upon the distance and orientation from the subject property, this site does not appear to represent an environmental threat to the subject property.

Even though only one registered USTs was identified in the area, the existence of unregistered USTs in the study area and in the region is considered common. Also, dependant on size, product stored and function, registration of certain USTs may not be required. Heating oil tanks employed for on-site consumptive use may fall into the unregistered category. The existence of unregistered and therefore undocumented USTs does not necessarily represent an environmental concern.

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#### 6.1.3 PADEP Supplemental Search

- **Act 2-Deed Sites** - This listing pertains to sites where the PADEP has approved a cleanup requiring a deed acknowledgment under Act 2. This list includes sites remediated to a non-residential statewide health standard, all sites demonstrating attainment of a Site-specific standard, and sites being remediated as a special industrial area.

Two Act 2-Deed sites were identified within a 0.5 mile radius of the subject property. Each of these sites are also involved in the VCP above and do not appear to represent an environmental threat to the subject property.

- **Voluntary Cleanup Program Sites (VCP)** - The VCP program is administered by the PADEP and contains an inventory of sites involved in the voluntary cleanup program.

A review of the PADEP VCP list provided by EDR shows five VCP sites within 0.5 miles of the subject site. Three of these sites are recognized and cross listed in the ACT 2 Deed search. These sites do not appear to represent an environmental threat to the subject property.

- **Manufactured Gas Plants** - EDR Proprietary Manufactured Gas Plant (MGP) Database included records compiled by EDR's researchers.

A review of the MGP list, as provided by EDR shows that two MGP sites are located approximately one mile of the subject site. Based on the proximity of these sites they do not appear to represent an environmental threat to the subject property.

- **EDR Historical Auto Stations** - EDR Proprietary database of gasoline filling stations, automobile repair, and similar automobile services stations.

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A historical review of the EDR Historical Auto Stations list, as provided by EDR shows that there are 13 EDR Historical Auto Station sites within 0.25 miles of the Walnut Street property. The follow site was located on the subject property: Joseph Bailey 1922 Sansom Street. It is estimated that the Joseph Bailey auto repair garage operated around 1920. It is not known if this business stored petroleum products on this property or how long the business operated at this location. Of the remaining 12 Historical Auto Station sites two are within 1/8 mile of the subject property but are not considered of concern.

- **EDR Historical Cleaners** - EDR has developed a proprietary database from business directories and has collected listings of potential dry cleaner sites.

A review of EDR Historical Cleaner list as provided by EDR has revealed seven sites within 0.25 miles of the subject site. Based on the proximity of the Historical Cleaner sites there does not appear to be an environmental threat to the subject site.

- **Unmappable Sites** - 25 sites beyond those facilities identified in the EDR report were listed as unmappable (orphan sites) due to insufficient addresses. Brownfield attempted to locate these unmappable sites from the facility names. Based on our knowledge of the area and partial addresses provided by the EDR database, Brownfield was able to identify 24 of the unmappable sites. These sites are not located within the immediate area of the subject property. The remaining site labeled as Celotex does not have an operating history in the area of Rittenhouse Square as shown by other EDR databases.

## 6.2 PADEP File Review

Under the Freedom of Information Act, Brownfield submitted a request to review all regulatory files contained at the Southeast Regional Office of the PADEP pertaining to the subject site. Regulatory file reviews are limited to a particular site or sites that have participated in some regulatory program, thereby creating a file. On July 5<sup>th</sup> 2007 Brownfield was contacted by PADEP and notified that no files had been identified regarding these properties.

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## 7.0 ON-SITE RECONNAISSANCE

### 7.1 Methodology and Limiting Conditions

On July 6, 2007 Brownfield personnel John Kollmeier and Rick Harris visually inspected the subject site. Philadelphia Parking Authority personnel provided access to the three buildings located in Sansom Street for inspection. The purpose of the inspection was to evaluate the subject site for evidence of recognized environmental conditions (RECs) or degradation. Photographs taken during the site inspection are referenced where appropriate and presented in Appendix IV. It should be noted that the PPA personnel were not familiar with the buildings, their conditions, potential environmental concerns or RECs. There was no electricity in the buildings so inspections were completed using flashlights in unlit areas.

