



BATTA ENVIRONMENTAL ASSOCIATES, INC.

Delaware Industrial Park
6 Garfield Way
Newark, DE 19713-5817

Ph (302) 737-3376
Fx (302) 737-5764
www.battaenv.com

Phase I Environmental Site Assessment Report

Parcels Located Between 38th and Brown Street

Philadelphia, Pennsylvania 19104

Prepared for:
Paul Aylesworth
100 W. Oxford Street, Suite E-2300
Philadelphia, Pennsylvania 19122

Submitted by:
Batta Environmental Associates, Inc.
Delaware Industrial Park
6 Garfield Way
Newark, Delaware 19713-5817

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Revised May 17, 2023

Prepared by:

A handwritten signature in black ink, appearing to read "Spencer Hanggodo".

Spencer Hanggodo
Environmental Scientist

Reviewed by:

A handwritten signature in black ink, appearing to read "Kevin Burns".

Kevin Burns, P.G.
Department Manager



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1.0 INTRODUCTION

1.1 Purpose

The following Phase I Environmental Site Assessment (ESA) was performed at the request of Paul Aylesworth. The target property are the parcels located between 777 to 787 North 38th Street; 770 to 774 North Dekalb Street; and 3716 to 3726 Brown Street. The target property is currently an undeveloped lot that has approximately 0.4-acres of land.

The Phase I ESA was performed to determine the likelihood that recognized environmental conditions (RECs), controlled RECs (CRECs), or environmental contamination exists at the target property due to current or previous activities on, or in the vicinity of, the target property.

By ASTM definition a REC means “the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under condition that pose a *material* threat of a future *release* to the *environment*.”

ASTM defines a CREC, 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC shall be listed in the *Finding Section* of the *Phase I ESA report* and as a REC in the *Conclusions Section* of the report.”

ASTM defines a historical REC (HREC) 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past *release* a HREC, the *environmental professional* (EP) must determine whether the past *release* is a REC at the time the *Phase I ESA* is conducted (for example, if there has been a change in the regulatory criteria).”

If the EP considers the past *release* to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

1.2 Scope of Services

The scope of services and database searches were performed under the guidelines of the American Society for Testing Materials (ASTM) Standard Practice for Environmental Site Assessments: E1527-21 Phase I Environmental Site Assessment Process. Under the 2002 Small Business Liability and Brownfield Revitalization Act, Congress ordered the U.S. Environmental Protection Agency (USEPA) to codify the first federal environmental site assessment rule in history to address each of ten steps that must be satisfied prior to a property purchase to qualify a landowner for liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Effective November 1, 2006, a property purchaser must comply with either the federal rule entitled “Standards and Practices for All Appropriate Inquiries” (40 CFR Part 312) or ASTM’s revised Phase I Environmental Site Assessment Standard (ASTM E 1527-21) to qualify as an innocent landowner, contiguous property owner or bona fide prospective purchaser under CERCLA.

To be specific, the Site Assessment conducted on this parcel included the following tasks:

1. An inquiry from an environmental professional.
2. Interviews with past and present property owners and occupants.
3. A review of environmental liens and/or activity use limitations for the target property.
4. A review of available historical information that could relate to potential environmental impairment. This information includes, but is not necessarily limited to:
 - Aerial photographs,
 - Chain-of-title documents,
 - Non-tidal wetland inventory maps,
 - Federal, state, and local environmental agencies records including permits and permit applications, spill information, compliance information, storage tank registrations, etc., and
 - Environmental Database Resources (EDR) radius map report with GeoCheck.
5. Review of federal, state, and local environmental agencies regarding the waste disposal records, UST records, and hazardous waste handling, treatment, disposal, and spill records concerning contamination at, or near, the facility.
6. A physical site inspection of the target property. This includes an inspection for unusual discolorations, odors, and physical irregularities, as well as underground or above ground storage tanks, electrical equipment that may contain polychlorinated biphenyls (PCBs), and an evaluation of current land use, and an inventory of petroleum and chemical storage and usage and wastes generated.
7. Specialized knowledge or experience on the part of the defendant.
8. The relationship of the purchase price to the value of the property if the property was not contaminated.
9. A review of commonly known or reasonably ascertainable information about the property, such as available soil and groundwater reports and other data from engineers, architects, environmental consultants, the property owners, or occupants.
10. The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect contamination by appropriate investigation.

