

LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

**4985 Lucerne Road
Indiana, PA 15701**

Prepared For:

RAJENDRAKUMEZ A. PATEL

SEPTEMBER 2015

Prepared By:





September 9, 2015

Rajendrakumez A. Patel
522 Allegheny Street
Hollidaysburg, PA 16648

Re: Letter Report
Phase II Environmental Site Assessment
Vennard Crossroads Convenience, Inc.
4985 Lucerne Road
Indiana, PA 15701

Dear Mr. Patel,

Johnstown Environmental Management Corporation (JEMCOR) has recently completed a limited Phase II Environmental Site Assessment (ESA) on the subject site. Consistent with and pursuant to the Scope of Work outlined in JEMCOR's August 10, 2015 proposal, the Phase II ESA consisted of the advancement of four (4) soil borings and the subsequent collection of four (4) soil samples and one (1) groundwater sample from the area surrounding an active underground storage tank (UST) associated with the permitted retail fueling operation at the facility. This Letter Report documents the methods, findings and conclusions associated with the Phase II ESA.

Background

A Phase I Environmental Site Assessment (ESA) was conducted on the subject property by JEMCOR coincident with this Phase II ESA. In order to investigate potential environmental liabilities and to the specific concern and interest of the potential purchaser of the property, the Phase I ESA recommended that the Phase II ESA be conducted. This Phase II ESA is intended to provide a limited characterization of the environmental risk, if any, associated with the site.

Scope of Work

Prior to conducting any field work at the property, all appropriate utilities were notified through the Pennsylvania-One Call service. Several utilities were located on or near the property but none were encountered during the soil boring program.

The soil borings were advanced on August 31, 2015 with a direct push rig (Hurricane dual system) owned and operated by GoeEnvironmental Drilling of Pittsburgh, Pennsylvania. The Figure 1 Site Plan indicates the general site configuration, the approximate UST location, and the locations of the four (4) soil borings. The soil borings were generally advanced with no significant problems. Continuous soil samples were collected in disposable acetate liners at 4-foot intervals. Each sample liner was placed in a steel cylinder (Geoprobe™ Macrocore Sampler) and driven to a specified depth. Soil borings were advanced to refusal which varied between 16 and 21-feet. Water was observed in three of the borings (SB2, SB3, SB4) at a depth of approximately 8 to 10-feet. The sampler was subsequently retrieved and the sample liner and the soil sample removed by cutting the liner along its length to expose the sample. The depth of each soil sample is indicated on each boring log.

Because the laboratory samples were collected for characterization purposes, they were collected from intervals determined by field personnel based on visual (staining or changes in lithology), odorous observations, or organic vapor measurements. If no significant visual, odorous, or organic vapor indications were observed or measured then a sample was collected where a change in lithology was observed within a soil boring. Physical characteristics including soil type, color and moisture were observed and documented during sampling. Boring logs for each of the four (4) borings are attached as Exhibit A.

Each sample was scanned with a photoionization detector (PID) and monitored to detect the presence of organic vapors. The headspace organic vapor concentrations were measured by placing the soil in an airtight plastic bag, allowing the soil to remain undisturbed in the bag for a period of time, and then obtaining a measurement with the PID.

A portion of select sample intervals was collected in accordance with EPA Method 5035 for analysis of VOCs. In accordance with EPA Method 5035, samples were field preserved in methanol/ sodium bisulfate.

All soil samples submitted for laboratory analysis were delivered within 24 hours to Geochemical Testing, Inc. located in Somerset, Pennsylvania. The laboratory analysis data resulting from this Phase II ESA has been evaluated through comparison to regulatory limits established under the Pennsylvania Land Recycling Program (Act 2) for residential properties where the underlying groundwater is not used as a source for drinking water, as well as a comparison to where the underlying groundwater may be used as a drinking water source.

Soil Characterization

The four soil borings (B1 through B4) were immediately adjacent to the UST. Samples were collected from each of the borings for analysis of Pennsylvania Department of Environmental Protection (DEP) leaded and unleaded gasoline shortlist parameters. The soil laboratory analysis results are attached and are summarized on Table 1.