### 7.2 Property-Specific Observations

The inspection of the property focused upon identification of stained or stressed ground cover, areas of material disposal, current and former structures, material storage areas, or other notable features that may have a potential impact on the environmental condition of the property.

#### 1918-20 Sansom Street

This structure is a two-story building that is approximately 5,210 sq/ft in size and known as the former funeral home. This structure consists of two floors and a partial basement (photograph 1). The basement can only be accessed from an outside door on Moravian Street. During the July 5<sup>th</sup> site visit access to the basement could not be arranged, so a subsequent inspection was completed on July 13<sup>th</sup>.

The basement was found to extend only under a fraction of the overall building. This partial basement appeared to be a renovation and contain a boiler system for the building as it changed use from a garage to an office building sometime between 1950 and 1976 (photograph 2). Files from the Philadelphia L&I revealed a permit issued on January 25, 1950 for the installation of a 2,000 gallon underground fuel oil tank to the west of the basement and under the slab of the

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## 6.3 City of Philadelphia Department of License and Inspections File Review

A letter request was made to the Department of Licenses and Inspections requesting violations of the Philadelphia Fire Prevention Code, permits for the installation or removal of aboveground (AST) or underground storage tanks (UST) and information regarding leakage of tanks. A letter received from the Department of Licenses and Inspections said they were unable to fulfill our request at this time due to staffing limitations.

However, the 1997 Phase I report (Pennoni) did contain reference to Department of Licenses and Inspections documents. Specifically, the 1918-1920 Sansom Street file revealed a permit issued on January 25, 1950 for the installation of one 2,000 gallon fuel oil UST to be used for heating purposes. The UST was to be located below the southern portion of the building presently identified as 1920 Sansom Street (i.e. Oliver H. Bair Funeral Directors). The 1906 Sansom Street file revealed a permit issued September 9, 1958 for the installation of one 3,000 gallon fuel oil aboveground tank to be used to fuel an oil burner. This AST was to be enclosed in concrete and located along the southern wall of the building located at 1906 Sansom Street (i.e. The Warwick). Pennoni reported that the remaining files did not contain records of environmental concern in connection with the subject property.

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building. Fill and vent pipes protrude from the south wall of the building exterior in this area (photograph 3). Attempts to access the tank via the fill and vent pipes could not determine if fuel oil was present in the tank. There are no records or other evidence to suggest that this underground tank has been removed.

On the basement floor near the existing gas boiler was an unidentified drain-like opening that appeared to be filled with concrete (photograph 4). The Pennoni report suggested that this was a 500 gallon underground tank or an oil/water separator that was closed in place beneath the floor (filled with sand).

The Pennoni report mentions that an interview with the supervisor of the Oliver H. Bair funeral home, Mr. John Rapp, identified that the elevator had been out of service for three years (prior to 1997) and was formerly serviced by Security Elevator Company. According to Security Elevator representative, Mr. Bob Yuri, the elevator contained hydraulic oil free of PCBs. Pennoni reported that Mr. Rapp informed Pennoni that a spill associated with the elevator hydraulic oil had occurred that resulted in the staining observed in the vicinity of hydraulic reservoir located in the basement. The staining was also evident during this current inspection.

The boiler appeared to be most recently gas fired but was disconnected from gas service. Portions of a copper oil feed line and filter were found on the basement floor from the prior fuel oil fired heating system. Standing water with an oily residue was noted in the basement floor but it did not have a fuel oil odor and may be associated with the hydraulic oil leak from the elevator reservoir (photograph 5). Other items in the basement included file cabinets, a water heater, sump and sump pump. Brownfield personnel also noted that portions of the ceiling and ductwork were enclosed in a black Styrofoam like insulation material.