2.0 SITE DESCRIPTION

2.1 Location

The target property are the parcels located between 777 to 787 North 38th Street; 770 to 774 North Dekalb Street; and 3716 to 3726 Brown Street.

2.2 Site Vicinity

The target property encompasses fifteen (15) individual parcels/lots ranging in size from 0.02-0.08 acres with a total acreage of 0.4-acres in a residential section of Philadelphia. The target property is currently a vacant lot.

A site location map is provided on **Figure 1**. A site vicinity map is provided on **Figure 2**.

The target property is approximately rectangular in plane view; with the center coordinates of approximately 284° 48' 07.85880" E Longitude and 39° 58' 04.2924" N Latitude which equates to the state plane coordinates of 2,683,759.099 Easting and 241,485.254 Northing in US Survey Feet.



2.3 Current Site Use

The target property is currently vacant. Site photographs are presented in **Appendix A**.

2.4 Past Site Use

The most recent past use of the target property was as residential housing.

2.5 Site History

Information sources that were readily available and used to research site history included an interview with Mr. Paul Aylesworth, a review of readily available fire insurance maps, aerial photographs, topographic maps, city directory, title search, and correspondence with the local regulatory agencies.

2.5.1 Interviews

A site inspection of the target property was conducted by Batta Environmental, Inc. (BATTA) on May 4th, 2022. Mr. Paul Aylesworth was interviewed and provided access around the target property. He provided information to the best of her knowledge. An environmental questionnaire is included in **Appendix B**.

2.5.2 SanbornTM Fire Insurance Maps

Historical Sanborn[®] fire insurance maps were provided by EDR. The target property was mapped for the years 1922, 1951, 1965, 1975, 1980, 1989, 2000, 2002, 2004 and 2006. A copy of the report is included in **Appendix C**. The Sanborn[®] fire insurance maps are summarized below in **Table 1**

Table 1: Historical Sanborn[®] Fire Insurance Maps Summary

| Year | Site | Adjacent Sites |
|------|--|---|
| 1922 | Multiple dwellings | North: Brown Street followed by multiple dwellings South: Multiple dwellings East: N. Dekalb Street followed by multiple dwellings West: N. 38 th Street followed by multiple dwellings |
| 1951 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1965 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1975 | Portion of dwellings become vacant lot | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1980 | No significant changes | North: Vacant Lot South: No significant changes East: No significant changes West: No significant changes |
| 1989 | No significant changes | North: No significant changes South: No significant changes |



| | | |
|------|------------------------|--|
| | | East: No significant changes West: No significant changes |
| 2000 | Vacant Lot | North: No significant changes South: No significant changes East: Vacant lot West: Church Appears |
| 2002 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 2004 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 2006 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |

2.5.3 Aerial Photographs

Historical aerial photographs for the years 1942, 1944, 1950, 1965, 1967, 1971, 1975, 1981, 1988, 2005, 2010, and 2017 were provided by EDR. A copy of the aerial photographs is included in **Appendix D**. The aerial photographs are summarized below in **Table 2**.

Table 2: Historical Aerial Photograph Summary

| Year | Site | Adjacent Sites |
|------|------------------------|--|
| 1942 | Map not legible | North: Map not legible South: Unmapped East: Map not legible West: Map not legible |
| 1944 | Buildings present | North: Buildings present South: Buildings present East: Buildings present West: Buildings present |
| 1950 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1965 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1967 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1971 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1975 | No significant changes | North: Land becomes vacant South: No significant changes |



| | | |
|------|------------------------|---|
| | | East: No significant changes West: No significant changes |
| 1981 | No significant changes | North: No significant changes South: No significant changes East: Land becomes vacant West: Vacant land with single building |
| 1988 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 2005 | Land becomes vacant | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 2010 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 2017 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |

2.5.4 Topographic Maps

Historical topographic maps for the years 1891, 1894, 1896, 1898, 1901, 1906, 1920, 1943, 1949, 1967, 1973, 1985, 1994, 1995, 2013, 2016, and 2019 were provided by EDR. A copy of the topographic maps is included in **Appendix E**. The historical maps are summarized below in **Table 3**.

