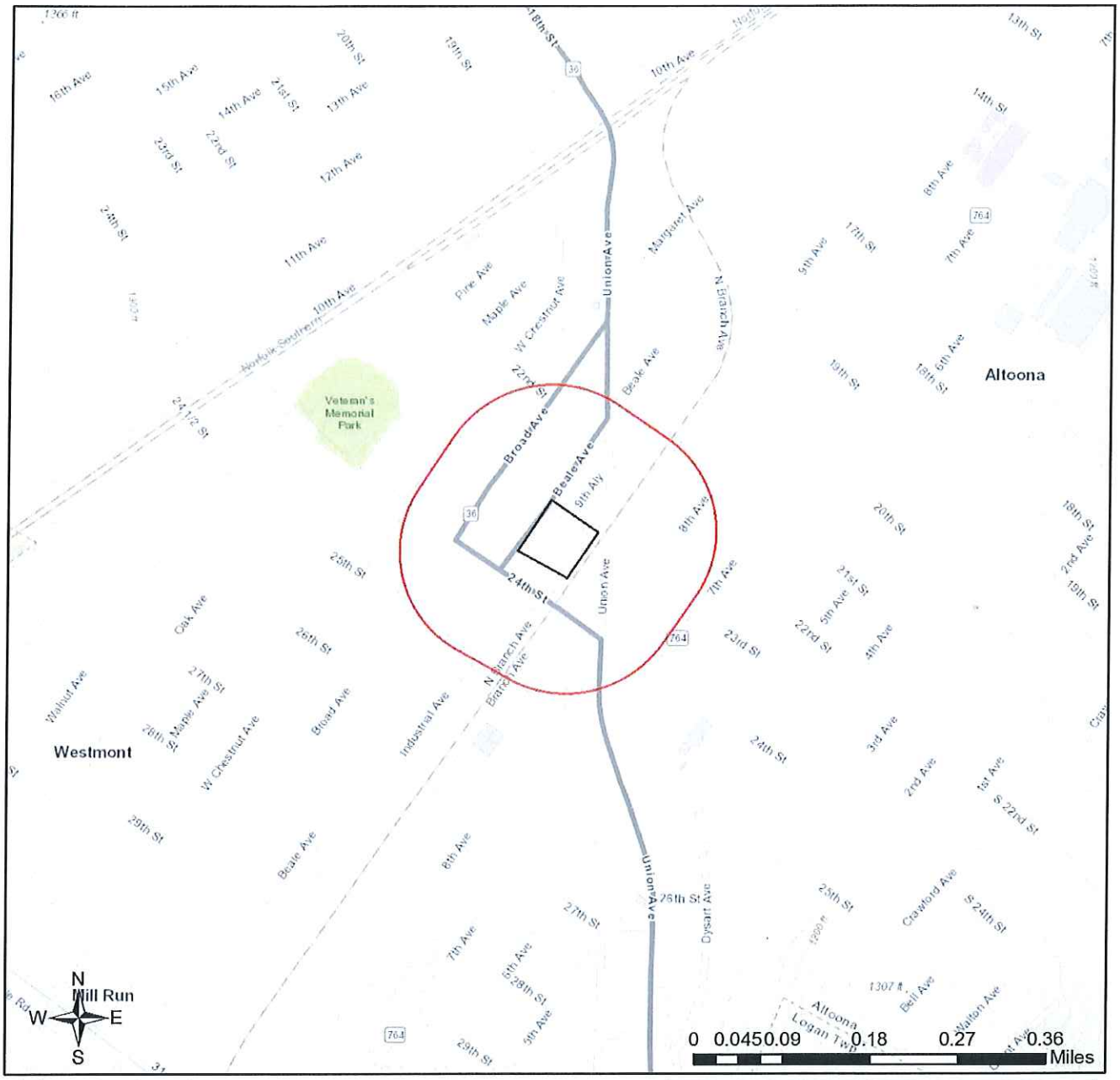
FSSI - Family Shelter

Project Boundary

Buffered Project Boundary

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

FSSI - Family Shelter



Project Boundary

Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).
Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?
Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service
RESPONSE:
No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Trina Illig, Grants Coordinator
Company/Business Name: County of Blair
Address: 423 Allegheny Street
City, State, Zip: Hollidaysburg, PA 16648
Phone:( ) P: 814-693-3023 F: 814-693-3052
Email: tillig@blairco.org

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Trina Illig
applicant/project proponent signature

9/21/20
date

Part 4 -
Record of Determination
8 – Step Floodplain Review & Decision-Making Process

Project is not located in a floodplain

No 8 Step Required

Trina M Illig, Grant Coordinator for Community Development

Part 5 -
Special Studies / Miscellaneous Documents

MOUNTAIN RESEARCH, LLC

Corporate Office & Laboratory
825 25th Street
Altoona, PA 16601-1901
(814) 949-2034 / (800) 837-4674
Fax (814) 949-9591
PADEP #07-00418
WVDEP # 225
MDE # 257
PADA # 54

DuBois Office & Laboratory
110 McCracken Run Road
DuBois, PA 15801-3624
(814) 371-6030
Fax (814) 375-0823
PADEP #33-00258

Hydrochem Laboratories
85 Potomac Avenue
P.O Box 400
Shenandoah Junction, WV 25442
(304) 930-1972
Fax (304) 930-1975
WVDEP #038

January 14, 2019

Mr. Patrick Miller
Executive Vice President
Altoona Blair County Development Corporation
3900 Industrial Park Drive
Altoona, PA 16602

Mr. Brian Durbin
Durbin Companies
413 Grandview Road
Altoona, PA 16601

RE: Limited Phase II Subsurface Investigation and Environmental Impact Assessment – Parcels 01.09-07-101, -126, and -130, North Branch Avenue and Beale Avenue, City of Altoona, Blair County, Pennsylvania

Dear Steve and Brian:

Executive Summary

A Limited Phase II Subsurface Investigation and Environmental Impact Assessment (Phase II) was conducted at the site located on Parcels 01.09-07-101, -126, and -130, situated along North Branch Avenue and Beale Avenue within the City of Altoona, Blair County, Pennsylvania, hereafter referred to as the "property". The following findings have been established based on site investigation activities:

1. A geophysical survey was conducted at the property on December 4, 2018 which identified utility locations. The geophysical survey identified one (1) suspect ghost tank located near the northwest corner of Parcel 01.09-07-101, in conjunction with what is likely the former underground storage tank (UST) field. A large (~10'x10') anomaly, possibly associated with the public water supply system, was identified within the alley right-of-way just northwest of Parcel 01.09-07-130. A small (~2'x2') anomaly was identified along the northeast side of the building along 23rd Street; no further identification or speculation was possible.

2. The Phase II included the advancement of twelve (12) soil borings (SB-1 through SB-12) between December 10 and December 12, 2018 and the installation of four (4) temporary monitoring wells (TMW-3, TMW-5, TMW-6 and TMW-12). These soil borings and temporary monitoring wells were installed on the property to determine if historic property usage (or historic usage of nearby properties) has adversely impacted the subject property.

Executive Summary *(continued)*

3. Bedrock refusal was encountered in six (6) of the twelve (12) soil borings installed during the investigation, ranging from sixteen feet (16.0') below ground surface (bgs) within SB-6 to eighteen feet (18.0') bgs within SB-9 and SB-10. The borings that did not reach refusal were terminated at a depth of twenty feet (20.0') bgs.

4. Soil sampling depths were determined based on olfactory signs such as odors and staining and elevated photo-ionization detection (PID) readings. If no such signs were present, samples were collected at the soil / bedrock interface or just above the saturation zone, if encountered.

5. The soil samples collected from SB-1, SB-2, and SB-3 were analyzed for the post-2008 Pennsylvania Department of Environmental Protection (PADEP) post-2008 short list of volatile organic compounds (VOCs) for gasoline, kerosene, diesel, and total lead. Soils from SB-4 and SB-5 were analyzed for the full list of VOCs and total lead. Soil from SB-6 was analyzed for the full list VOCs, the full list of semi-volatile organic compounds (SVOCs), total lead, and polychlorinated biphenyls (PCBs). Soils from SB-7 through SB-9 and SB-12 were analyzed for the full list of VOCs, the full list of SVOCs, and total lead. Soils from SB-10 and SB-11 were analyzed for the full list of VOCs, the full list of SVOCs, total lead, and PCBs.

   All soil samples exhibited detections of lead. Soil samples from SB-5 through SB-7 and SB-9 through SB-12 exhibited detections of chloroform and tetrahydrofuran. Soil from SB-8 exhibited detections of chloroform, 1,2,4-trimethylbenzene (1,2,4-TMB), benzene, cis-1,2 dichloroethene, ethylbenzene, cumene, n-butylbenzene, n-propylbenzene, sec-butylbenzene, toluene, and xylenes. None of the detected compounds exceeded the associated PADEP residential, used aquifer (RUA) Statewide Health Standard (SHS) Medium-Specific Concentration (MSC).

6. Four (4) groundwater samples were collected from temporary groundwater monitoring wells TMW-3, TMW-5, TMW-6, and TMW-12. TMW-3 was analyzed for the Post-2008 short list of VOCs for gasoline, kerosene, diesel, and dissolved lead. TMW-5 was analyzed for the full list of VOCs and dissolved lead. TMW-6 was analyzed for the full list of VOCs, the full list of SVOCs, dissolved lead, and PCBs. TMW-12 was analyzed for the full list of VOCs, the full list of SVOCs, and dissolved lead. All analyzed parameters were below laboratory reporting limits.

Introduction

A Phase I Environmental Site Assessment (ESA) dated August 2, 2018, was conducted at the above-referenced property (with the addition of Parcels 01.09-07-107 and -109) by Mountain Research, LLC (Mountain Research) and identified the following *recognized environmental conditions* (RECs):

Introduction *(continued)*

- An underground storage tank, historically utilized for waste oil, is believed to be located near the northeastern wall of Building #1, just south of an overhead bay door along 23rd Street. A one-inch (1") diameter, vertical metal pipe, believed to be a vent, is located along the northeastern side of the building in this area and a circular metal cap, similar in appearance to a drum bung, exists at floor level just inside the overhead door. The Owner Representative also believes this to be a historical waste oil storage tank and recalled periodic visits from Safety Kleen for proper disposal. It is possible the tank dates back to the property being utilized as an automotive dealership and service center in the 1920s and 1930s.

- Several floor drain components were observed within the first floor area of Building #1, including, but not necessarily limited to, a two foot by two foot (2'x2') square basin covered with wood planks, a nearby, small circular hole, and a larger, circular drain and depression pathway. Temporary removal of a wood plank yielded a below-grade basin nearly filled with an indeterminate amount of an oily water mixture. A narrow and shallow trench also exists adjoining to this basin which may have permitted fluid collection from some historical operation. The large, circular drain was covered with a metal grate and was located beneath a small trailer so visibility was limited. Several floor drain components were observed within Building #2, including, but not necessarily limited to a long trench-style floor drain in the center of the northern bay and two (2) small circular drains at either ends of the southern bay. Concrete scarring was also observed in both areas which appeared to extend beyond the nearby overhead bay doors toward North Branch Avenue; however, no scarring is evident outside. Several floor drain components were also observed within Building #3, including, but not necessarily limited to a long rectangular basin with metal grates. A boat and trailer were parked over these drains so visibility was again limited. Large areas of staining, believed to be petroleum-based, were observed within Building #2 and Building #3 and both areas appeared to have reached nearby floor drains in the past.

  Although queried, the Owner Representative did not know the actual pathways of fluids which may enter any of the building floor drains because they were installed prior to his family purchasing the property. A professional evaluation of the drain system would be necessary to determine the pathway(s) with more certainty.

  While it is unlikely that current (2018) site usage would introduce petroleum or hazardous substances into the floor drain system, historical operations occurred over an extended time period when waste disposal regulations were minimal or non-existent. The current drain contents, visual evidence of petroleum product entering several drains, the unknown condition of associated drain piping, the unknown discharge pathway(s), and the unknown condition of associated subsurface materials all pose environmental concerns.