The first and second floors were in a state of disrepair and have been unused since the PPA bought the property in 1997. The prior use of the property to 1997 was as a funeral home, during which preparation of cadavers embalming fluids were used. No such chemicals were found during the building inspection. These materials were noted in Pennoni's 1997 ESA inspection.

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Other than the tank fill and vent pipes, the exterior of the building did not exhibit any evidence of environmental conditions

#### 1906-16 Sansom Street

This building is known as the Warwick Apartments (photograph 6). It is a seven story building built around 1901. The building's uses historically were for apartments and at times a few professional offices. The building was acquired by the PPA in 1997. From shortly after that time to present the building has been vacant. At the time of the inspection all power to the building was disconnected and the inspection was completed by flashlight.

An apparently disconnected fuel oil storage tank is present in a cinderblock enclosure (photograph 7). Sand was installed within the cinderblock wall to completely encapsulate the tank. The cinderblock wall exhibited cracks and appeared to be failing. According to the Philadelphia L&I permit dated September 9, 1956 this tank was likely a 3,000 gallon fuel oil tank. A remote fuel tank fill line is located on the southern exterior side of the building. Another free standing heating oil tank with an approximate size of 275 gallons along the south basement wall was observed (photograph 8). It appeared to be empty and disconnected from the boiler system. The existing boiler is gas fired.

Inspection of levels two through seven required using fire escape stairs since interior stairs were inaccessible and the elevator was not operable. The apartment living spaces appeared in disrepair with no visible environmental concerns. Drywall in the apartments was periodically removed for what appeared to be an asbestos survey.

No apparent environmental conditions were noted during the exterior inspection of the building.

#### 1904 Sansom Street

This three story building was reported to be built in 1855 and renovated in 1923 by the Pennsylvania Historical and Museum Commission (PHMC) (photograph 9). The building is adjoined on the west by the Warwick Apartments and to the east by a three story masonry building (not part of this ESA). This property was purchased by the PPA in 1997. The property

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growing in the fill material (photographs 14 & 15). There is no apparent sign of dumping of trash or debris that would pose an environmental concern. The property was developed around 1900 as residential dwellings and changed use eventually to a movie theater, retail stores and professional offices. In 1994 the structures at this location were destroyed by fire and razed, the remaining foundations were filled.

Visual inspection of this property did not identify environmental conditions. However, most of the structures in the area commonly had subsurface fuel oil tanks for heating purposes. Records detailing the completeness of the demolition were not identified. Therefore it is possible that subsurface structures, foundations, or other features may remain.

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has been vacant during the PPA's ownership. At the time of this inspection, power to the building was shut off. The building was found to be in overall disrepair.

Inspection of the basement showed that one oil tank (approximately 275 gallons) to be present (photograph 10). The tank appeared to be intact and empty. Inspection of the boiler area showed a white material that could be ACM from a former boiler saddle (photograph 11). The existing boiler is gas fired. A white fibrous material was found hanging from the wooden floor boards, this material appeared to be mold (photograph 12). The first floor most recently (pre 1997) served as a coffee and sandwich shop. The kitchen area was in poor general condition. The second and third floors were used as apartments. No apparent environmental conditions were found in these interior areas.

No apparent environmental conditions were noted during the exterior inspection of the building.

#### 125-129 South 20<sup>th</sup> Street

This property was purchased by the PPA in 1998 and has been operated by the PPA as a parking lot since that time. The lot is zoned for parking for up to 66 cars, has a small kiosk for an attendant, and over lighting (photograph 13). An unmarked two foot square metal cover set in a heavy concrete apron was located in the north east section of the parking lot. Its use is not known, nor could it be physically removed for further inspection. A 1997 survey completed by Control Point Associates, Inc. also shows the feature as "use unknown".

The historical records suggest that a mix of residential and commercial buildings existed on this parcel in the early 1900s. The western wall of the funeral home contains remnants of the previously adjoining buildings (photograph 1). The unknown steel plate and the previous land use suggest the potential for unknown subsurface features or environmental conditions in this area.