Table 3: Historical Topographic Map Summary

| Year | Site | Adjacent Site |
|------|------------------------|--|
| 1891 | Buildings present | North: Buildings present South: Buildings present East: Buildings present West: Buildings present |
| 1894 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1896 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1898 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1901 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1906 | No significant changes | North: No significant changes South: No significant changes East: No significant changes |



| | | |
|------|---------------------------------|--|
| | | West: No significant changes |
| 1920 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1943 | Vacant | North: Vacant South: Vacant East: Vacant West: No significant changes |
| 1949 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: Church Appears |
| 1967 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1973 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1985 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1994 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 1995 | No significant changes | North: No significant changes South: No significant changes East: No significant changes West: No significant changes |
| 2013 | Assume unchanged ^[1] | North: Assume unchanged South: Assume unchanged East: Assume unchanged West: Assume unchanged |
| 2016 | Assume unchanged | North: Assume unchanged South: Assume unchanged East: Assume unchanged West: Assume unchanged |
| 2019 | Assume unchanged | North: Assume unchanged South: Assume unchanged East: Assume unchanged West: Assume unchanged |

^[1] Around 2012, USGS stopped including details, such as footprints, within their topographic maps to produce them quicker.

2.5.5 City Directory

A city directory abstract search report provided by EDR was utilized to evaluate the potential liabilities on the target property from the past activities. The search also provided database information on adjoining properties.



The abstract is available at the various parcels within the target property. **Tables 4-17** summarize the city directory report. A copy of the city directory abstract is presented in **Appendix F**.

Table 4: City Directory Summary for 3726 Brown St

| Year | Tenants at Site |
|------|-------------------------|
| 1920 | Carter Bichd Watchman H |
| 1936 | IT Jas R |

Table 5: City Directory Summary for 3724 Brown St

| Year | Tenants at Site |
|------|------------------------------|
| 1920 | Gallagler Bernard J BRKMAA H |
| 1954 | Williams Jos |
| 1962 | Williams Jos |
| 1957 | Williams Jos |

Table 6: City Directory Summary for 3722 Brown St

| Year | Tenants at Site |
|------|--------------------|
| 1920 | Edfen Alex Macht H |
| 1950 | Douglas Florence B |
| 1954 | Douglas Florence B |
| 1962 | Douglas Jas W |

Table 7: City Directory Summary for 3720 Brown St

| Year | Tenants at Site |
|------|-----------------|
| 1946 | DIGGS Chas |
| 1954 | Lord Burley |
| 1962 | Robinson Mary L |
| 1967 | Robinson Mary L |
| 1972 | Robinson Mary L |

Table 8: City Directory Summary for 3718 Brown St

| Year | Tenants at Site |
|------|--------------------------|
| 1920 | Hammen David K Fireman H |
| 1954 | Morris Sam L |

Table 9: City Directory Summary for 3716 Brown St

| Year | Tenants at Site |
|------|---|
| 1920 | Kedrior Stixley X ULLCXXIXT H |
| 1936 | Asbell Ham Porterr Asbell Quincey Chaufr |
| 1967 | Keaton Amos |

Table 10: City Directory Summary for 777 N. 38th St

| Year | Tenants at Site |
|------|---|
| 1920 | Wyoming Joe S Engineer White Frank P USA White Earl H USA |
| 1925 | Adams John Mach R Burdick Florence E Mach Opr R Burdick Harry A IronWkr H |
| 1936 | R Miles Danlr Sharp Prudencer |
| 1950 | Davis Laura |



| | |
|------|--------------|
| 1954 | White Harold |
|------|--------------|

Table 11: City Directory Summary for 779 N. 38th St

| Year | Tenants at Site |
|------|-----------------|
| 1920 | Kelly Daal H |
| 1925 | Blum Herman H |

Table 12: City Directory Summary for 781 N. 38th St

| Year | Tenants at Site |
|------|---|
| 1920 | Rode LHerbert Slisipfrer LS Weidman Harry H Maclist H\ |
| 1936 | R Gaines H Georgiar |
| 1962 | Turner Ozie |
| 1967 | Turner Ozie Lee Jr |
| 2001 | 783785 NP |
| 2009 | G Evans |