Introduction *(continued)*

- Diamond-shaped scarring and a circular concrete patch were observed within Building #1 – the arrangement is similar in appearance to an abandoned, in-ground automotive lift. The Owner Representative confirmed that lift components were removed from this location in the 1950s or 1960s. No removal or closure information is available and such a hydraulic lift installed prior to 1979 is assumed to have utilized PCB-containing fluid until proven otherwise. Furthermore, below-grade lift systems most often utilized a fluid reservoir tank buried in the same general location as the lift cylinder. It is possible that certain lift components still remain below ground and the condition of subsurface media (soil and/or groundwater) is unknown.

- While no documentation is currently available, it was reported that both gasoline and diesel USTs historically existed on Parcel 01.09-07-101 for the purpose of fueling fleet vehicles. The exact location(s) of the tanks is unknown but based upon current appearance, the excavation area was likely toward 23rd Street. Mr. Drenning recalled that the Atlantic Richfield company replaced several USTs on Parcel 01.09-07-101 in the 1970s and that the most recent UST removal was conducted approximately twenty (20) years ago. During this process, two (2) USTs from the 1970s, along with possibly a third ghost UST, were removed from the subject property. Impacted soils were identified and permission was reportedly given by the Commonwealth to spread and stage this material on-site to allow natural volatilization. Mr. Drenning indicated that these soils were placed on Parcel 01.09-07-130. As of the issuance of this report, no associated documentation was available.

- As documented by Sanborn fire insurance maps from 1932, 1950 and 1968 and City Directory listings from 1965 through 2014, the subject property historically contained several business types which represent elevated environmental concerns, including, but not necessarily limited to:
    - Auto Sales & Service from ~1932 through 1968 at 2300 North Branch Avenue
    - Commercial vehicle service from ~1970 through at least 2013 at 2300-2306 North Branch Avenue
    - Auto Repair from ~1929 through at least 1968 at 2308-10 North Branch Avenue
    - Battery Service around 1932 and a Machine Shop around 1968 at 2316A North Branch Avenue (this structure was partially located on present-day Parcel -130)

  These operations took place largely at a time that pre-dated the modern regulatory oversight of hazardous chemicals, petroleum products and associated wastes. Even if stored and handled properly, these materials often impacted the subsurface (soil and/or groundwater) as a result of small releases over time associated. While no visual evidence of such impact currently exists, these operations, occurring prior to modern regulatory requirements, pose an environmental concern.

Introduction *(continued)*

- Various historical, nearby, and hydraulically up-gradient (or cross-gradient) businesses were identified through the completion of this ESA which collectively pose an environmental concern to the subject property, including:
    - A machine shop which existed around 1932 and also in 1968 at 2318 North Branch Avenue – less than 50 feet to the southwest
    - An auto repair shop around 1932 at 2318 North Branch Avenue – less than 50 feet to the southwest
    - An auto sales business around 1950 at 2318 North Branch Avenue – less than 50 feet to the southwest
    - A gasoline filling station with four (4) tanks around 1932 at 2303 Union Avenue – approximately 135 feet to the east
    - An auto body repair & carpentry school and another auto repair shop around 1968 at 2219 and 2213 South Branch Avenue, respectively – between 155 and 230 feet to the east
    - A gasoline filling station with five (5) tanks from approximately 1932 through at least 1950 at 2206 Union Avenue – approximately 230 feet to the northeast
    - A gasoline tank, junk yard, and auto sales & service from approximately 1932 through at least 1968 at 2200 through 2210 Beale Avenue – approximately 250 feet to the north/northeast
    - The S.S. Reighard Oil Warehouse with various tanks and a pump house around 1909 along Union Avenue – approximately 270 feet to the northeast
    - A nickel plating operation around 1932 along Union Avenue – approximately 315 feet to the northeast

  Although no releases appear to have been documented for any of these sites, historical petroleum filling stations, automotive service facilities, and plating operations represent elevated environmental concerns, largely due to operations having occurred before storage tank regulations and waste handling/disposal requirements.

At the request of the Client, a Limited Phase II Subsurface Investigation and Environmental Impact Assessment (Phase II) was subsequently conducted to determine if historic property usage (or historic usage of nearby properties) has adversely impacted the subject property. The following letter report outlines the investigative methodology, analytical results, and conclusions related to this Phase II.

It should be noted that no soil boring activities were conducted on Parcels 01.09-07-107 or -109, as no obvious environmental concerns were identified by the Phase I.

Special Terms and Conditions

This project has been conducted in accordance with the approved Scope of Work outlined in the *Limited Phase II Subsurface Investigation & Environmental Impact Assessment* proposal (August 20, 2018) and conforms to generally accepted scientific practices; no other warranty (expressed or implied) is made.

Limitations and Exceptions of the Assessment

It should be noted that all environmental assessments are inherently limited in the sense that conclusions are drawn from information obtained from limited research and site evaluation.

The purpose of this assessment is to provide the client, with a reasonable level of confidence, reliable information about a property's environmental conditions. This study is not intended to provide a comprehensive characterization of the extent and magnitude of any environmental impact(s) identified at the property. This type of data is accessible only by conducting comprehensive soil and groundwater sampling through an extensive soil boring and monitoring well installation program.

The work performed in conjunction with this assessment and the data developed are intended as a description on the dates and the locations given. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

Site Location, Description and Features

The Phase II subject property utilizes addresses 2301-2313 Beale Avenue, along with 2300-2316 North Branch Avenue, and is located just south of 23rd Street within the City of Altoona, Blair County, PA. Subject Parcel 01.09-07-101 contains a large asphalt area and a one-story cross-dock structure; Parcel -126 contains a two-story brick building and two (2) quantity one-story garages; Parcel -130 is mostly grass and does not contain any permanent structures.

Refer to **Figure 1** for a Site Location Map. The property is bounded by the following:

North – 23rd Street with M.I. Supply and residential dwellings beyond

West – Beale Avenue with Lindy's Auto Parts and residential dwellings beyond

East – North Branch Avenue with railroad tracks, followed by 9th Avenue, beyond

South – Residential dwellings and Friedman Electric Supply with 24th Street beyond

Physical Setting

The property is located on the central portion of the USGS 7.5 Minute Series Altoona, PA Topographic Quadrangle. The map was compiled from aerial photographs taken in 1988 and photo-inspected in 1993. Elevation at the subject property is approximately 1,139 feet above mean sea level (MSL). Natural surface drainage is toward the adjoining roadways and associated storm water inlets.

Site History and Land Use

Information obtained during the Phase I ESA is summarized as follows:

- Parcel 01.09-07-101 contained residential dwellings and at least one (1) store from at least 1894 through 1950. By 1968, the northern portion of the parcel had been cleared of structures and by 1969 the remaining dwelling was razed for the construction of the rectangular, cross-dock portion of Building #4. The northern portion, having an address of 2301 Beale Avenue, was utilized as a parking area for Drenning Leasing Company from at least 1970 through 1990. It was reported that at least two (2) gasoline USTs were removed from this area approximately twenty (20) years ago.

- Parcel 01.09-07-126 contained several residential dwellings from at least 1894 through 1909. The current two-story brick structure (Building #1) at 2300 North Branch Avenue replaced several of these dwellings by 1924 and was originally constructed as an automobile dealership and service center. Operations continued until the 1950s when the Drenning family purchased the property and operations shifted to a delivery and transportation leasing service. It is the understanding of Mountain Research that automotive service did continue at the property but was instead focused around fleet and other larger vehicles. Drenning Leasing operated until several years ago. The original lots for 2304 and 2306 North Branch Avenue were occupied by residential dwellings from at least 1909 through at least 1950. By 1970, these dwellings had been razed and replaced with the current steel-framed structure which provided additional space for the Drenning Leasing business next door. The original lots for 2308 and 2310 North Branch Avenue were occupied by residential dwellings from at least 1909 through the 1920s. By 1929, the current single-story concrete block garage building had been finished and based on Sanborn mapping from 1932, the structure was purpose-built as an automotive repair garage. City directory listings from 1965 identify the occupant as Ed's Auto Body Shop.

- Parcel 01.09-07-130 contained several residential dwellings from at least 1909 until 1932 when structures along the southern portion were replaced with a long, rectangular battery service / automotive repair shop at 2316A North Branch Avenue. While mapping details are limited, the northern half of this structure is believed to have been positioned on the southern half of this subject parcel. The repair garage operated through at least 1950 and included tire repair services, while the battery service shop switched to a machine shop by 1968. A hand-written note on the assessment card states 'Junk Yard' but no further details were available.

The site is not currently in operation and is scheduled to undergo future redevelopment.

Previous Assessments

No previous environmental studies were reviewed in connection with this property, except for the 2018 Phase I ESA completed by Mountain Research.

Subsurface Investigation Activities

A. Scope of Services

The Scope included a geophysical survey in an attempt to locate any underground storage tanks (USTs), evidence of former excavations which may have contained USTs, and/or underground utilities present in the area of the investigation.

The Scope also included the advancement and sampling of a series of twelve (12) soil borings based upon historic site usage. The boring locations were selected prior to the commencement of field activities and influenced by physical constraints (e.g. overhead and/or underground utilities, building features, etc.), the recent Phase I ESA, and the findings of the geophysical survey.

Furthermore, the Scope included the installation and sampling of four (4) temporary monitoring wells to assess groundwater conditions at the site.

All boring and temporary monitoring well locations were to be backfilled and restored with appropriate materials.

B. Field Exploration, Sampling Techniques and Analytical Approach

Geophysical Survey

The geophysical survey was conducted by Allegheny Utility Solutions, LLC (AUS) of Bellefonte, PA on December 4, 2018. Ground-penetrating radar (GPR) oversight was conducted by Mountain Research Environmental Scientist Matthew T. Ference.

The survey identified one (1) suspect ghost tank located near the northwest corner of Parcel 01.09-07-101, in conjunction with what is likely the former UST field associated with fleet vehicle fueling. The suspect ghost tank is positioned immediately to the northwest of the former UST field.

The survey also identified a large object located beneath the alley right-of-way, immediately adjoining to the northwest of Parcel 01.09-07-130. Approximately ten feet by ten feet (10'x10') in size, AUS personnel indicated that the depth of the object did not permit any further identification details; however, based upon observations made beyond 23rd Street, it was speculated that the object may be associated with the public water system.

A small two foot by two foot (2'x2') anomaly was field marked near the northeast-facing overhead bay door along 23rd Street. Based on the size, the anomaly is unlikely a buried ghost tank.

B. Field Exploration, Sampling Techniques and Analytical Approach *(continued)*

Geophysical Survey (continued)

The property is served by overhead electric lines. A natural gas line was identified and marked by People's Natural Gas personnel at the time of the GPR survey which runs parallel beneath the alley connecting 23rd and 24th Streets; lateral supply lines to subject property structures were also field marked.

Public water service points were identified near the northwest corner of Parcel 01.09-07-126 also in conjunction with the alley.

Refer to **Attachment A** for a copy of the AUS summary report and to **Attachment B** for several photographs taken during the survey.

Soil Boring Investigation

The soil boring investigation was conducted between December 10 and December 12, 2018 under the direct supervision of Environmental Technician Mr. Nolan Sollenberger. Mr. James Spaid (Mountain Research Geoprobe® Operator) oversaw the operation of the Geoprobe® 6600. The Geoprobe® is a direct-push sampling apparatus which employs a hydraulic system to advance discrete soil and groundwater sampling tools. Dedicated, disposable sample collection liners and decontaminated tooling were utilized to retrieve soil cores for the assessment.

Mountain Research personnel utilized soft digging / air knife techniques to manually clear each proposed boring location of underground utilities prior to advancement.

Soil borings were advanced in the following locations based upon the findings of the Phase I and Geophysical Survey:

• SB-1, 2 and 3	Northern half of Parcel -101
• SB-4	Northern half of Parcel -130
• SB-5	Southern half of Parcel -130
• SB-6	Interior of Building #3 on Parcel -126
• SB-7	Southeast exterior side of Building #3 on Parcel -126
• SB-8	Southeast exterior side of Building #2 on Parcel -126
• SB-9	Interior of Building #2 on Parcel -126
• SB-10 and 11	Interior of Building #1 on Parcel -126
• SB-12	Northeast exterior side of Building #1 on Parcel -126

Refer to **Figure 2** for a Soil Boring and Temporary Monitoring Well Location Map.