#### 1907-11 and 1913-15 Walnut Street

The PPA bought these adjoining properties in 1997 as vacant land. The property is enclosed by a well maintained cyclone fence and gates. The land surface is generally flat with little vegetation.

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## 8.0 FINDINGS AND OPINION

Brownfield has completed an ESA in conformance with the Standards and Practices for All Appropriate Inquiries (AAI) for the Walnut Street Properties located along 1907-15 Walnut Street, 1904-1920 Sansom Street and 125-129 South 20<sup>th</sup> Street. The following recognized environmental conditions (RECs) were identified:

- The 2,000 gallon fuel oil UST is likely present under the southwest corner of the 1920 Sansom Street structure. The tank could not be accessed to determine if fuel oil remains in the tank.
- An apparent closed-in-place UST or vessel is located near the existing boiler in the basement of 1920 Sansom Street building.
- A 3,000 gallon fuel oil UST is located in the basement for 1906 Sansom Street. This storage system enclosed in a cinderblock wall (failing) and covered with sand. Although installed atop the basement floor, this tank is by definition considered an underground tank system due to its construction.

The presence of heating oil USTs does not necessarily suggest that adverse environmental conditions exist. However, the subsurface storage of petroleum products does suggest a potential for environmental degradation if the tanks experienced leaks or losses.

An isolated portion of the concrete basement in 1918 Sansom Street contained oil staining (presumably hydraulic oil). Brownfield considers this stained surface to be of minimal concern and does not consider it to represent a REC.

While not considered RECs by AAI, it is reasonable to expect that asbestos containing materials, lead based paint, and mold is present in the structures. It is reported that these materials had at one point been abated to a degree compliant with demolition and disposal regulations.

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Further, the extended duration of commercial and residential property use, building modification, and demolition suggest the potential for isolated environmental conditions that could not be identified during this ESA

Brownfield is of the opinion that further assessment is not warranted at this time. Brownfield did not identify any REC's that require immediate attention or could represent a significant financial impact on future reconstruction activities. The REC's and potential REC's identified above would be most appropriately addressed as part of the planned reconstruction activities at the site.

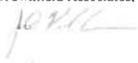
## 9.0 STANDARD OF CARE

The environmental services performed by Brownfield Associates, Inc. have been conducted with a degree of care and skill ordinarily exercised under similar circumstances by reputable members of the environmental industry under similar budget and time constraints. No other warranty, expressed or implied, is made.

## 10.0 SIGNATURE AND QUALIFICATION OF ASSESSOR

This Phase I Environmental Site Assessment was conducted by Mr. John Kollmeier, a Certified Hazardous Materials Manager at the Master Level with over 21 years of related experience and Mr. Richard Harris, PG a geologist with over 18 years of related experience.

### Brownfield Associates, Inc.

  
John Kollmeier, CHMM  
Principal

  
Richard M. Harris, PG  
Senior Geologist

## 11.0 REFERENCES

*Phase I Environmental Site Assessment & Limited Phase II Environmental Investigation, Rittenhouse Square Multiuse Development, 19<sup>th</sup> Street & 20<sup>th</sup> Street and Sansom Street & Walnut Street Philadelphia, Pennsylvania 19103* Submitted to Moreland Investments, Inc. Prepared by Pennoni Associates, Inc. Revised August 14, 1997 (Provided by the PPA)

*Geotechnical Investigation, Rittenhouse Square Garage, 20<sup>th</sup> Street and Sansom Street, Philadelphia, Pennsylvania* For the Philadelphia Parking Authority Prepared by McClymont & Rak Geotechnical Engineers, October 21, 1998 (Provided by the PPA)

*The Philadelphia Parking Authority Offering Memorandum for the Sale of parcels of Land and Structures at Rittenhouse Square, 19<sup>th</sup> & Walnut Streets, Philadelphia, PA* (cover letter dated April 23, 2007 partial document)