Table 13: City Directory Summary for 783 N. 38th St

| Year | Tenants at Site |
|------|--|
| 1925 | Skaletsky Michal Prod H Levy Sarah R |
| 1936 | Telefair Raymond (Alice) H Wintry Allen (Nellie) H R |
| 1950 | Dock Jas |
| 1954 | Dock Jas |
| 1962 | Dock Jas |
| 1967 | Dock Jas |
| 1982 | Dock Jas |

Table 14: City Directory Summary for 785 N. 38th St

| Year | Tenants at Site |
|------|---------------------------------|
| 1925 | Strongen Julius Confr |
| 1936 | Strongin Julius (Rebecca) Sonic |
| 1946 | Turner Ozie |
| 1950 | Turner Ozie |
| 1954 | Turner Ozie |
| 1962 | Deans Luveina L |
| 1967 | Love Frank C Paprhng |

Table 15: City Directory Summary for 787 N. 38th St

| Year | Tenants at Site |
|------|---|
| 1925 | Weinstein Issac Gro |
| 1936 | Tholl Harry Gror Segal Jack A Grocery |
| 1954 | West Grace B Segal S Food Mkt Coleman Dorothy M |

Table 16: City Directory Summary for 772 N. Dekalb St

| Year | Tenants at Site |
|------|---|
| 1925 | Levist John T Shoemkr Mattison John W Driver |



| | |
|------|--|
| 1936 | Jas (Viola) Lab H Ft John R Wicker John H Labr |
|------|--|

Table 17: City Directory Summary for 774 N. Dekalb St

| Year | Tenants at Site |
|------|--|
| 1920 | H |
| 1925 | Portner Yetta Opr R Portner Bessier H |

2.5.6 Title Search

An independent title records search of the target property was not conducted as part of this Phase I ESA. The target property consists of the following parcels: 787 N. 38th St, 777-785 N. 38th St, 3716-26 Brown St., 772-74 N. DeKalb St., and 770 N. DeKalb St. These parcels are currently owned by the City of Philadelphia and will be transferred to Omen’s Community Revitalization Project.

2.5.7 Previous Environmental Assessments

Previous environmental assessments were not found for the target property. If relevant information is obtained, this report will be amended.

3.0 PHYSICAL SETTING

3.1 Topography and Physiography

The target property is located on generally flat terrain at an elevation of approximately 83 feet above mean sea level (MSL). Adjacent sites are also generally flat.

Physiographically, the site is located within the Atlantic Coastal Plain province. The Atlantic Coastal Plain province is characterized by gently rolling hills and valleys.

3.2 Geology

As stated above, the site is located within the Atlantic Coastal Plain Physiographic province. The bedrock underlying this region consists primarily of the Pensauken and Bridgeton Formations of tertiary age. The Pensauken and Bridgeton Formations is comprised primarily of feldspathic quarts sand, gravel, and silty clay.

3.3 Hydrology

Surface topography is generally indicative of groundwater flow direction. The general topographic gradient for the site is relatively flat with a gradient to the east. The nearest surface water body is 0.41 miles to the east, which is the Schuylkill River.

3.4 Soils

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), the target property is mapped as consisting of Urban Land (UB).

According to the EDR database report, the target property is located within Urban Land soil series.

4.0 SITE RECONNAISSANCE

4.1 General

On May 5th, 2022, Spencer Hanggodo, a representative of BATTA conducted a visual site inspection of the target property and surrounding areas. Photographs from the site visit is presented in **Appendix A** of this report.

4.2 Exterior Areas

The target property is an undeveloped area within the city of Philadelphia. It is a grassy lot with scattered trees bounded by a wooden fence.

4.3 Building Interior

No building is present on the target property.