B. Field Exploration, Sampling Techniques and Analytical Approach *(continued)*

Soil Boring Investigation (continued)

Surface materials were found to consist of approximately one foot (1') of asphalt and limestone gravel or one foot (1') of concrete, one to four feet (1-4') of tan to brown to gray silty clay with sandy cobbles. Native material on the site consisted of five feet (5') to eight and a half feet (8.5') of tan to brown to gray silty clay with sandy pebbles and/or cobbles. Refusal was encountered on a dark gray to black siltstone and/or shale at depths ranging from sixteen to eighteen feet (16-18') bgs. The borings that did not reach refusal were terminated at a depth of twenty feet (20'). Saturation was encountered within all soil borings.

Each soil boring was visually screened for staining or discoloration, scanned with a PID for the presence of VOCs at one foot (1') intervals, and logged for lithology.

The following table presents the list of soil samples collected, along with refusal depths, sampling depths, associated PID responses at sampling depths, and saturation depth (if encountered).

Sample Name	Refusal/Termination Depth (feet bgs)	Sample Depth (feet bgs)	Associated PID Response (ppmv)	Sample Analysis
SB-1	20.0	15.0	0.0	Post-March 2008 PADEP Short List for Gasoline, Kerosene, and Diesel Total Lead
SB-2	17.0	15.5	0.0	Post-March 2008 PADEP Short List for Gasoline, Kerosene, and Diesel Total Lead
SB-3	17.0	13.0	0.0	Post-March 2008 PADEP Short List for Gasoline, Kerosene, and Diesel Total Lead
SB-4	20.0	12.0	0.0	Full List VOCs Total Lead
SB-5	20.0	10.0	0.0	Full List VOCs Total Lead

B. Field Exploration, Sampling Techniques and Analytical Approach *(continued)*

Soil Boring Investigation (continued)

Sample Name	Refusal/Termination Depth (feet bgs)	Sample Depth (feet bgs)	Associated PID Response (ppmv)	Sample Analysis
SB-6	16.0	8.0	1.0	Full List VOCs Full List SVOCs Polychlorinated Biphenyls (PCBs) Total Lead
SB-7	20.0	8.0	0.0	Full List VOCs Full List SVOCs Total Lead
SB-8	20.0	5.0	4.8	Full List VOCs Full List SVOCs Total Lead
SB-9	18.0	13.0	0.3	Full List VOCs Full List SVOCs Total Lead
SB-10	18.0	13.0	0.1	Full List VOCs Full List SVOCs PCBs Total Lead
SB-11	20.0	10.0	0.2	Full List VOCs Full List SVOCs PCBs Total Lead
SB-12	17.0	10.0	0.0	Full List VOCs Full List SVOCs Total Lead

Refer to **Attachment C** for the soil boring logs with specific subsurface information and descriptions.

The highest PID response (4.8 ppmv) was identified at five feet (5.0') bgs within SB-8; however, no obvious odors were noted within any of the soil borings during the site work.

All soil samples were properly collected and containerized in applicable bottleware with appropriate preservatives. Soil samples were placed on ice within a sample cooler for transport under chain of custody protocol to Mountain Research's PADEP accredited laboratory for analysis.

B. Field Exploration, Sampling Techniques and Analytical Approach *(continued)*

Temporary Groundwater Monitoring Wells

Saturation was encountered during soil boring advancement at all locations. SB-3, SB-5, SB-6, and SB-12 were converted to temporary monitoring wells TMW-3, TMW-5, TMW-6, and TMW-12.

Temporary Well ID Name	Diameter (inches)	Total Depth (feet bgs)	Solid Riser Interval (feet bgs)	Screened Interval (feet bgs)	Sample Analysis
SB-3 / TMW-3	1.0	17.0	0.0-7.0	7.0-17.0	Post-March 2008 PADEP Short List for Gasoline, Kerosene, and Diesel Dissolved Lead
SB-5 / TWM-5	1.0	20.0	0.0-10.0	10.0-20.0	Full List VOCs Dissolved Lead
SB-6 / TMW-6	1.0	16.0	0.0-6.0	6.0-16.0	Full List VOCs Full List SVOCs PCBs Dissolved Lead
SB-12 / TMW-12	1.0	17.0	0.0-7.0	7.0-17.0	Full List VOCs Full List SVOCs Dissolved Lead

All groundwater samples were properly collected and containerized in applicable bottleware with appropriate preservatives. Groundwater samples were placed on ice within a sample cooler for transport under chain of custody protocol to Mountain Research's PADEP accredited laboratory for analysis.

Following sample collection, all temporary wells were removed and the soil borings were filled in with their original soil cores. Remaining void space was filled with bentonite and capped with a blacktop patch or concrete patch.

Presentation of Results

Laboratory analytical results have been compared to PADEP RUA SHS MSCs.

Soils

All soil samples exhibited detections of lead; however, none of the concentrations were above the PADEP RUA SHS MSC.

Soil samples from SB-5 through SB-12 exhibited detections of chloroform, while tetrahydrofuran was detected in SB-5 through SB-7 and SB-9 through SB-12; however, all concentrations were below applicable PADEP RUE SHS MSCs. Soil samples collected from SB-6, SB-10 and SB-11 did not exhibit any PCB detections.

Presentation of Results *(continued)*

Soils (continued)

The soil sample from SB-8 contained detections of various compounds, including 1,2,4-trimethylbenzene, benzene, cis-1,2 dichloroethene, ethylbenzene, cumene, n-butylbenzene, n-propylbenzene, sec-butylbenzene, toluene, and total xylenes; however, none of the concentrations exceeded the applicable PADEP RUA SHS MSCs. All other analytical results were below the laboratory reporting limits for this sample.

Refer to **Table 1** for the summarized soil analytical results.

Refer to **Attachment D** for all Analytical Data Sheets.

Groundwater

Groundwater samples collected from SB-3 / TMW-3, SB-5 / TMW-5, SB-6 / TMW-6, and SB-12 / TMW-12 did not exhibit concentrations of any target parameter above the associated laboratory reporting limit. The groundwater sample collected from TMW-6 did not exhibit any PCB detections.

Refer to **Attachment D** for all Analytical Data Sheets.

Conclusions

Based on the limited soil boring and temporary monitoring well investigation conducted at the subject property it is the professional opinion of Mountain Research that:

A. Widespread impact of constituents above applicable standards, resulting from current and/or historic operations, does not appear to exist at the subject property.

B. Soil borings associated with service bay floor drains (SB-6 and SB-9) did not identify any evidence of subsurface impact. Proper closure of service bay floor drains would be prudent prior to site redevelopment activities.

C. The soil boring (SB-11) installed in close proximity to the historic automotive lift within Building #1 did not identify any evidence of subsurface impact. Based on appearance, at least some below-grade components are still present – proper closure of any subsurface lift components would be prudent prior to site redevelopment activities.

D. The soil boring (SB-12) and temporary monitoring well (TMW-12) installed in close proximity to the waste oil UST along the northeastern wall of Building #1 did not identify any evidence of subsurface impact. Proper closure of this UST would be prudent if no future use is expected.

Conclusions *(continued)*

E. Soils in front (southeast side, SB-8) of Building #2 exhibited evidence of petroleum-based environmental impact in the form of such compounds as 1,2,4-TMB, benzene, ethylbenzene, cumene, toluene and total xylenes. While all detected concentrations were below their applicable PADEP RUA SHS MSCs, proper management of soils may be necessary during future site redevelopment.

F. A potential ghost UST was identified near the northwest corner of Parcel 01.09-07-101 as part of the geophysical survey; further investigation (e.g. hand digging) would be necessary to confirm or refute this finding.

Mountain Research, LLC is pleased to provide you with quality environmental services. Should you have any further questions or concerns, please to not hesitate to contact the undersigned at your convenience.

Sincerely,
MOUNTAIN RESEARCH, LLC

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Environmental Technician I

MOUNTAIN RESEARCH, LLC

Matthew T. Ference
Environmental Scientist II

MOUNTAIN RESEARCH, LLC

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ABCD\1127.18.02\HAZMAT\HAZMAT_APX_JAN 2019
Project No. 1127.18.02

HAZARDOUS MATERIALS SURVEY REPORT

2300 NORTH BRANCH AVENUE (BUILDING #1)
2304-2306 NORTH BRANCH AVENUE (BUILDING #2)
2310 NORTH BRANCH AVENUE (BUILDING #3)
2313 BEALE AVENUE (BUILDING #4)
CITY OF ALTOONA, BLAIR COUNTY, PENNSYLVANIA

Prepared for

MR. PATRICK MILLER
ABCD CORPORATION
ALTOONA, PENNSYLVANIA

Prepared by

MOUNTAIN RESEARCH, LLC
ALTOONA, PENNSYLVANIA

JANUARY 2019

Prepared by: Reviewed by:

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ABCD\1127.18.02\HAZMAT\HAZMAT_APX_JAN 2019
Project No. 1127.18.02

January 9, 2019

Mr. Patrick Miller
Executive Vice President
ABCD Corporation
3900 Industrial Park Drive
Altoona, Pennsylvania 16602

RE: Hazardous Materials Survey Report
2300 North Branch Avenue (Building #1)
2304-2306 North Branch Avenue (Building #2)
2310 North Branch Avenue (Building #3)
2313 Beale Avenue (Building #4)
City Of Altoona, Blair County, Pennsylvania

Dear Mr. Miller:

Enclosed is the original of the Hazardous Materials Survey Report prepared by Mountain Research, LLC for the above-referenced location.

Mountain Research, LLC appreciates the opportunity to be of service to ABCD Corporation regarding this project. Should you have any questions, please contact the undersigned at (814) 949-2034, Extension 228 or via e-mail at beddinger@mountainresearch.com.

Sincerely,
MOUNTAIN RESEARCH, LLC

Brett A. Eddinger, BA
Environmental Scientist I

BAE:ll
Enclosure

TABLE OF CONTENTS

HAZARDOUS MATERIALS SURVEY REPORT

2300 NORTH BRANCH AVENUE (BUILDING #1)
2304-2306 NORTH BRANCH AVENUE (BUILDING #2)
2310 NORTH BRANCH AVENUE (BUILDING #3)
2313 BEALE AVENUE (BUILDING #4)
CITY OF ALTOONA, BLAIR COUNTY, PENNSYLVANIA

1.0 Introduction

In November and December of 2018, Mountain Research, LLC (Mountain Research) completed a hazardous materials survey for Altoona Blair County Development Corporation at four (4) buildings, located at 2300 North Branch Avenue (Building #1), 2304-2306 North Branch Avenue (Building #2), 2310 North Branch Avenue (Building #3), and 2313 Beale Avenue (Building #4) within the City of Altoona, Blair County, Pennsylvania. Future site redevelopment activities (involving renovation and demolition) may be scheduled for these buildings which warranted a survey for any hazardous materials such as asbestos-containing materials (ACM), lead-based paint, polychlorinated biphenyls (PCBs), mercury-containing equipment, and other chemicals.

Refer to **Figure 1** for a **Site Aerial Map** depicting the subject property structures.

2.0 Scope of Services

The scope of services for this survey included the visual inspection, bulk sampling, and general inventory of potential or known ACM present at the facility. Furthermore, a lead-based paint survey was conducted with a portable x-ray fluorescence (XRF) analyzer by Environmental Technician and Pennsylvania-Certified Lead Risk Assessor Michael Carrieri (#057721). The asbestos survey was conducted by Environmental Scientist and Pennsylvania-Licensed Asbestos Building Inspector Brett Eddinger. A general inventory of other hazardous materials was also performed.

Refer to **Appendix A** for copies of all applicable certification documents.

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2.1 Asbestos-Containing Materials

All suspected ACM, which were visually identified within the safe and accessible areas of the facility, were sampled and analyzed via Polarized Light Microscopy (PLM) by a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory. Material is considered ACM if greater than 1% asbestos is present.