*Pennsylvania Geological Survey, Map 61- Atlas of Preliminary Geologic Quadrangle Maps of Pennsylvania, 1981* - PA Geological Survey. Compiled by T.M. Berg and A.A. Socolow 1978

EDR- Radius Map with GeoCheck July 2, 2007, Inquiry No. 1969257 2s

EDR- Certified Sanborn Map Report July 2, 2007, Inquiry No. 1969257 2s

EDR- Topographic Maps July 2, 2007 Inquiry No. 1969257 4

EDR- Aerial Photo Decade Package, July 2, 2007 Inquiry No. 1969257 5

EDR- City Directory Abstract July 6, 2007, Inquiry no. 1969257 6

EDR- Environmental Lien Search Report July 26, 2007 Project No. L07-06242

EDR- Environmental Lien Search Report July 5, 2007 Inquiry: 1969257 7s

**Regulatory Agencies' Documentation**



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## Property Search Results



A search of the databases did not locate any environmental records using the search criteria provided below.

**Search Criteria**

Street Number: 1913-15

Street Name: WALNUT

City Name: PHILADELPHIA

State: PA

Zip Code: 19103

Query executed at: Fri 16-Jan-2015 13:21:46

**Databases Searched**

Please contact appropriate state agency(s) who may have additional information.

**Disclaimer**

This summary report is provided solely for informational purposes. It does not provide legal advice, have legally binding effect, or expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits in regard to any person. EPA maintains the application to enhance public access to environmental information. This service has continual data updates, and we will correct errors brought to our attention, as appropriate.

Last updated on Friday, January 16, 2015



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## Property Search Results



A search of the databases did not locate any environmental records using the search criteria provided below.

**Search Criteria**

Street Number: 125-129  
Street Name: SOUTH 20TH  
City Name: PHILADELPHIA  
State: PA  
Zip Code: 19103

Query executed at: Fri 16-Jan-2015 13:22:23

**Databases Searched**

Please contact appropriate state agency(s) who may have additional information.

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## Property Search Results



A search of the databases did not locate any environmental records using the search criteria provided below.

**Search Criteria**  
Street Number: 1904  
Street Name: SANSOM  
City Name: PHILADELPHIA  
State: PA  
Zip Code: 19103  
Query executed at: Fri 16-Jan-2015 13:22:51

**Databases Searched**

Please contact appropriate state agency(s) who may have additional information.

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Last updated on Friday, January 16, 2015



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## Property Search Results



A search of the databases did not locate any environmental records using the search criteria provided below.

**Search Criteria**

Street Number: 1906-16  
Street Name: SANSOM  
City Name: PHILADELPHIA  
State: PA  
Zip Code: 19103

Query executed at: Fri 16-Jan-2015 13:23:24

**Databases Searched**

Please contact appropriate state agency(s) who may have additional information.

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## Property Search Results



A search of the databases did not locate any environmental records using the search criteria provided below.

**Search Criteria**

Street Number: 1918-1920

Street Name: SANSOM

City Name: PHILADELPHIA

State: PA

Zip Code: 19103

Query executed at: Fri 16-Jan-2015 13:23:49

**Databases Searched**

Please contact appropriate state agency(s) who may have additional information.

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## Property Search Results



A search of the databases did not locate any environmental records using the search criteria provided below.

**Search Criteria**

Street Number: 1907-11  
Street Name: WALNUT  
City Name: PHILADELPHIA  
State: PA  
Zip Code: 19103

Query executed at: Fri 16-Jan-2015 13:21:05

**Databases Searched**

Please contact appropriate state agency(s) who may have additional information.

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Last updated on Friday, January 16, 2015

## Joel Zickler

---

**From:** Joel Zickler  
**Sent:** Friday, January 16, 2015 1:34 PM  
**To:** 4842505914@fax.pennoni.com  
**Cc:** Joel Zickler  
**Subject:** file review request

Hi JoAnn,

Let me know if the following email can be utilized in lieu of the standard file review form we usually send. If not, I'll send the form.