4.4 Utilities

The property has access to the following utilities:

| | |
|---------------------|-------------------------------|
| Water: | Philadelphia Water Department |
| Sewer: | Philadelphia Water Department |
| Electricity: | Philadelphia Electric Company |
| Gas: | Philadelphia Gas Works |

4.5 Adjacent Properties

As part of the site visit, BATTA conducted a vicinity survey in search of information suggesting the presence of locations within a ¼-mile radius of the target property which may represent a potential environmental concern. This vicinity survey was conducted by driving on public roads within the prescribed radius, making note of nearby facilities. The target property is in a pre-dominantly residential section of Philadelphia, and properties adjacent to the target property are described below:

| | |
|---------------|-----------------|
| North: | Undeveloped |
| South: | Residential |
| East: | Undeveloped |
| West: | Church of Faith |

4.6 Underground Storage Tanks (USTs)

During the site inspection, no evidence of USTs was observed. No further assessment is warranted.

4.7 Aboveground Storage Tanks (ASTs)

During the site inspection, no evidence of ASTs was observed. No further assessment is warranted.

4.8 Polychlorinated Biphenyls (PCBs)

Under the Federal Toxic Substance Control Act (TSCA), unmarked electrical equipment, unless indicated otherwise, can be assumed to be PCB-contaminated. TSCA defines “PCB-contaminated electrical equipment” as containing a dielectric fluid and/or cooling oil with between 50 and 500 parts per million (ppm) PCBs. Transformers containing over 500 ppm PCBs are called “PCB transformers”. There are no restrictions on the use of PCB containing electrical equipment mandated by TSCA.

However, “PCB Transformers” are subject to specific requirements that include use restrictions, servicing restrictions, quarterly inspections, marking requirements, record keeping and specific disposal procedures.

Potential “PCB transformers” may represent environmental concerns from possible spills or leaks of dielectric and/or cooling oils from the transformers. A threat to public health and safety also exists if a PCB-containing transformer catches fire.

No transformers or unmarked electrical equipment was present. No corrective actions are warranted.

4.9 Air Emissions

Air emissions are not an issue of concern for the target property.

4.10 Hazardous Materials Storage, Use, and Disposal

During the site inspection, BATTA did not observe any hazardous materials storage. No further evaluation is warranted.

4.11 Solid Waste Generation and Disposal

BATTA observed no trashcans or dumpsters on the target property. No further assessment is warranted.

4.12 Wastewater Generation and Disposal

The target property is undeveloped and does not generate wastewater. No further assessment is warranted.

4.13 Vapor Encroachment Condition (VEC)

Vapor encroachment condition (VEC) screening identifies releases in the vicinity of the target property and based on the contaminant plume, evaluates the likelihood of vapors migrating to the subsurface of the target property. EDR’s VEC Application is an intuitive data analysis interface that allows environmental professionals to screen their target properties quickly and easily for vapor encroachment risk.

Accessed through EDR Lightbox, VEC Application provides the tools and content needed to make VEC determinations and comply with ASTM E2600 Standard Guide for Vapor Encroachment Screening and E1527. EDR’s VEC Application identified two (2) facilities for the potential of vapor encroachment.

One (1) facility, Jackson Res, is located upgradient 0.246 miles west of the target property. This facility was identified as having an unregulated LUST containing fuel oil #2. This facility could be impacting the target property.



One (1) facility, Lee Albert Y, is listed as a historical dry cleaner facility located 0.112 miles southwest of the target property. Based on the nature of the chemicals used at dry cleaning facilities, this facility could be impacting the property. BATA recommends further investigation of soil and groundwater conditions.

EDR's Vapor Encroachment Screening results are included in **Appendix G**.

4.14 Pennsylvania Department of Environmental Protection (PADEP) Act II Program Applicability

Pennsylvania's Land Recycling Program Voluntary Cleanup Program (VCP) was established by a series of three legislations enacted in 1995. Acts 2, 3, and 4 of 1995 serves as the basis for what is more familiarly known as the Land Recycling Program or simply 'Act II'. The Land Recycling Program encourages the voluntary cleanup and reuse of contaminated commercial and industrial sites. The goals of the Land Recycling Program are to encourage private sector cleanup of contaminated, vacant, or otherwise underutilized properties and return them to productive use.

Further development of brownfield properties stimulates economic growth, encourages local government partnerships with businesses, and maximizes the use of existing infrastructure, thereby preserving prime farmland, open spaces, and natural areas. Act 2 provides grants and low-interest loans for assessment or remediation. These programs are available to people who did not cause or contribute to contamination at the target property.