ACM in a building has an increased environmental and personal exposure liability when it is friable (e.g. flaking, crumbling, or in poor condition) or is handled in a way that generates dust, such as drilling, sanding, grinding, or other activities involving renovation and demolition.

A total of 23 samples were collected from the facility on December 4, 2018 and included various types of resilient sheet flooring, gypsum board (drywall), joint compound, cementitious skim-coating, window glazing, and window caulking.

The following asbestos-containing materials were identified:

Window Glazing

Four (4) window glazing samples were collected from steel-framed windows within Building #1. Three (3) of the four (4) samples were found to contain 2% chrysotile asbestos. Thirty-one (31) windows with asbestos-containing window glazing were identified within Building #1. Sizes of the steel-framed windows varied throughout the building; however, the average size was noted to be approximately seven feet (7') wide by seven feet (7') in height.

Two (2) window glazing samples were collected from steel-framed windows within Building #3. One (1) of the samples was found to contain 2% chrysotile asbestos. Twelve (12) windows with asbestos-containing window glazing were identified in Building #3. The average size of the steel-framed windows in the building was noted to be approximately four feet (4') wide by six feet (6') in height.

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2.1 Asbestos-Containing Materials *(continued)*

Window Caulking

Four (4) window caulking samples were collected from several aluminum-framed windows at Building #1, three (3) of which were found to contain 2% chrysotile asbestos. Seven (7) of these window units were noted.

One (1) sample of a cementitious material was collected from an abandoned chimney/flue within Building #3. This material was found to contain less than 1% asbestos by PLM analysis.

Should renovation or demolition activities require the disturbance of any other materials which have not been sampled and may be potential ACM, the materials should be analyzed for asbestos content prior to removal.

ACM which are friable, or will be rendered friable during renovation or demolition activities, are regulated by NESHAP found at 40 CFR Part 61 Subpart M Asbestos NESHAP.

Persons participating in ACM response actions including operations and maintenance, removal, encapsulation, enclosure and repair activities are required by the Occupational Safety and Health Administration (OSHA) to be trained in accordance with the Asbestos Model Accreditation Plan found at 40 CFR Part 763 Subpart E Appendix C.

Refer to **Appendix B** for a spreadsheet summarizing the asbestos sampling activities.

Refer to **Appendix C** for the laboratory analytical data sheets.

2.2 Lead-Based Paint

The Occupational Safety and Health Administration (OSHA) has not established any acceptable level of lead within a surface coating that would be considered as a 'safe' level. During activities which include renovation or repair of painted materials, employers are required to follow OSHA Safety and Health Regulations for Construction, 29 CFR 1926.62, specifically.

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2.2 Lead-Based Paint *(continued)*

A survey for lead-based paint was performed by Michael Carrieri on November 13, 2018. Mr. Carrieri, a Pennsylvania-licensed Lead Risk Assessor, utilized an XRF analyzer in order to determine the presence of lead-based paints or coatings. The XRF analyzer outputs a value representative of the amount of lead within a specific coating(s) down to the substrate. If the value is greater than 1.0 microgram per square centimeter ($\mu g/cm^2$), the coating is deemed lead-based. If the value is less than 1.0 $\mu g/cm^2$, the coating is not considered lead-based. An initial calibration check was conducted upon arrival at the site, and a final calibration was completed at the conclusion of the survey.

A total of twenty-seven (27) unique surfaces were tested for the presence of lead-based paint during the November 13, 2018 survey. Each unique surface was tested two (2) or more times with the XRF analyzer for quality assurance purposes. The following items containing lead-based paint were identified at the subject property structures:

Building #1 – 2300 North Branch Avenue

- Basement stairwell walls – blue/gray paint
- Vertical support beam in 1st floor garage area – yellow paint
- Interior wall along the southern portion of the 2nd floor – white paint
- Window sills on the 2nd floor – white paint
- Overhead bay door to 2nd floor entrance – white paint

Building #2 – 2304-2306 North Branch Avenue

- Interior block wall along western portion of the building – white paint

Building #3 – 2310 North Branch Avenue

- No lead-based paint was identified

Building #4 – 2313 Beale Avenue

- No lead-based paint was identified

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2.3 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are synthetic organic chemicals that were manufactured for use in various industrial and commercial applications. PCBs were domestically manufactured from 1929 until 1979. PCBs were highly utilized during the manufacture of electrical devices and are commonly found in fluorescent light ballast capacitors and older transformers. The proper disposal of PCB containing or contaminated devices is regulated by the Toxic Substances Control Act (TSCA) of 1976 and subsequent amendments.

It is believed that underground hydraulic lift components are present within Building #1. Based on the expected age of this lift, hydraulic fluid is assumed to be PCB-containing.

Approximately 80 fluorescent light ballasts were observed throughout the subject property structures. Based upon age and appearance, it is expected that approximately three quarters (60) of the ballasts at the site are PCB-containing.

Unlabeled ballasts should be managed in accordance with one of the following procedures:

1. Assume that the potting material contains PCBs at 50 ppm or greater and dispose of the ballasts as PCB bulk product waste or;

2. Conduct a survey of the manufacturer and type of ballasts in use and develop a random sampling plan for each manufacturer and type of ballast found and analyze the samples for PCBs.

Refer to **Appendix D** for a spreadsheet of the *TSCA Disposal Requirements for Fluorescent Light Ballasts.*

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2.4 Universal Waste

Universal waste regulations have been established by the US EPA for the purpose of streamlining hazardous waste management standards. According to the EPA, universal wastes include batteries, pesticides, mercury-containing equipment and fluorescent lamps. The regulations govern the collection and management of these widely generated wastes, thus facilitating environmentally sound collection and proper recycling or treatment.

All fluorescent lamps contain toxic mercury at some level, including "green" lamps. Subsequently, all lamps should be recycled or reclaimed and not disposed of in a landfill or other waste management facility. Emergency lighting batteries commonly contain high levels of lead which may result in adverse environmental impact if managed improperly. Under federal Superfund laws, individuals or businesses, which contribute to or cause environmental contamination, may be considered as a potentially responsible party and liable for contamination.

Approximately 150 fluorescent tube-style bulbs of varying size were observed throughout the subject property structures.

Four (4) mercury-containing thermostats were identified at the facility. These thermostats were identified within Building #2, Building #3, and Building #4.

2.5 Paints, Chemicals, Petroleum Products and Other Hazardous Substances

The following items should be removed by the current property owner, properly disposed, or recycled prior to the commencement of site redevelopment activities:

Building 1

- Refrigerant-containing items, such as: three (3) window air conditioning units, two (2) mini-split air conditioning units, one (1) air conditioning condenser unit, one (1) beverage vending machine, and one (1) refrigerator unit
- Old electrical equipment, including but not limited to: three (3) computer monitors, one (1) PC unit, one (1) television, and one (1) copier
- Two (2) bags of aluminum sulfate
- One (1) air compressor

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2.5 Paints, Chemicals, Petroleum Products and Other Hazardous Substances *(continued)*

- One (1) outboard motor
- One (1) scooter
- One (1) small gas engine
- One (1) forklift
- One 5-gallon container of paint
- One (1) 5-gallon container of an unidentified liquid
- Two (2) flammable rag containers
- Multiple waste oil containers
- Various small containers of paint, varnish, wax, and oil

Building #2

- One (1) 550-gallon virgin motor oil above-ground storage tank (AST)
- Various shop and service related products, such as: waste oil collection cans, used oil filters, lubricants, greases, paints, small gasoline cans, cleaners, and degreasers

Building #3

- One (1) partially full 275-gallon AST (contents unknown)
- One (1) boat with electric and gas-powered engines
- One (1) air compressor
- One (1) ~20 pound propane tank

Building #4

- One (1) window air conditioning unit

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3.0 Findings and Conclusions

- A total of 23 samples were collected from the facility on December 4, 2018 and included various types of resilient sheet flooring, gypsum board (drywall), joint compound, cementitious skim-coating, window glazing, and window caulking.

- Asbestos-containing window glazing was identified on steel-framed windows in Building #1 and Building #3. A total of 43 window units possessing asbestos-containing window glazing were identified (31 in Building #1 and 12 in Building #3).

- Asbestos-containing window caulking was identified along seven (7) aluminum-framed window units in Building #1.

- A total of twenty-seven (27) unique surfaces were tested for the presence of lead-based paint during the November 13, 2018 survey. Each unique surface was tested two (2) or more times with the XRF analyzer for quality assurance purposes. The following items containing lead-based paint were identified at the subject property structures:

  Building #1 – 2300 North Branch Avenue

  - Basement stairwell walls – blue/gray paint
  - Vertical support beam in 1st floor garage area – yellow paint
  - Interior wall along the southern portion of the 2nd floor – white paint
  - Window sills on the 2nd floor – white paint
  - Overhead bay door to 2nd floor entrance – white paint

  Building #2 – 2304-2306 North Branch Avenue

  - Interior block wall along western portion of the building – white paint

- It is believed that underground hydraulic lift components are present within Building #1. Based on the expected age of this lift, hydraulic fluid is assumed to be PCB-containing.

- Approximately 80 fluorescent light ballasts were observed throughout the subject property structures. Based upon age and appearance, it is expected that approximately three quarters (60) of the ballasts at the site are PCB-containing.

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3.0 Findings and Conclusions *(continued)*

- Approximately 150 fluorescent tube-style bulbs of varying size were observed throughout the subject property structures.

- Four (4) mercury-containing thermostats were identified at the facility. These thermostats were identified within Building #2, Building #3, and Building #4.

- Numerous petroleum products, waste oil containers, refrigerant-containing items, paints, cleaners, petroleum-containing machinery, and old electrical components were identified on-site. Furthermore, one (1) 550-gallon virgin motor oil AST, one (1) partially full 275-gallon AST with unknown contents, two (2) air compressors, two (2) flammable rag containers, and two (2) bags of aluminum sulfate were noted. It is anticipated that most, if not all, of these items would be removed from the subject property as part of the property transaction.

Refer to **Appendix E** for photographs taken during the inspection of the site. All identified asbestos and hazardous materials should be properly managed prior to renovation or demolition activities. This would include the removal of regulated materials by a licensed abatement contractor.

4.0 Limitations

Locating and identifying hazardous materials within a building is a difficult and time-consuming task. All buildings have many hidden spaces that may not be immediately obvious to a surveyor who is not immediately familiar with the building and has only a limited amount of time in the building.

Every attempt was made to locate and identify hazardous and suspect asbestos-containing materials within the facility but it is still possible that additional material(s) may be uncovered as a result of site redevelopment activities. If any hazardous material(s) which have not been previously identified are encountered during redevelopment, Mountain Research would recommend sampling the material(s) and the proper management (e.g. disposal) of the material(s).

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Celebrating 35 years 1985-2020

H:\D\Durbin Companies\3638.18.01 Altoona, PA -N Branch & Beale\REMEDIAL ACTION PLAN\RAP 0320.docx
Project No. 3638.18.01

March 16, 2020

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RE: Remedial Action Plan – Parcels 01.09-07-101, -107, -109, -126, and -130 Totaling ~1.44 Acres, North Branch Avenue and Beale Avenue, City of Altoona, Blair County, Pennsylvania

1.0 INTRODUCTION & ENVIRONMENTAL INVESTIGATIONS

Between July 2018 and January 2019, Mountain Research, LLC (Mountain Research) performed environmental investigation activities at the ~1.44 acre property located at 2300-2316 North Branch Avenue and 2301-2323 Beale Avenue consisting of five (5) parcels (01.09-07-101, -107, -109, -126, and -130) within the City of Altoona, Blair County, Pennsylvania, collectively hereafter referred to as the "subject property."

Environmental investigation activities at the subject property included the completion of a Phase I Environmental Site Assessment (Phase I), a subsequent Limited Phase II Subsurface Investigation and Environmental Impact Assessment (Phase II), an Investigative Excavation, and a Hazardous Materials Survey. Each of these reports is available from Mountain Research, if requested. Summaries of these site investigation activities are provided below.

1.1 Phase I Environmental Site Assessment

In July 2018, Mountain Research completed a Phase I Environmental Site Assessment for the subject property. The objective of the ESA is to identify the presence or likely presence of hazardous substances and/or petroleum products under conditions which would represent *recognized environmental conditions* (RECs) as defined by ASTM International Standard Practice E1527-13.