Pennoni is conducting Phase I Environmental Site Assessment (ESA) of the properties listed below. The purpose of the ESA is to identify recognized environmental conditions (RECs) as defined in United States Environmental Protection Agency (U.S. EPA) rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI), and the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property.

As such, we are interested in any information regarding illegal waste discharges, storage tanks, environmental contamination, and violations of environmental laws and/or permits on the following properties and in the immediate vicinity (i.e., adjoining properties).

- **1907-11 & 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street, and 1904, 1906-16, & 1918-20 Sansom Street  
Philadelphia, Pennsylvania 19103**
- **1136 South 17<sup>th</sup> Street  
Philadelphia, Pennsylvania 19146**

Please feel free to contact me if you have any questions regarding this request.

Thanks,

Joel

**Joel Zickler**

**Pennoni Associates Inc.**

One Drexel Plaza  
3001 Market Street, 2<sup>nd</sup> Floor  
Philadelphia, PA 19104  
**Office** 215-222-3000 x3147 | **Direct** 215-254-7875  
**Fax** 215-222-0591 | **Mobile** 267-879-9458  
<http://www.pennoni.com> | [jzickler@pennoni.com](mailto:jzickler@pennoni.com)

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## Joel Zickler

---

**From:** EP, SE Records Review <RA-SERecordsReview@pa.gov>  
**Sent:** Friday, January 16, 2015 1:53 PM  
**To:** Joel Zickler  
**Subject:** File Review Request  
**Attachments:** 201501161354.pdf

Hi, Joel.

Sending it that way is not a problem. We don't have any files coming up in our database for the addresses in your attached request.

Thanks and have a great weekend.

Jo Anne

Jo Anne O'Hara | Clerk Typist 2  
Department of Environmental Protection | Southeast Regional Office  
2 East Main Street | Norristown, PA 19401  
Phone: 484-250-5910 | Fax: 484-250-5914 [www.depweb.state.pa.us](http://www.depweb.state.pa.us)

## Joel Zickler

---

**From:** Joel Zickler  
**Sent:** Friday, January 16, 2015 1:27 PM  
**To:** 'jennifer.l.moore@phila.gov'  
**Cc:** Joel Zickler  
**Subject:** 2nd file review request

Dear Ms. Moore:

Pennoni is conducting Phase I Environmental Site Assessment (ESA) of the properties listed below. The purpose of the ESA is to identify recognized environmental conditions (RECs) as defined in United States Environmental Protection Agency (U.S. EPA) rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI), and the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property.

As such, we are interested in any information regarding illegal waste discharges, storage tanks, environmental contamination, and violations of environmental laws and/or permits on the following properties and in the immediate vicinity (i.e., adjoining properties).

- **1907-11 & 1913-15 Walnut Street, 125-129 South 20<sup>th</sup> Street, and 1904, 1906-16, & 1918-20 Sansom Street  
Philadelphia, Pennsylvania 19103**

Please feel free to contact me if you have any questions regarding this request.

Thanks,

Joel

**Joel Zickler**

**Pennoni Associates Inc.**

One Drexel Plaza  
3001 Market Street, 2<sup>nd</sup> Floor  
Philadelphia, PA 19104  
Office 215-222-3000 x3147 | Direct 215-254-7875  
Fax 215-222-0591 | Mobile 267-879-9458  
<http://www.pennoni.com> | [jzickler@pennoni.com](mailto:jzickler@pennoni.com)

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**APPENDIX D**

**PHOTOGRAPHS**



**Photograph 1:** View of 1918-20 Sansom Street looking south from Sansom Street.



**Photograph 2:** Typical 9" by 9" floor tile observed throughout building.



**Photographs 3 through 5:** Typical condition of building interior.

**1918-20 Sansom Street**



PENNONI ASSOCIATES INC.  
3001 MARKET STREET  
PHILADELPHIA, PENNSYLVANIA 19104

PHASE I ENVIRONMENTAL SITE ASSESSMENT

19<sup>th</sup> & Walnut Street Development Project  
Philadelphia, Pennsylvania 19103