4.15 Conditions Outside the Scope of ASTM E-1527-21

The limited asbestos-containing materials (ACM), lead-based paint, radon gas, Freshwater wetlands, and mold surveys are intended to provide an indication of the potential for business environmental risks associated with these materials. Hidden materials such as those inside walls, inaccessible attics, crawl spaces, and inside ductwork were not evaluated; drinking water and radon gas were not tested, nor were wetlands surveyed. As such, the following sections should not be regarded as comprehensive surveys for demolition, renovation, or site planning purposes.

4.15.1 Asbestos

An asbestos survey was not included in the scope of services. The USEPA regulations recognize any substance containing greater than 1 percent asbestos by weight as ACM.

The use of spray-on asbestos-containing insulation material was phased out in 1972, and the use of other ACMs was phased out in 1978.

No building is present on the target property; therefore, there is no concern of asbestos, no further assessment is warranted.

4.15.2 Lead-Based Paint (LBP)

A lead-based paint (LBP) survey was not included in the scope of services. The U.S. Department of Housing and Urban Development recommends that action to reduce exposure should be taken when the lead in paint is greater than 0.5%.

In 1978, the maximum level of lead allowed in consumer paints was lowered from 0.5% to 0.06%, conforming to the maximum levels permissible under the LBP Poisoning Prevention Act.

No building is present on the target property; therefore, there is no concern of lead-based paint, no further assessment is warranted.

4.15.3 Radon

No radon testing was conducted at the target property as part of the scope of services. A review of records regarding radon concentrations in Philadelphia was conducted to evaluate if concentrations of radon in the general area of the target property are within the USEPA guidelines. The USEPA uses a continuous exposure level of greater than 4.0 picocuries per liter of air (pCi/L) as a guidance level at which further evaluation and potential remedial actions are recommended.

Please note that current radon information and EPA action levels are designated for residential spaces only. Commercial and industrial facilities are not subject to EPA's Action Level of 4 pCi/L as the guideline.

The environmental database and the USEPA Map of Radon Zones in Philadelphia indicate the Site is designated as radon zone 3. Zone 3 signifies that the average predicted radon screening level is less than 2.0 pCi/L.

Radon testing is not recommended.

4.15.4 Lead in Drinking Water

Lead has historically been used in pipe, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, the USEPA banned the use of lead at concentration exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing such as lead solder, brass, bronze, and other lead containing alloys.

The USEPA Action Level for lead in public drinking water supplies is 0.015 ppm or 0.015 milligrams per liter (mg/L). The property is connected to public drinking water. No further evaluation is warranted.

4.15.5 Wetlands and Flood Plains

As defined by the USEPA and U.S. Army Corps of Engineers (USACE), freshwater wetlands are "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands possess three essential characteristics including: hydrophytic vegetation, hydric soils, and wetland hydrology. All three characteristics must be prevalent to document an area as a jurisdictional wetland.

Based on the US Fish and Wildlife wetland mapper, no wetlands are indicated as being associated with the target property. No surface water features were observed which could be indicative of freshwater wetlands.

4.15.6 Mold Evaluation

No evidence of long-term moisture intrusion, musty odors, or visible mold growth was observed during the site visit. No further assessment is needed.



5.0 REGULATORY AGENCY DATABASE REVIEW

5.1 Regulatory Agencies File Review

BATTA submitted a Right-to-Know (RTK) request to Pennsylvania Department of Environmental Protection (PADEP) on May 2, 2022. The request was returned with no relevant documents being obtained. No further assessment is warranted.

5.2 Regulatory Program Site Mapping

PADEP provides an Environmental Site Assessment Search Tool (the Tool) which allows consultants conducting Phase I ESAs and interested members of the public access to information maintained by PADEP concerning permitting, licensing, inspection, compliance, discharges of pollution, regulated storage tanks, site remediation, and formation (<https://gis.dep.pa.gov/esaPubSearch/>). The Tool lets users search for information stored in PADEP’s eFACTS database through a program-specific query to identify conditions and/or activities regulated by PADEP in the vicinity of a particular location. Users can search for information regarding a specific target property and information about other properties of interest within a specified radius around the target property. The Tool also facilitates the identification of records maintained by PADEP that may be accessed through PADEP’s informal file review process. Consultation with PADEP’s Environmental Site Assessment Search Tool is a means of identifying activities of potential environmental concern. It is not a substitute for an environmental assessment conducted by a qualified professional. Mapping results show that within ¼-mile of the target property, four (4) inactive storage tanks, one (1) encroachment location, and one (1) erosion and sedimentation control facility exist. PADEP’s Environmental Site Assessment Search Tool mapping results for the target property is included in **Appendix H**.