As indicated on Table 1, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene and Benzene were each detected above the DEP standard for soils in a residential area in which the groundwater is used. Additionally, 1,3,5-Trimethylbenzene exceeded the standard for soils in a residential area in which the groundwater is not used.

All other parameters in the analytical suite were below both used and non-used aquifer residential standards.

Ground Water

Groundwater was sampled from boring B4 utilizing a peristaltic pump and analyzed for the DEP leaded gasoline shortlist parameters. The laboratory analysis results are attached and are summarized on Table 2.

As indicated on Table 2, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, Benzene, Ethylbenzene, Naphthalene, Toluene and Total Xylene were each detected above the DEP standard for groundwater in a residential area in which the groundwater is used. Additionally, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene and Benzene exceeded the standards for groundwater in a residential area in which the groundwater is not used.

All other parameters in the analytical suite were below both used and non-used aquifer residential standards.

Conclusions

Based on the findings of this Phase II ESA, environmental impacts are present at the subject property due to a release of gasoline. Based on our observations, it is believed that the release(s) occurred during filling operations and did not originate from the tank itself. Additional assessment work would be required to characterize the scope and extent of the release.

It should be noted that costs associated with characterizing and remediating the release would most likely be covered by the Underground Storage Tank Indemnification Fund (USTIF) insurance program. Understanding that the underlying reason for this Phase II ESA is to provide due diligence associated with the potential purchase of the property, be advised that the DEP offers a program whereby an impacted property can be sold while cleanup actions are completed by the selling party. The sale in these situations is

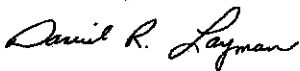
facilitated through a "Buyer-Seller Agreement". These are three-way agreements between the buyer, the seller and the DEP where DEP frees the buyer of liability associated with existing environmental impacts while the seller completes the cleanup. Additional information on a Buyer-Seller Agreement can be provided, if requested.

Limitations

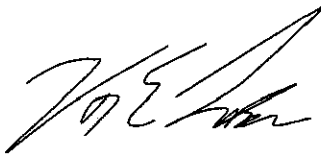
The field observations, measurements and sampling reported herein are considered sufficient in detail and scope to form a reasonable basis for a Phase II ESA of the subject property. The investigation, conclusions and recommendations presented herein are based on the evaluation of limited information (i.e. the information was obtained from individual borings). JEMCOR can only assure that the information presented herein is accurate at the specific boring locations. Although the soil borings associated with this Phase II ESA were located to correspond with the known areas of greatest potential for environmental impact, there is always a potential for other areas on the property to have environmental impacts that were not addressed herein. JEMCOR warrants that the findings and conclusions contained herein have been prepared in conformance with generally accepted Phase II ESA practices.

If you have any questions or require additional information, please contact the undersigned at (814) 533-2680.