Job No. SOLC1501

Date Taken: January 15, 2015

SITE PHOTOGRAPHS



**Photographs 6 through 9:** Typical condition of building interior.

**1918-20 Sansom Street**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

19<sup>th</sup> & Walnut Street Development Project  
Philadelphia, Pennsylvania 19103

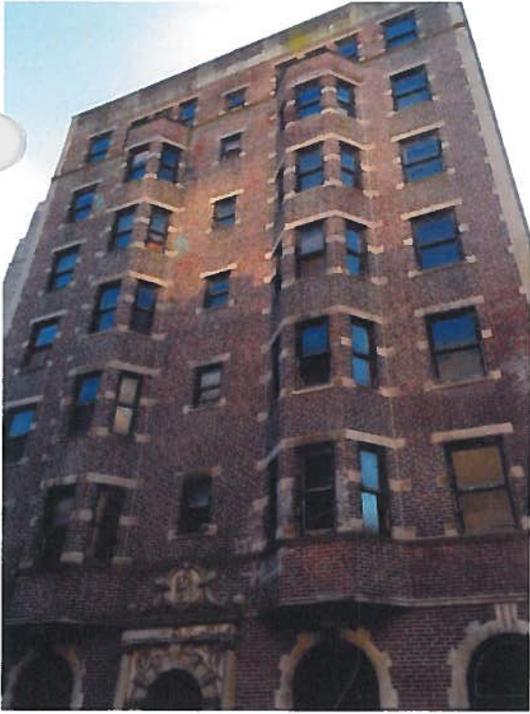


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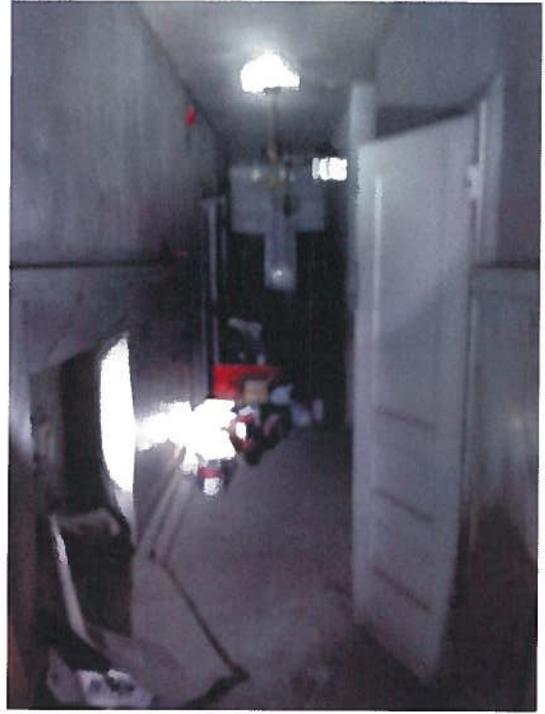
Job No. SOLC1501

Date Taken: January 15, 2015

SITE PHOTOGRAPHS



**Photograph 1:** View of 1906-16 Sansom Street looking south from Sansom Street.



**Photograph 2:** Front hallway.



**Photograph 3:** Ground floor room utilized for lawn care/snow removal equipment.



**Photograph 4:** Typical condition of building interior.

**1906-16 Sansom Street**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

19<sup>th</sup> & Walnut Street Development Project  
Philadelphia, Pennsylvania 19103