1.1 Phase I Environmental Site Assessment *(continued)*

The term *recognized environmental condition*, as defined by ASTM, 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 conditions that pose a *material threat* of a future *release* to the *environment*. *De minimus* conditions are not *recognized environmental conditions*."

The July 2018 Phase I conducted by Mountain Research identified six (6) RECs associated with the subject property. The RECs identified in the Phase I were associated with the following items:

- Potential subsurface impacts associated with a waste oil underground storage tank (UST) located near the northwestern wall of Building #1.
- Potential subsurface impacts associated with historic disposal practices and the existing floor drain systems within Building #1 and Building #2.
- Potential subsurface impacts associated with the historic existence of an in-ground automotive lift system within Building #1.
- Potential subsurface impacts associated with the historic existence of gasoline and diesel USTs located on Parcel 01.09-07-101.
- Potential subsurface impacts associated with the historic existence of environmentally sensitive operations at the subject property dating back to the 1920s. Some of these on-site operations included Auto Sales & Service at 2300 North Branch Avenue, Commercial Vehicle Service at 2300-2306 North Branch Avenue, Auto Repair at 2308-2310 North Branch Avenue, and Battery Service and Machine Shop at 2316A North Branch Avenue.
- Potential subsurface impacts associated with the historic existence of numerous environmentally sensitive operations nearby and/or hydraulically up-gradient to the subject property dating back to at least the 1930s. Some of these operations include: several auto repair shops, two (2) gasoline filling stations with multiple gasoline tanks, a nickel plating facility, an oil warehouse, a junk yard, and a machine shop.

Refer to **Figure 1** and **Figure 2** for maps depicting notable on-site and off-site features identified from the July 2018 Phase I.

1.2 Limited Phase II Subsurface Investigation and Environmental Impact Assessment

In January 2019, Mountain Research completed a Limited Phase II Subsurface Investigation and Environmental Impact Assessment at the subject property. The purpose of the Phase II investigation was to distinguish if any of the RECs identified in the Phase I have caused widespread environmental impacts at the subject property. The Phase II investigation consisted of the advancement and sampling of twelve (12) soil borings, four (4) of which were converted into temporary monitoring wells. The placement of the soil borings and installation of the temporary monitoring wells was determined by the findings of the Phase I and also a geophysical survey.

A geophysical survey was conducted at the property on December 4, 2018 which identified utility locations. The geophysical survey identified one (1) suspect ghost tank located near the northwest corner of Parcel 01.09-07-101, in conjunction with what was likely the former UST field. A large (~10'x10') anomaly, possibly associated with the public water supply system, was identified within the alley right-of-way just northwest of Parcel 01.09-07-130. A small (~2'x2') anomaly was identified along the northeast side of the building along 23rd Street; no further identification or speculation was possible.

The following table summarizes the soil boring investigation at the subject property.

Sample Name	Refusal / Termination Depth (feet bgs)	Sample Depth (feet bgs)	Sample Analysis
SB-1	20.0	15.0	• Post-March 2008 PADEP Short List for Gasoline, Kerosene, and Diesel • Total Lead
SB-2	17.0	15.5	• Post-March 2008 PADEP Short List for Gasoline, Kerosene, and Diesel • Total Lead
SB-3	17.0	13.0	• Post-March 2008 PADEP Short List for Gasoline, Kerosene, and Diesel • Total Lead
SB-4	20.0	12.0	• Full List VOCs • Total Lead
SB-5	20.0	10.0	• Full List VOCs • Total Lead
SB-6	16.0	8.0	• Full List VOCs & SVOCs • Polychlorinated Biphenyls (PCBs) • Total Lead
SB-7	20.0	8.0	• Full List VOCs & SVOCs • Total Lead
SB-8	20.0	5.0	• Full List VOCs & SVOCs • Total Lead
SB-9	18.0	13.0	• Full List VOCs & SVOCs • Total Lead
SB-10	18.0	13.0	• Full List VOCs & SVOCs • PCBs • Total Lead
SB-11	20.0	10.0	• Full List VOCs & SVOCs • PCBs • Total Lead
SB-12	17.0	10.0	• Full List VOCs & SVOCs • Total Lead

1.2 Limited Phase II Subsurface Investigation and Environmental Impact Assessment *(continued)*

None of the soil samples contained concentrations of target compounds above their respective Pennsylvania Department of Environmental Protection (PADEP) Statewide Health Standard (SHS) residential, used aquifer (RUA) Medium-Specific Concentrations (MSCs).

The following table summarizes the temporary groundwater monitoring well installation and sampling parameters:

Temporary Well ID Name	Diameter (inches)	Total Depth (feet bgs)	Solid Riser Interval (feet bgs)	Screened Interval (feet bgs)	Sample Analysis
SB-3 / TMW-3	1.0	17.0	0.0-7.0	7.0-17.0	• Post-March 2008 PADEP Short List for Gasoline, Kerosene, and Diesel • Dissolved Lead
SB-5 / TWM-5	1.0	20.0	0.0-10.0	10.0-20.0	• Full List VOCs • Dissolved Lead
SB-6 / TMW-6	1.0	16.0	0.0-6.0	6.0-16.0	• Full List VOCs & SVOCs • PCBs • Dissolved Lead
SB-12 / TMW-12	1.0	17.0	0.0-7.0	7.0-17.0	• Full List VOCs & SVOCs • Dissolved Lead

None of the temporary groundwater monitoring well samples contained concentrations of target compounds above their respective Pennsylvania PADEP SHS RUA MSCs.

In consideration that none of the soil or groundwater samples collected as part of the Phase II activities exhibited concentrations of target parameters above Statewide Health Standards, Mountain Research concluded that the historic use of the subject property and nearby properties has not caused widespread subsurface environmental impacts at the site.

Refer to **Figure 3** for a map depicting the locations of the soil borings and temporary groundwater monitoring wells.

1.3 Investigative Excavation

During the December 2018 geophysical survey, a potential UST was identified near the northern corner of Parcel 01.09-07-101. The underground anomaly was discovered near the reported location of the UST field that historically existed for the on-site fueling of fleet vehicles. On March 15, 2019, Mountain Research personnel oversaw an investigative excavation at the location of the potential UST. The excavation measured approximately 10' wide x 10' long x 10' below grade. During the excavation activities, a large, metal-cased, concrete cylinder was discovered. This object was believed to be directly related to the geophysical anomaly, and no evidence of an existing UST was identified. As such, the excavation cavity was backfilled with all stockpiled materials and returned to grade.

1.4 Hazardous Materials Survey

In January 2019, Mountain Research completed a Hazardous Materials Survey at each of the on-site structures. The purpose of the Hazardous Materials Survey was to identify certain materials in which State and / or Federal regulations require specific handling procedures, removal practices, and / or waste streams. Items within the Scope of Work of the survey included: asbestos-containing materials, lead-based paint, PCBs, universal wastes (as defined by the U.S. Environmental Protection Agency), and various other chemicals, petroleum products, or hazardous substances. The following items were identified by Mountain Research during the January 2019 survey:

Asbestos-Containing Materials

- *Window Glazing*

  Thirty-one (31) windows with asbestos-containing window glazing were identified within Building #1. Sizes of the steel-framed windows varied throughout the building; however, the average size was noted to be approximately seven feet (7') wide by seven feet (7') in height.

  Twelve (12) windows with asbestos-containing window glazing were identified in Building #3. The average size of the steel-framed windows in the building was noted to be approximately four feet (4') wide by six feet (6') in height.

- *Window Caulking*

  Seven (7) aluminum-framed windows with asbestos-containing window caulking were identified at Building #1.

Lead-Based Paint

Lead-based paint, as defined by the United States Environmental Protection Agency, was identified at the following locations:

- *Building #1*
  - Basement stairwell walls – blue/gray paint
  - Vertical support beam in 1st floor garage area – yellow paint
  - Interior wall along the southern portion of the 2nd floor – white paint
  - Window sills on the 2nd floor – white paint
  - Overhead bay door to 2nd floor entrance – white paint

- *Building #2*
  - Interior block wall along western portion of the building – white paint

No lead-based paint was identified at Building #3 or Building #4.

1.4 Hazardous Materials Survey *(continued)*

PCBs

- *Building #1*
    - Evidence of an abandoned in-ground automotive lift was noted within Building #1. Based on the age of the facility, hydraulic fluid within the historic lift reservoir tank was presumed to be PCB-containing. It is likely, however, that the reservoir tank would have been removed during lift abandonment.

- *Buildings #1, #2, and #3*
    - Approximately Eighty (80) fluorescent light ballast capacitors were identified within these Buildings. Based upon a random survey of lights and ages of the buildings, it is anticipated that approximately sixty (60) of the ballasts are PCB-containing.

Universal Wastes

- Approximately 150 tube-style fluorescent bulbs of varying sizes were identified throughout the subject property structures.

- Four (4) mercury-containing thermostats were noted within Buildings #2, #3, and #4.

Paints, Chemicals, Petroleum Products and Other Hazardous Substances

- *Building #1*
    - Refrigerant-containing items, such as: three (3) window air conditioning units, two (2) mini-split air conditioning units, one (1) air conditioning condenser unit, one (1) beverage vending machine, and one (1) refrigerator unit
    - Old electrical equipment, including but not limited to: three (3) computer monitors, one (1) PC unit, one (1) television, and one (1) copier
    - Two (2) bags of aluminum sulfate
    - One (1) air compressor
    - One (1) outboard motor
    - One (1) scooter
    - One (1) small gas engine
    - One (1) forklift
    - One 5-gallon container of paint
    - One (1) 5-gallon container of an unidentified liquid
    - Two (2) flammable rag containers
    - Multiple waste oil containers
    - Various small containers of paint, varnish, wax, and oil

1.4 Hazardous Materials Survey *(continued)*

- *Building #2*
    - One (1) 550-gallon virgin motor oil above-ground storage tank (AST)
    - Various shop and service related products, such as: waste oil collection cans, used oil filters, lubricants, greases, paints, small gasoline cans, cleaners, and degreasers
- *Building #3*
    - One (1) partially full 275-gallon AST (contents unknown)
    - One (1) boat with electric and gas-powered engines
    - One (1) air compressor
    - One (1) ~20 pound propane tank
- *Building #4*
    - One (1) window air conditioning unit

2.0 REMEDIAL ACTIONS PLAN (PROPOSED AND / OR COMPLETED)

Based upon the findings of the environmental investigations performed at the subject property, an environmental remedial action plan has been developed in order to facilitate the re-development of the site:

2.1 UST Removal (completed)

On April 9, 2019, RDS Excavating and Concrete, LLC removed a 550-gallon waste oil UST located within the eastern portion of Building #1. Based on the current PADEP environmental regulations, due to the size of the UST and material (waste oil) within the tank, the UST does not have to be registered. According to Mr. Brian Durbin, no visual or olfactory evidence of petroleum impacts were noted within the excavation cavity. No sampling activities were conducted following the excavation. It should be noted that approximately 315 gallons of recyclable waste oil and 51 gallons of sludge was removed from the tank by Hazleton Oil & Environmental, Inc. on April 3, 2019.

Refer to **Appendix A** for copies of the invoices for the UST removal and oil / sludge removal services.

2.2 Above-Ground Storage Tank Removal (completed)

On April 16, 2019, Hazleton Oil & Environmental, Inc. returned to the subject property to remove the remaining contents of a 550-gallon virgin motor oil AST located within Building #2. According to Mr. Brian Durbin, Hazleton Oil and Environmental, Inc. removed the AST from the subject property during this visit for it to be re-used at their discretion.

Refer to **Appendix B** for a copy of the invoice for the April 16, 2019 work from Hazleton Oil and Environmental, Inc.

2.3 Soil and Groundwater Management (proposed)

The *Limited Phase II Subsurface Investigation and Environmental Impact Assessment* completed by Mountain Research in January 2019 consisted of the advancement and sampling of twelve (12) soil borings and the installation and sampling of four (4) temporary groundwater monitoring wells. The locations of these borings and temporary wells were positioned to address the areas of the property in which subsurface impacts were determined to be most likely, as determined by the July 2018 Phase I Environmental Site Assessment. In summary, none of the soil or groundwater samples were identified to contain target compounds above Statewide Health Standards, and no remedial activities appear necessary. At this time, it is the opinion of Mountain Research that wide-spread subsurface impacts at the subject property are unlikely.