Sincerely,

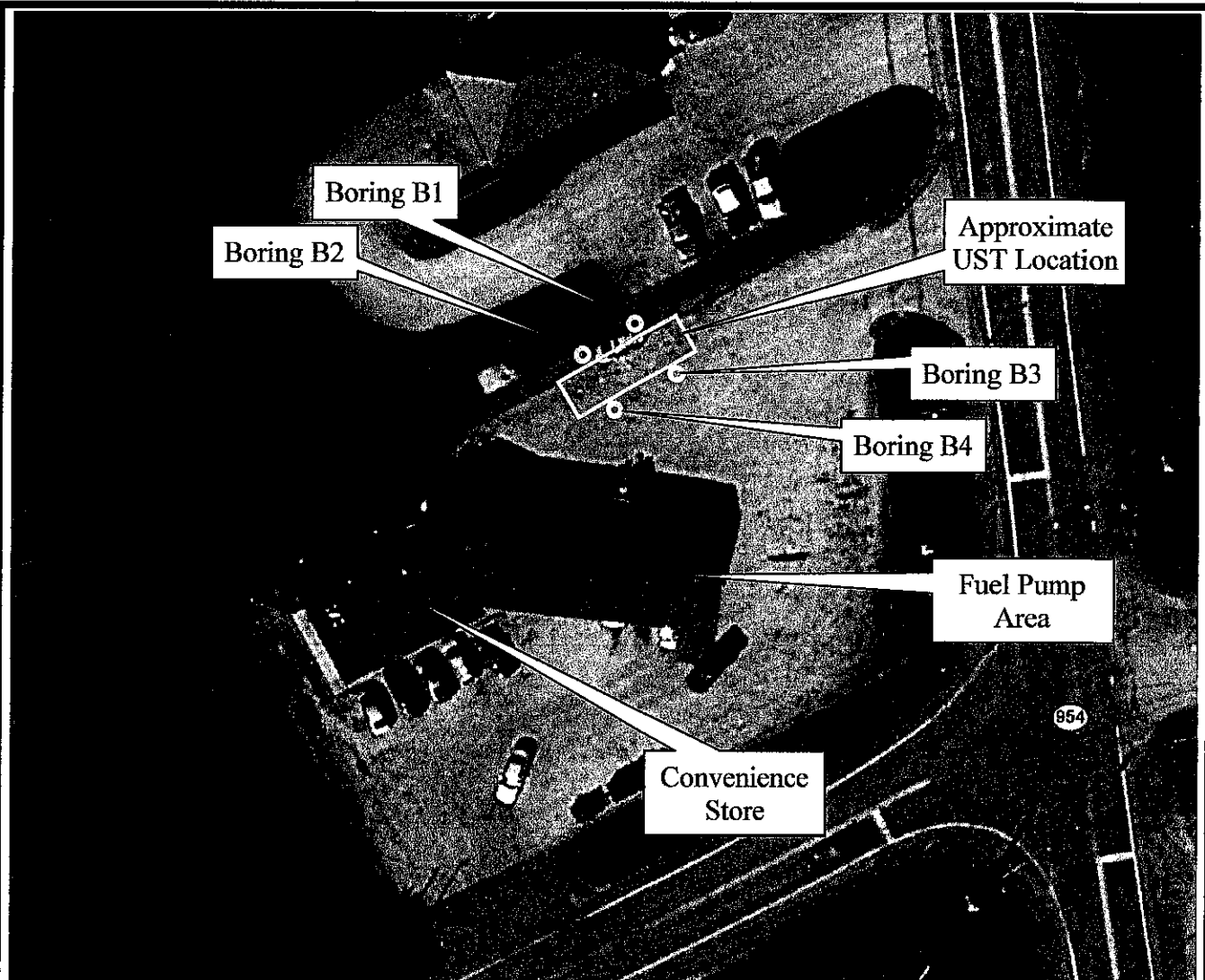


David Layman
Principal



Von E. Fisher
Professional Geologist

Attachment List: Figure 1 – Site Plan
 Table 1 – Soil Sample Summary
 Table 2 – Groundwater Sample Summary
 Exhibit A – Boring Logs
 Exhibit B – Laboratory Data Report



Client: Rajendrakumez A. Patel

522 Allegheny Street
Hollidaysburg, PA 16648

Project: Vennard Crossroads Convenience, Inc.

4985 Lucerne Road
Indiana, PA 15701

JEMCOR

Johnstown Environmental
Management Corporation

68 Walnut Street
Johnstown, PA 15901
(814) 533-2680

Title:

Site Plan

Drawing Number: JEM.A1501

Drawn: VEF-9/1/2015

Approved: VEF-9/1/2015

FIGURE 1

Table 1
August 2015 Soil Boring Results
Vennard Crossroads Convenience, Inc. Indiana, Pennsylvania