5.3 Environmental Database Review

A radius map report provided by EDR was utilized to review environmental database reports for the target property and surround areas. The target property is identified in the EDR Radius Map Report. Surrounding sites within ¼-mile of the target property were listed in the EDR Radius Map Report as summarized in **Table 4**. The EDR Radius Map Report is included in **Appendix I**.

Table 4: Radius Map Summary

| Site Name | Address | Database Acronyms | Relative Elevation | Distance/ Direction |
|---------------------------|---|--------------------|--------------------|---------------------|
| MANTUA URBAN PEACE GARDEN | 3700-3712 BROWN ST., 751-757 NORTH DEKALB ST., 774 | FINDS | Lower | 0.021 E |
| LEE ALBERT Y | 749 N 39TH ST | EDR HIST CLEANER | Higher | 0.112 WSW |
| MCMICHAEL 136 | 36TH & FAIRMOUNT | ARCHIVE UST | Higher | 0.177 SE |
| AMTRAK ZOO SUBSTA | 38TH & PENNSGROVE | ARCHIVE UST | Higher | 0.202 NNW |
| AMTRAK ZOO SUBSTA | 38TH & PENNSGROVE | LUST, UNREG LTANKS | Higher | 0.202 NNW |
| MANTUA HALL APT | 3500 FAIRMOUNT AVE | ARCHIVE UST | Higher | 0.212 SE |
| JACKSON RES | 767 N 40TH ST | UNREG LTANKS | Higher | 0.246 W |

Notes:

RGA LUST – Recovered Government Asset Leaking Underground Storage Tank

FINDS – Facility Index System
HIST CLEANER – Historical Cleaner
ARCHIVE UST – Archived Underground Storage Tank
LUST – Leaking Underground Storage Tank
UNREG LTANKS – Unregulated Leaking Tanks

One (1) facility was identified within a ¼-mile radius from the target property that is of lower elevation; therefore, this facility has no impact on the target property.

Seven (7) facilities were identified within a ¼-mile radius from the target property that is of higher or equal elevation. Three (3) facilities are listed as having an archive underground storage tank (Archive UST). Each facility has a closure report associated with the tanks. Additionally, two (2) of these facilities are located to the southeast of the target property. Based on groundwater flow direction to the east, these facilities have no impact on the target property. The last facility is located 0.202 miles northwest of the target property with groundwater flowing to the east; therefore, this facility has no impact on the target property

One (1) facility, Lee Albert Y, is listed as a historical dry cleaner facility located 0.112 miles southwest of the target property. Based on the nature of the chemicals used at dry cleaning facilities, this facility could be impacting the property.

Two (2) facilities are listed as having an unregulated leaking tank (UNREG LTANKS). One (1) facility, Jackson Res, is located upgradient 0.246 miles west of the target property. This facility was identified as having an unregulated LUST containing fuel oil #2. This facility could be impacting the target property. The last facility is located 0.202 miles northwest of the target property with groundwater flowing to the east; therefore, this facility has no impact on the target property.

Based on the EDR Radius Map Report, BATA recommends further investigation of soil and groundwater conditions. BATA also recommends further investigation to determine if a UST is currently or historically present on the target property.

6.0 DATA GAPS

The general information and operating history of the target property were utilized and found useful. The historical documentation and area history provided good, generalized coverage of the target property and its surroundings.

7.0 CONCLUSIONS AND RECOMMENDATIONS

BATA has performed this *Phase I ESA* in conformance with the scope and limitations of ASTM Practice E 1527-21 at the request of Paul Aylesworth. The target property is comprised of multiple parcels located between 777 to 787 North 38th Street; 770 to 774 North Dekalb Street; and 3716 to 3726 Brown Street. The target property is currently vacant land that encompasses 0.4-acres of land.