It should be noted that if fill material is removed from the subject property, the management of the material is still subject to the *PADEP Management of Fill Policy*, which has been updated in January 2020. If fill material is to leave the site, a sampling plan should be developed to determine if the material is Clean Fill, Regulated Fill, or Waste. If groundwater is encountered during site re-development, it should be managed at the discretion of the Altoona Water Authority if being discharged to the sanitary sewer system or a waste disposal company if hauled off-site.

2.4 Asbestos-Containing Materials (proposed)

The January 2019 *Hazardous Materials Survey* conducted by Mountain Research identified a total of fifty (50) windows with asbestos-containing glazing or caulking within Building #1 and Building #3. The presence alone of these non-friable asbestos-containing materials are generally not hazards to human health; however, if site re-development activities involve the removal and replacement of these windows, then a Pennsylvania-Licensed Asbestos Abatement Contractor is required properly remove and dispose of the asbestos-containing glazing or caulking.

2.5 Lead-Based Paint

The January 2019 *Hazardous Materials Survey* identified several localized walls and building components possessing lead-based paint within Building #1 and Building #2. The presence alone of lead-based paint is generally not a hazard to human health; however, if these painted surfaces are deteriorated (chipping, peeling, alligatoring, abrasion, checkering, or associated with substrate damage), lead hazards may exist due to the potential for lead dust generation. If lead hazards exist, best management practices are unique to each individual surface and area. These best management practices can include, but are not limited to, cleaning measures, enclosure, encapsulation, paint stabilization, friction / impact reduction, building component replacement, and paint removal. Best management practices should be consulted with a Pennsylvania-Licensed Lead Risk Assessor, who will base suggestions upon: use of building / area, age of potential occupants, and extent and style of paint deterioration. It should be noted that all workers performing construction work are subject to the Occupational Safety & Health Administration Standard 1926.62 – Lead in Construction.

2.6 PCBs (proposed)

The January 2019 *Hazardous Materials Survey* identified that approximately sixty (60) fluorescent light ballast capacitors that were unlabeled as to PCB-content. The proper disposal of PCB-containing devices or equipment is regulated by the Toxic Substances Control Act of 1976 and its subsequent amendments. If new lighting fixtures are to be installed at the subject property structures, ballasts unlabeled in regards to PCB content should be managed in accordance with one of the following procedures:

1. Assume that the potting material contains PCBs at 50 ppm or greater and dispose of the ballasts as PCB bulk product waste or;

2. Conduct a survey of the manufacturer and type of ballasts in use and develop a random sampling plan for each manufacturer and type of ballast found and analyze the samples for PCBs.

Refer to **Appendix C** for a spreadsheet of the *TSCA Disposal Requirements for Fluorescent Light Ballasts*.

2.7 Universal Wastes (proposed)

The January 2019 *Hazardous Materials Survey* identified approximately 150 tube-style fluorescent lamps and four (4) mercury thermostat switches that are classified as Universal Wastes. If these items are to be removed as part of site re-development activities, they should be properly containerized, labeled, and disposed / recycled via the Universal Waste stream.

2.8 Paints, Chemicals, Petroleum Products and Other Hazardous Substances (proposed)

At the time of the January 2019 *Hazardous Materials Survey*, the subject property was affiliated with a different owner than present-day; therefore, many of the items (such as a forklift, air compressors, engines, electrical equipment, vehicles, etc.) identified in the January 2019 *Hazardous Materials Survey* were likely removed from the site. Items that may have remained at the property such as: old electrical equipment and small-volume containers of shop-related chemicals, paint, and petroleum products, should be properly disposed or recycled. Any remaining refrigerant-containing items should be properly serviced by a certified Refrigerant Recovery Technician prior to disposal.

Mountain Research, LLC is pleased to provide you with quality environmental services. Should you have any further questions or concerns, please do not hesitate to contact the undersigned at your convenience.

Sincerely,
MOUNTAIN RESEARCH, LLC

Brett Eddinger

Environmental Scientist

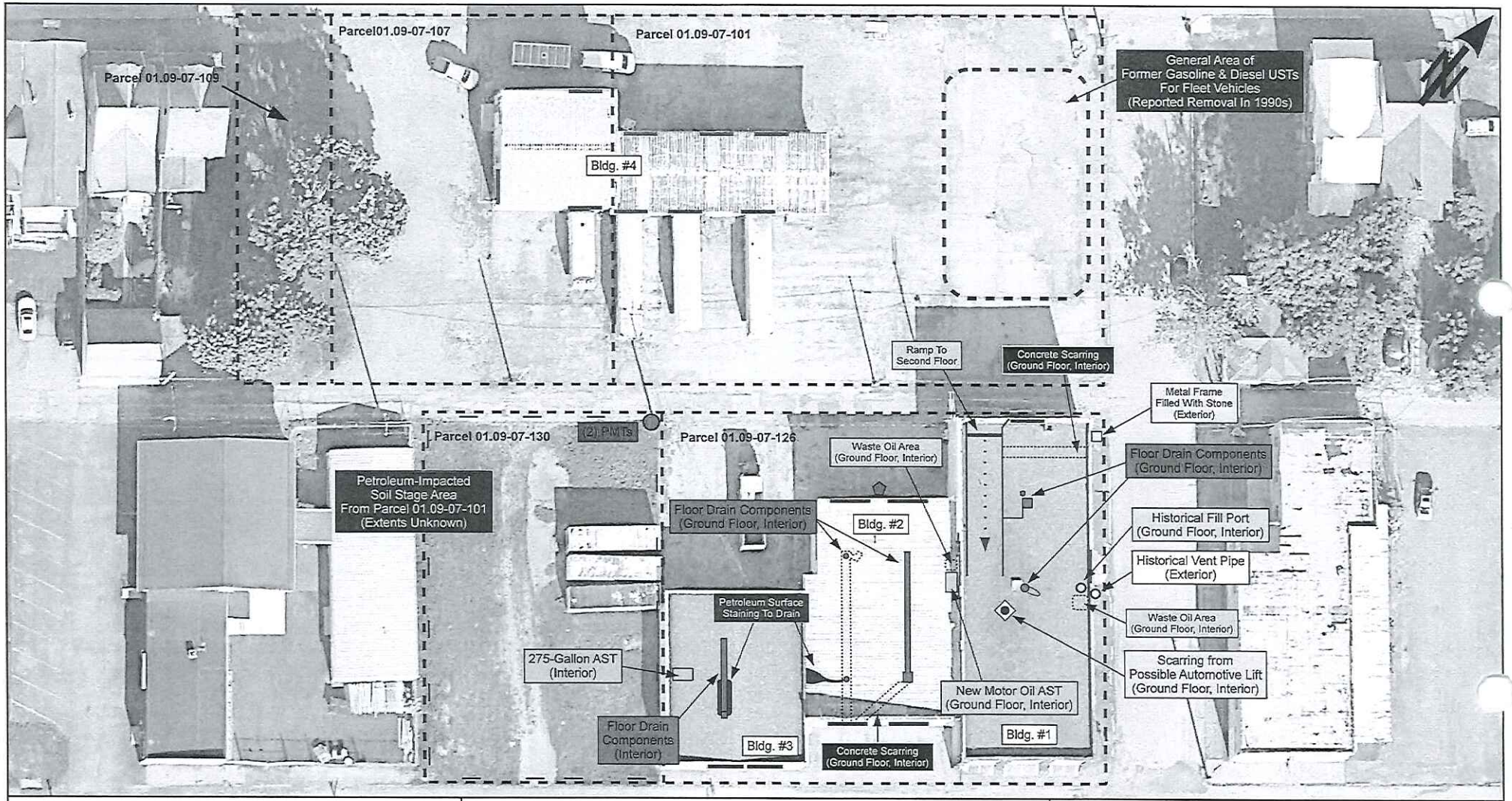
MOUNTAIN RESEARCH, LLC

Jason D. Floyd, P.G.

President and CEO/Chief Hydrogeologist

BAE:JDF:ll

FIGURES



Mountain Research, LLC

825 25th Street
Altoona, PA 16601

814-949-2034
814-949-9591 (fax)

Image © Google, 2016

- Approximate Property Boundary
- Overhead Bay Door
- Pole-mounted Transformer
- Storm Drain

Drawn By: MTF Checked By: Date: 3/16/20

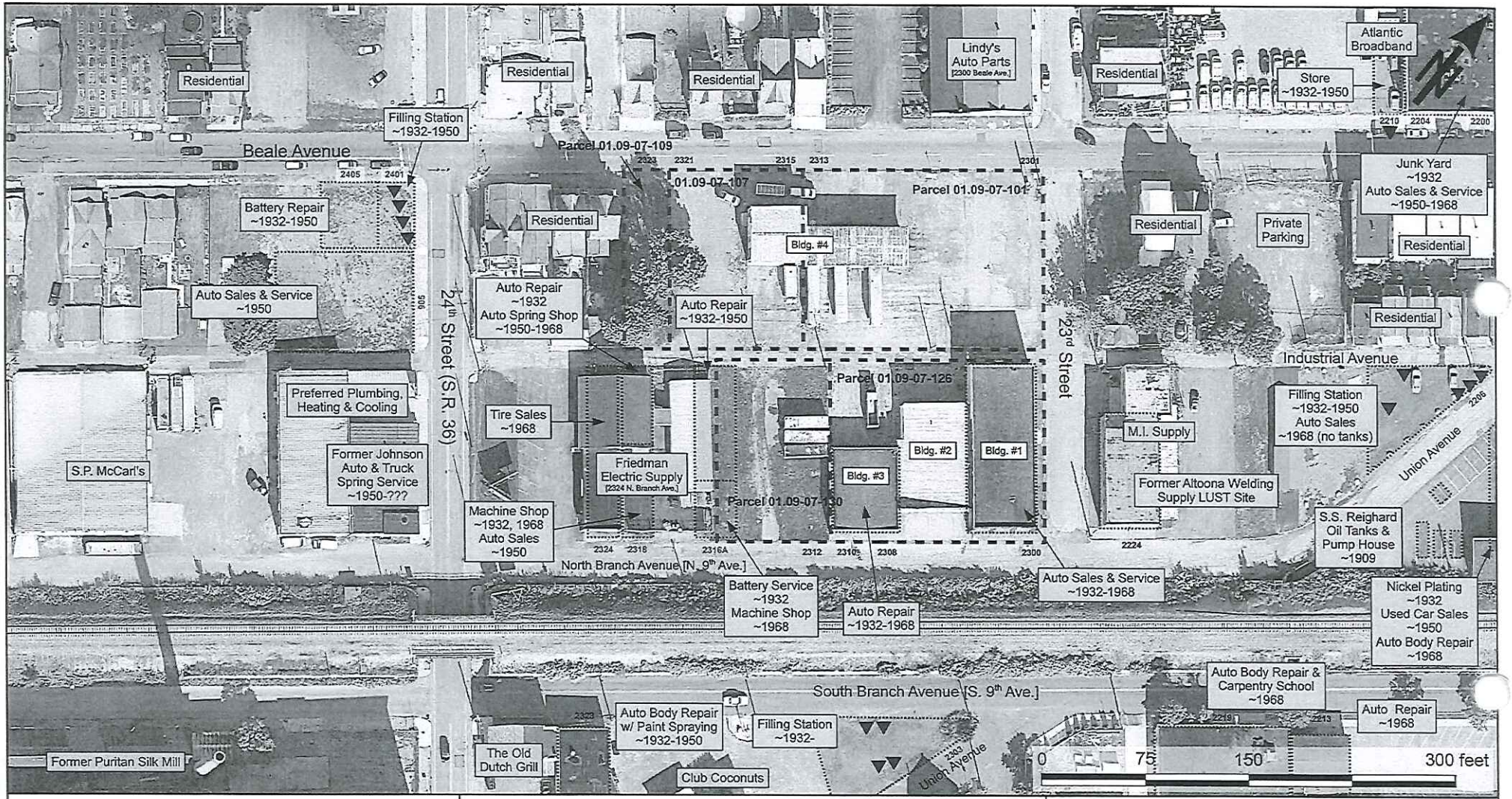
H:\D\Durbin Companies\3638.18.01 Altoona, PA.-N Branch & Beale\MISC