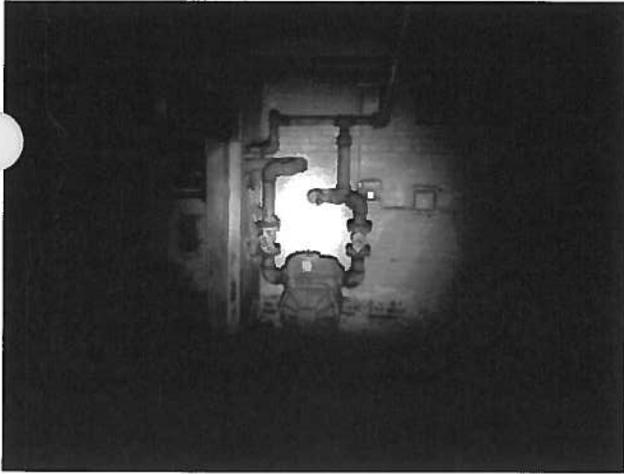


PENNONI ASSOCIATES INC.  
3001 MARKET STREET  
PHILADELPHIA, PENNSYLVANIA 19104

Job No. SOLC1501

Date Taken: January 15, 2015

SITE PHOTOGRAPHS



**Photograph 5:** Natural gas meter located in basement.



**Photograph 6:** 200-gallon AST observed in basement.



**Photograph 7:** 3000-gallon heating oil vault located in basement.



**Photograph 8:** Manway and fill port associated with 3,000-gallon heating oil AST located in basement.

**1906-16 Sansom Street**



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3001 MARKET STREET  
PHILADELPHIA, PENNSYLVANIA 19104

PHASE I ENVIRONMENTAL SITE ASSESSMENT

19<sup>th</sup> & Walnut Street Development Project  
Philadelphia, Pennsylvania 19103

Job No. SOLC1501

Date Taken: January 15, 2015

SITE PHOTOGRAPHS



**Photograph 1:** View of 1904 Sansom Street looking south from Sansom Street.



**Photograph 2:** Former ground floor restaurant area.



**Photograph 3:** Former ground floor restaurant area.



**Photograph 4:** Typical condition of building interior.

**1904 Sansom Street**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

19<sup>th</sup> & Walnut Street Development Project  
Philadelphia, Pennsylvania 19103



PENNONI ASSOCIATES INC.  
3001 MARKET STREET  
PHILADELPHIA, PENNSYLVANIA 19104

Job No. SOLC1501

Date Taken: January 15, 2015

SITE PHOTOGRAPHS



**Photographs 5 & 6:** Second floor former residential areas.



**Photographs 7 & 8:** Heating oil AST located in basement.

**1904 Sansom Street**



PENNONI ASSOCIATES INC.  
3001 MARKET STREET  
PHILADELPHIA, PENNSYLVANIA 19104

PHASE I ENVIRONMENTAL SITE ASSESSMENT

19<sup>th</sup> & Walnut Street Development Project  
Philadelphia, Pennsylvania 19103

Job No. SOLC1501

Date Taken: January 15, 2015

SITE PHOTOGRAPHS



**Photograph 1:** View of 125-129 S. 20th Street looking west from Sansom Street.



**Photograph 2:** South 20th Street entrance of ground parking lot.



**Photograph 3:** Attendant kiosk located on parking lot site.



**Photograph 4:** Typical view of lot.



**Photograph 5:** Unknown man way observed in lot.

**125-129 S. 20th Street**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

19th & Walnut Street Development Project  
Philadelphia, Pennsylvania 19103



PENNONI ASSOCIATES INC.  
3001 MARKET STREET  
PHILADELPHIA, PENNSYLVANIA 19104

Job No. SOLC1501

Date Taken: January 15, 2015

SITE PHOTOGRAPHS



**Photograph 1:** View of 1907-1915 Walnut Street looking north from Walnut Street.



**Photograph 2:** Monitoring well observed on northwestern corner of vacant Walnut Street lot.

**1907-1915 Walnut Street**

 PENNONI ASSOCIATES INC. 3001 MARKET STREET PHILADELPHIA, PENNSYLVANIA 19104	PHASE I ENVIRONMENTAL SITE ASSESSMENT
	19 <sup>th</sup> & Walnut Street Development Project Philadelphia, Pennsylvania 19103
Job No. SOLC1501	Date Taken: January 15, 2015
SITE PHOTOGRAPHS	