The Phase I ESA was performed to determine the likelihood that a REC, CREC, HREC, or environmental contamination exists at the target property due to current or previous activities on, or in the immediate vicinity of the target property. No CRECs, or HRECs associated with the site were identified. The following RECs were identified:



- A historical dry cleaning facility was identified by the VEC Application and EDR Radius Map as being upgradient from the target property. Due to the nature of the chemicals used at dry cleaners, there could be potential impacts to the target property.
- An unregistered leaking tank was identified by the VEC Application and EDR Radius Map as being directly upgradient from the target property. There could be potential impacts to the target property.

BATTA recommends a limited Phase II environmental site assessment to determine the extent of potential contamination, if any, to the soil and groundwater at the target property. In addition, BATTA recommends using ground penetrating radar (GPR) to locate the current or historical location of the UST.

Out of scope items such as asbestos assessment and lead based paint survey are recommended if there are major renovations or pre-demolition.

8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

BATTA declares to the best of our professional knowledge and believe, BATTA meets the definition of Environmental Professional as defined in section 312.10 or 40CFR 312.

BATTA has the specific qualifications based on education, training, and experience to assess a property from the nature, history, and setting of the target property. BATTA has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40CFR Part 312.

Due to the limited nature of the Phase I ESA, BATTA cannot guarantee that there are no environmental liabilities at the target property beyond what was revealed by the physical inspection, existing conditions, historical reviews, and available records at the time of the investigation.

Be advised that the data provided with this report only represents conditions that existed at the time of the investigation. If additional information becomes known, then an additional ESA may be warranted.

The data, information, interpretations, and recommendations contained in this technical report are presented solely as a basis and guide to the existing conditions at the evaluated properties expressed in this report. BATTA developed the conclusions and professional opinions presented here in accordance with ASTM E1527-21. As with all Phase I ESAs and reports, the opinions expressed here are subject to revision if new information arises in the future, and no warranties are expressed or implied.

This report has not been prepared for use by parties other than that of the client. It may not contain sufficient information for the purpose of the other parties or other uses. If any significant changes are made to target property conditions described in this report, the conclusions and recommendations contained herein may be invalid, unless the changes are reviewed by BATTA, and the conclusions and recommendations are modified or approved in writing.

9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Since 1982, BATTA has provided environmental consulting and analytical services to public and private sector clients in the states of Delaware, New Jersey, Maryland, and Pennsylvania. The office is composed of BATTA, which consists of the Industrial Hygiene and the Geo-Environmental Groups, and of BATTA Laboratories, Inc. Together, these groups provide a broad base of talents and disciplines to solve complex environmental problems in a practical and economical manner.



BATTA's staff of approximately 40 multi-disciplinary scientific professionals has routinely performed Phase I ESAs, Intrusive Soil Studies, Remedial Investigations, Feasibility Studies, etc. on behalf of clients such as Wachovia, Wilmington Trust Company, Beneficial National Bank, PNC Bank, Wilmington Savings Fund Society (WSFS), Artisans Savings Bank, real estate developers, and general contractors.

Phase I ESAs are performed under the guidelines of the ASTM E 1527-21. In addition to the ASTM Standards, BATTA also follows the environmental assessment guidelines of the specific institution as requested.

10.0 REFERENCES

Environmental Data Resources (EDR) Report, 38th and Brown Street, Philadelphia, Pennsylvania, Inquiry Number 6953931, 4/25/2022 .

Fish and Wildlife Wetland Tracker, <https://www.fws.gov/wetlands/data/mapper.html>.

United States Department of Agriculture, Natural Resources Conservation Service, Soil Web Survey Viewer Application, (<https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>).

United States Environmental Protection Agency, Enforcement and Compliance History Online (ECHO) searchable database, (<https://echo.epa.gov/>).

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Figures

Appendix A – Site Photographs

Appendix B – Environmental Questionnaire

Appendix C – Sanborn® Fire Insurance Maps

Appendix D – Aerial Photographs

Appendix E – Topographic Maps

Appendix F – City Directory

Appendix G – Environmental Lien Search

Appendix G – Vapor Encroachment Screening Results

Appendix H – Regulatory Program Site Mapping Results

Appendix I – EDR Radius Map Report

Appendix J – Trinkle Gas Station Facility