Parcels 01.09-07-101, -107, and -109
2301-2323 Beale Avenue

Parcels 01.09-07-126 and -130
2300-2316 North Branch Avenue
City of Altoona, Blair County, Pennsylvania

SITE DETAIL MAP (July 2018)

Figure 1



Mountain Research, LLC

825 25th Street
Altoona, PA 16601

814-949-2034
814-949-9591 (fax)

- - - Approximate Property Boundary
..... Historical Operation of Interest
▼ Historical Gasoline Tank

Drawn By: MTF Checked By: Date: 3/16/20

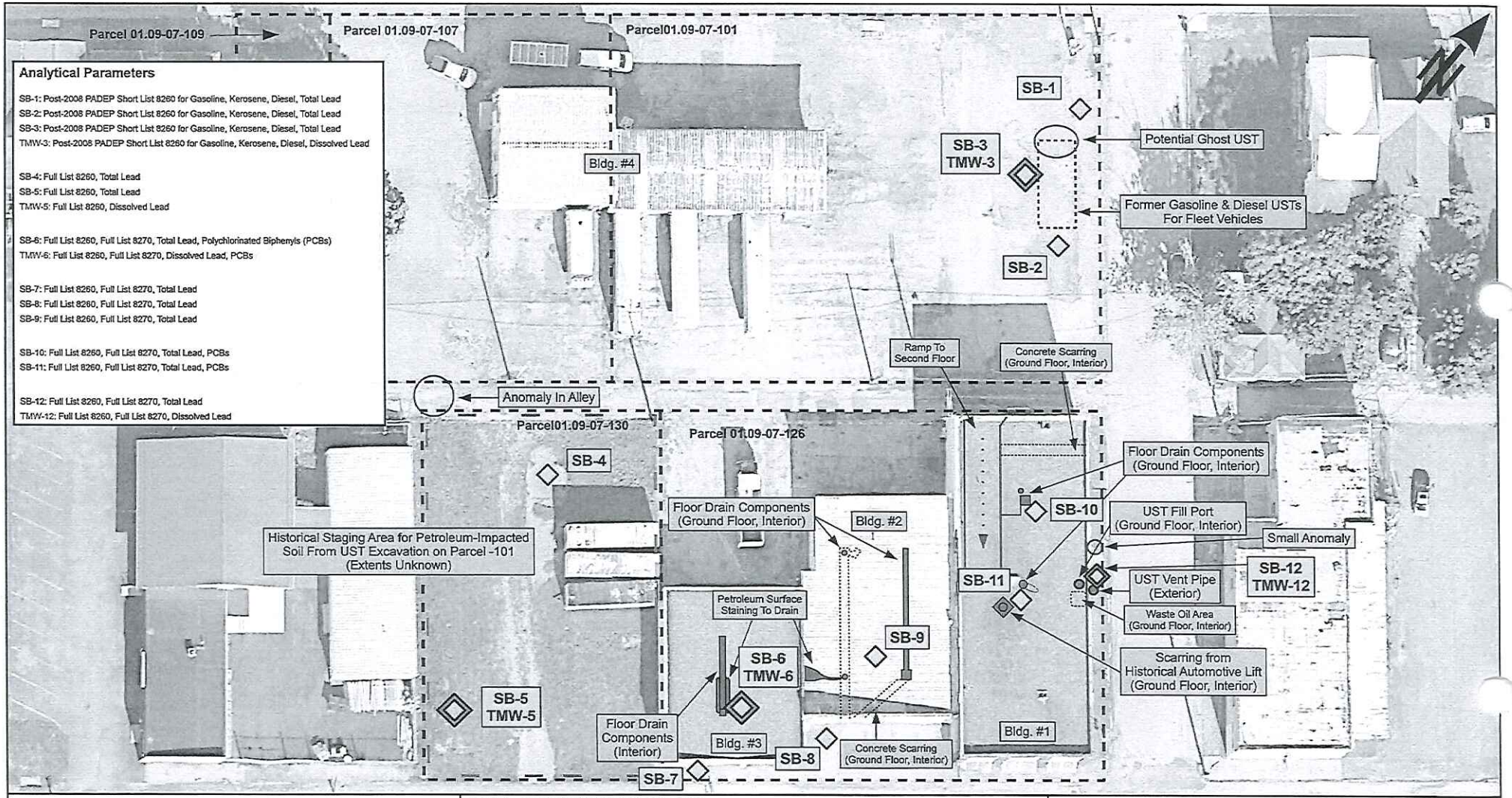
H:\D\Durbin Companies\3638.18.01 Altoona, PA -N Branch & Beale\MISC

Parcels 01.09-07-101, -107, and -109
2301-2323 Beale Avenue

Parcels 01.09-07-126 and -130
2300-2316 North Branch Avenue
City of Altoona, Blair County, Pennsylvania

SITE AERIAL MAP (July 2018)

Figure 2



Mountain Research, LLC

825 25th Street
Altoona, PA 16601

814-949-2034
814-949-9591 (fax)

Approximate Property Boundary
Soil Boring Location
Soil Boring With Temp Well
GPR Anomaly

Drawn By: MTF Checked By: NRS Date: 3/16/20

H:\A\ABCD Corp\1127.18.02 Altoona, PA - N. Branch and Beale Ave\MISC

Parcels 01.09-07-101, -107, and -109
2301-2323 Beale Avenue

Parcels 01.09-07-126 and -130
2300-2316 North Branch Avenue
City of Altoona, Blair County, Pennsylvania

SOIL BORING AND TEMPORARY MONITORING WELL LOCATIONS

Figure 3

APPENDIX A

UST REMOVAL INVOICE

REMIT TO:

RDS Excavating and Concrete, LLC
2291 Hixton Road
Duncansville PA 16635

814-696-7825 Phone
814-317-5207 Fax

Invoice

RDS Concrete
Snow Removal Excavating

EIN # 86-1118123

PA Contractor # PA019780

Bill To
Durbin & Associates Brian Durbin 810 E Wopsononock Ave Altoona, PA 16601
Vendor #

POSTED

	Invoice		P.O. #	Job Phone #	Job Location
4/9/2019	2019-157	4/9/2019			Drennings Bldg on Industri..

Durbin Enterprises Family LP/Development Account 04/29/2019 001150

RDS Excavating and Concrete, LLC
2300 North Branch Avenue $1,598.18

	test holes & tank work			$1,598.18

30037

	Total	$1,598.18
	Payments/Credits	$0.00
	Balance Due	$1,598.18

HAZLETON OIL & ENVIRONMENTAL, Inc.

"Your Recycling Partner™"

300 Tamaqua Street, Hazleton, PA 18201-7913
Phone: 570-929-1793 Toll Free: 800-458-3496 Fax: 570-929-3048
Email: info@hazletonoil.com
www.hazletonoil.com

Invoice

Date	Invoice #
4/3/2019	0000195463

Bill To

Durbin Company
413 Grandview Road
Altoona, PA 16601-0000

Job Site Location Dressing

Durbin Company
2300 Industrial Ave
Altoona, PA 16601-0000

POSTED

Order #	Cust P.O. #	Terms	Due Date	Ship Date	Truck	Salesman
		NET 30	5/3/2019	4/3/2019	08MV	DB

HOE determines FS by the published USDOE rates for
the Mid-Atlantic region set every Monday. Call for the current rate and figure.

Class	Description	Qty	Rate	Amount
Service	(315) Gallon(s) of Used Oil for Recycling - Pumped out underground storage tank	315	0.00	0.00
Service	(51) Gallon(s) of Oil Tank Bottoms/Sludge for treatment & disposal	51	3.00	153.00
Service	Necessary supplies needed for VAC work	1	50.00	50.00
Service	VAC Lab Fee	1	70.00	70.00
Service	VAC Truck Fees - Price per hour for Port to Port Travel time, 5.75hrs	5.75	195.00	1,121.25
Service	VAC Truck Fees - Price per hour for Time onsite, 1.5hrs	1.5	195.00	292.50
Service	VAC Truck Fees - Price per hour for offload time at Hazleton Oil & Environmental, 1hr	1	195.00	195.00
Service	**21% Fuel Surcharge is billed on truck travel time and onsite time at customer location.**	1	296.89	296.89

All returned checks will incur a fee of $50.00
Thank you for your continued business.
Please include invoice number on check.
Service Charge of 1.5% per Month will be added to all Past Due Accounts.
Customers over 60 days will be placed on COD terms until account is current.
Tax I.D. 23-2585056
We accept Visa, Mastercard and Discover.
Phone: 570-929-1793
Fax: 570-929-3048
Email: info@hazletonoil.com
Additional charges may be incurred, subject to further testing done at our facility.

Total	
Payment/Credits	
Balance Due	

HAZLETON OIL & ENVIRONMENTAL, Inc.
"Your Recycling Partner™"
300 Tamaqua Street, Hazleton, PA 18201-7913
Phone: 570-929-1793 Toll Free: 800-458-3496 Fax: 570-929-3048
Email: info@hazletonoil.com
www.hazletonoil.com

Invoice

Date	Invoice #
4/3/2019	0000195463

Bill To	Job Site Location
Durbin Company 413 Grandview Road Altoona, PA 16601-0000	Durbin Company 2300 Industrial Ave Altoona, PA 16601-0000

Order #	Cust P.O. #	Terms	Due Date	Ship Date	Truck	Salesman
		NET 30	5/3/2019	4/3/2019	08MV	DB

HOE determines FS by the published USDOE rates for
the Mid-Atlantic region set every Monday. Call for the current rate and figure.

Class	Description	Qty	Rate	Amount
	Sales Tax		0.00	0.00

All returned checks will incur a fee of $50.00
Thank you for your continued business.
Please include invoice number on check.
Service Charge of 1.5% per Month will be added to all Past Due Accounts.
Customers over 60 days will be placed on COD terms until account is current.
Tax I.D. 23-2585056
We accept Visa, Mastercard and Discover.
Phone: 570-929-1793
Fax: 570-929-3048
Email: info@hazletonoil.com
Additional charges may be incurred, subject to further testing done at our facility.

Total	$2,178.64
Payment/Credits	$0.00
Balance Due	$2,178.64

HAZLETON OIL & ENVIRONMENTAL, Inc.
"Your Recycling Partner"

300 Tamaqua Street
Hazleton, PA 18201-7913
Phone # 570-929-1793
Fax # 570-929-3048

Web Site www.HazletonOil.com

Statement

Date
4/9/2019

2300 N - Drenning

To:

Durbin Company
413 Grandview Road
Altoona, PA 16601-0000

Attention: Accounts Payable
We Accept Visa And Mastercard

Amount Due	Amount Enc.
$2,178.64	

Date	Transaction	Amount	Balance
04/03/2019	INV #0000195463. Orig. Amount $2,178.64.	2,178.64	2,178.64

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
2,178.64	0.00	0.00	0.00	0.00	$2,178.64

HAZLETON OIL & ENVIRONMENTAL, Inc.

"Your Recycling Partner™"

300 Tamaqua Street, Hazleton, PA 18201-7913
Phone: 570-929-1793 Toll Free: 800-458-3496 Fax: 570-929-3048
Email: info@hazletonoil.com
www.hazletonoil.com

Invoice

Date	Invoice #
4/3/2019	0000195463

Bill To

Durbin Company
413 Grandview Road
Altoona, PA 16601-0000

Job Site Location Dreming

Durbin Company
2300 Industrial Ave
Altoona, PA 16601-0000

POSTED

Order #	Cust P.O. #	Terms	Due Date	Ship Date	Truck	Salesman
		NET 30	5/3/2019	4/3/2019	08MV	DB

Durbin Enterprises Family LP/Development Account — ...ES by the published USDOE rates for

Hazleton Oil & Environmental, Inc
2300 North Branch Avenue

04/29/2019 001149

$2,178.64

pumped out oil from underground storage tank

$2,178.64

30037

Service	**21% Fuel Surcharge is billed on truck travel time and onsite time at customer location.**	1	290.00	

All returned checks will incur a fee of $50.00
Thank you for your continued business.
Please include invoice number on check.
Service Charge of 1.5% per Month will be added to all Past Due Accounts.
Customers over 60 days will be placed on COD terms until account is current.
Tax I.D. 23-2586056
We accept Visa, Mastercard and Discover.
Phone: 570-929-1793
Fax: 570-929-3048
Email: info@hazletonoil.com
Additional charges may be incurred, subject to further testing done at our facility.

Total	
Payment/Credits	
Balance Due	

VISA MasterCard DISCOVER

APPENDIX B

AST REMOVAL INVOICE

Invoice

HAZLETON OIL & ENVIRONMENTAL, Inc.
"Your Recycling Partner™"

300 Tamaqua Street, Hazleton, PA 18201-7913
Phone: 570-929-1793 Toll Free: 800-458-3496 Fax: 570-929-3048
Email: info@hazletonoil.com
www.hazletonoil.com

Date	Invoice #
4/16/2019	0000195802

Bill To

Durbin Company
413 Grandview Road
Altoona, PA 16601-0000

Job Site Location

Durbin Company
2300 Industrial Ave
Altoona, PA 16601-0000

POSTED

2300 N

Order #	Cust P.O. #	Terms	Due Date	Ship Date	Truck	Salesman
		NET 30	5/16/2019	4/16/2019	LG-473	TL

Durbin Enterprises Family LP/Development Account — 05/03/2019 — 001152

Hazleton Oil & Environmental, Inc — remove oil debris — $695.00

2300 North Branch Avenue

$695.00

195802

30037

All returned checks will incur a fee of $50.00
Thank you for your continued business.
Please include invoice number on check.
Service Charge of 1.5% per Month will be added to all Past Due Accounts.
Customers over 60 days will be placed on COD terms until account is current.
Tax I.D. 23-2585056
We accept Visa, Mastercard and Discover.
Phone: 570-929-1793
Fax: 570-929-3048
Email: info@hazletonoil.com
Additional charges may be incurred, subject to further testing done at our facility.

VISA MasterCard DISCOVER

Total	$695.00
Payment/Credits	$0.00
Balance Due	$695.00

APPENDIX C

TSCA DISPOSAL REQUIREMENTS FOR FLUORESCENT LIGHT BALLASTS

TSCA Disposal Requirements for Fluorescent Light Ballasts

PCB Capacitor	PCB Potting Material	Labeling, Transportation and Manifesting for Disposal	Disposal Reference in §761	Disposal Options
"No PCBs" label		Not regulated under TSCA	N/A	Not regulated under TSCA
None	< 50 ppm	Not regulated under TSCA	N/A	Not regulated under TSCA
Intact and non-leaking or none	≥ 50 ppm	Is a PCB bulk product waste. No labeling is required. Manifesting is required for disposal in accordance with §761.62(a); is not required under §761.62(b); may be required under §761.62(c).	.50(b)(2)(ii) .62(a)-(c)	TSCA Incinerator, TSCA/RCRA Landfill, Alternate Destruction Method, Decontamination (§761.65(d) storage approval may be required), Coordinated approval, State approved landfill (leach test required); Risk-based approval
Intact and non-leaking	< 50 ppm	No labeling or manifesting required	.50(b)(2)(i) .60(b)(2)(ii)	As municipal solid waste 40 CFR 761 subpart D options
Leaking	< 50 ppm or > 50 ppm	Disposal as PCB bulk product waste. No labeling is required. Manifesting is required for disposal in accordance with §761.62(a); may be required under §761.62(c).	.62(a) or (c)	TSCA Incinerator TSCA/RCRA Landfill Alternate Destruction Method Decontamination (§761.65(d) storage approval may be required) Coordinated approval Risk-based approval

MOUNTAIN RESEARCH, LLC
825 25th Street, Altoona, PA 16601
(814) 949-2034 Fax (814) 949-9591

Celebrating 35 years 1985-2020

H:\D\Durbin Companies\3638.18.01 Altoona, PA -N Branch & Beale\Lead-Based Paint Management Plan 0320.docx
Project No. 3638.18.01

March 18, 2020

Brian Durbin
Durbin Companies, LP
413 Grandview Road
Altoona, PA 16601
bdurbin@durbincompanies.com

RE: Lead-Based Paint Management Plan – Building #1 and Building #2 at Parcel 01.09-07-126, 2300-2306 North Branch Avenue, City of Altoona, Blair County, Pennsylvania

Dear Brian,

Based upon a site visit conducted on March 18, 2020 and a Lead-Based Paint Survey conducted in January 2019, Mountain Research has developed the following best management practices for surfaces found to contain lead-based paint at the subject property:

Building #1

- Basement stairwell walls – blue / gray paint
    - It is the understanding of Mountain Research that these walls will be fully or mostly removed as part of the removal of the ramp connecting the first and second floors. It should be noted that no deterioration was noted on these painted walls during the March 2020 site visit. As such, if any portions of the walls remain accessible, Mountain Research recommends they be cleaned then encapsulated with a commercial-grade primer
- Vertical support beam in 1st floor garage area – yellow paint
    - Moderate paint deterioration was evident on this building component during the March 2020 site visit. If deemed structurally unnecessary, Mountain Research recommends that it removed and disposed at a landfill that accepts construction and demolition debris. If deemed structurally necessary, Mountain Research recommends that it be enclosed. Interior building components are commonly enclosed with wallboard systems.

Building #1 *(continued)*

- Interior wall along the southern portion of the 2nd floor – white paint
    - No paint deterioration was noted on this wall surface during the March 2020 site visit. Mountain Research recommends that wall surface be cleaned then encapsulated with a commercial-grade primer.
- Window sills on the 2nd floor – white paint
    - No paint deterioration was noted on the 2nd floor window sills during the March 2020 site visit. Mountain Research recommends that the window sills be cleaned then encapsulated with a commercial-grade primer.
- Overhead bay door to 2nd floor entrance – white paint
    - Lead-based paint was only identified on the exterior portion of this bay door. It is the understanding of Mountain Research that this building component is to be removed as part of site re-development activities. If not, it may be cleaned then encapsulated with a commercial-grade primer.

Building #2

- Interior block wall along western portion of the building – white paint
    - No paint deterioration was noted on this wall surface during the March 2020 site visit. Mountain Research recommends that wall surface be cleaned then encapsulated with a commercial-grade primer.

Please refer to **Attachment A** for a copy of the certification / licensure documentation for the Mountain Research personnel designing the Lead-Based Paint Management Plan.

Mountain Research, LLC is pleased to provide you with quality environmental services. Should you have any further questions or concerns, please do not hesitate to contact the undersigned at your convenience.

Sincerely,
MOUNTAIN RESEARCH, LLC

Brett Eddinger
Environmental Scientist

BAE

ATTACHMENT A

CERTIFICATION / LICENSURE DOCUMENTATION

Lead Consortium
2504 Pleasant Avenue
Hamilton, Ohio 45015
513-232-2806
www.leadconsortium.org

Ohio Provider Number: 0121
Kentucky & Pennsylvania Approved Course
Training course meets the requirements as outlined by the State of Indiana under 410 IAC 32-3-3

CERTIFIES THAT

Brett Eddinger

825 25th Street
Altoona, Pennsylvania 16601
SSN xxx-xx-5550

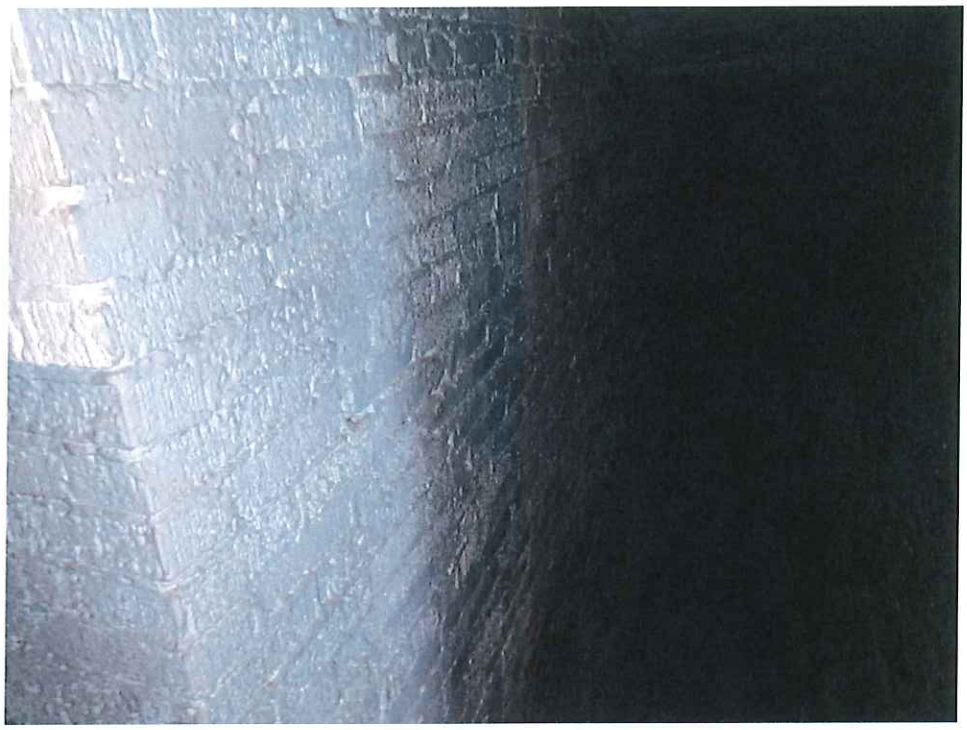
has successfully completed
The APPROVED Lead Training COURSE for RISK ASSESSOR
and has passed the required examination in that discipline

Under civil and criminal penalties of law for the making or submission of false or fraudulent statements or representations (18 U.S.C. 1001 & 15 U.S.C. 2615), I certify that this training complies with the applicable requirements of Title IV of the "Toxic Substances Control Act", 40 CFR Part 745, and any other applicable Federal, State or local requirements, as amended.

Course date:	**08/22/2019 -08/23/2019**
Exam/Issuance date:	**08/23/2019**
Certificate No.	**C082319-01**
Expiration Date:	**08/23/2021 (Ohio Only)**

Program Manager/Principal Instructor

Training Location: **2300 East Kemper Road-Suite 14A**
Cincinnati, OH 45241



Building #1 – basement stairwell walls (blue/gray paint)

Building #1 – vertical support beam on 1st floor (yellow paint)

Building #1 – southern interior wall on 2nd floor (white paint)

Building #1 – window sills on 2nd floor (white paint)

Building #1 – exterior portion of overhead bay door to 2nd floor ramp (white paint)

Building #2 – western interior wall (white paint)

Part 6 -
Public Participation / Comments

COUNTY OF BLAIR
PUBLIC PARTICIPATION LOG / COMMENTS

EMERGENCY SOLUTIONS GRANT (ESG) FONSI/RROF PUBLISHED 12/16/2020

DATE RECEIVED	NOTICE / PROGRAM	NAME & ADDRESS	COMMENT SUMMARY	RESPONSE DATE	SUMMARY RESPONSE
	NONE RECEIVED				

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FONSI/RROF PUBLISHED 2/27/2021

DATE RECEIVED	NOTICE / PROGRAM	NAME & ADDRESS	COMMENT SUMMARY	RESPONSE DATE	SUMMARY RESPONSE

Part 7 -
Revisions / Update Log

ERR REVISION LOG / UPDATES

DATE	PURPOSE
1/20/2021	Placed the Authority to Use Funds for ESG Grant Program
2/5/2021	Increased amount of FY2020 CDBG funds allocated to the shelter project. See CD&H alert indicating recalculation of Blair County's FY2020 CDBG allocation.
5/21/2021	Updated Funding Allocations received to date by Family Services, Inc.
5/27/2021	Rescanned ERR for website and uploaded to County site. Placed copy of FONSI/RROF in ERR record