Analyses	Units	Act 2 MCL Used(1)	Act 2 MCL Non-Used(2)	B1 Results	B2 Results	B3 Results	B4 Results
Lead	mg/kg	450	190,000	4.6	57.3	21.9	38.6
1,2,4-Trimethylbenzene	mg/kg	8.4	840.0	53	13	0.94	0.074
1,2-Dibromoethane	mg/kg	0.005	0.5	< 0.021	< 0.028	< 0.024	< 0.034
1,2-Dichloroethane	mg/kg	0.5	5.0	< 0.021	< 0.028	< 0.024	< 0.034
1,3,5-Trimethylbenzene	mg/kg	2.3	2.3	15	3.9	0.3	< 0.034
Benzene	mg/kg	0.5	50.0	3.9	3.2	0.59	0.62
Ethylbenzene	mg/kg	70	7,000	12.0	3.3	0.29	< 0.034
Isopropylbenzene	mg/kg	600	10,000	2.1	0.57	0.035	< 0.034
Methyl-tert-butyl ether	mg/kg	2	20	< 0.021	< 0.028	< 0.024	< 0.034
Naphthalene	mg/kg	25	7,500	1.7	0.88	0.099	0.035
Toluene	mg/kg	100	10,000	17	15	1.6	0.1
Total Xylene	mg/kg	1,000	10,000	84	29	2.7	0.14

(1) Act 2 residential, used aquifer MCLs

(2) Act 2 residential, non-used aquifer MCLs

MCL = Maximum Contaminant Level

Exceeds (1)
Exceeds (1) and (2)

Table 2
August 2015 Groundwater Sampling Results
Vennard Crossroads Convenience, Inc. Indiana, Pennsylvania

Analyses		Units	Act 2 MCL Used(1)	Act 2 MCL Non-Used(2)	B4 Results
Lead	7439-92-1	µg/L	5	5,000	<1
1,2,4-Trimethylbenzene	95-63-6	µg/L	15	1,500	1650
1,2-Dibromoethane	106-93-4	µg/L	0.05	5	<1
1,2-Dichloroethane	107-06-2	µg/L	5	50	<1
1,3,5-Trimethylbenzene	108-67-8	µg/L	13	13	400
Benzene	71-43-2	µg/L	5	500	10,600
Ethylbenzene	100-41-4	µg/L	700	70,000	2150.0
Isopropylbenzene	98-82-8	µg/L	840	50,000	63.5
Methyl-tert-butyl ether	1634-04-4	µg/L	20	200	<1
Naphthalene	91-20-3	µg/L	100	30,000	218
Toluene	108-88-3	µg/L	1,000	100,000	16,200
Total Xylene	1330-20-7	µg/L	10,000	180,000	13,400

(1) Act 2 residential, used aquifer MCLs

(2) Act 2 residential, non-used aquifer MCLs

MCL = Maximum Contaminant Level

Exceeds (1)
Exceeds (1) and (2)

Boring Log**Boring: B1****Sheet: 1 of 1**

Project: Phase II ESA-
Vennard Service Station
Geologist: Von E. Fisher, P.G.
Driller: GeoEnvironmental

Location: Refer to Figure 1
Indiana, Pennsylvania
Date: 08/31/2015
Method: Direct Push

Depth (ft)	Lithology	PID (ppm)	Description	Comments
0				No Well Installed
		25	FILL: gravel and clay, medium gray	Petroleum stained@ 2.5' to 4' Moderate petroleum odor@ 2.5' to 7'
		71	FILL: gravel and silt, orange brown	
			FILL: same- stained black- moderate petroleum odor	
			SILT: orange-brown, some staining- moderate petroleum odor	
		23	SANDY SILT: orange-brown, some staining- moderate petroleum odor	
		143	SANDY SILT: medium gray, moderate petroleum odor	Sample @ 3' Refusal @ 12.1'
			SANDSTONE: weathered, medium to fine grained, orange-brown	
		25		
		17		
			Refusal @ 12.1'	
15				
20				

Boring Log

Boring: B2

Sheet: 1 of 1

Project: Phase II ESA-
Vennard Service Station
Geologist: Von E. Fisher, P.G.
Driller: GeoEnvironmental

Location: Refer to Figure 1
Indiana, Pennsylvania
Date: 08/31/2015
Method: Direct Push

Depth (ft)	Lithology	PID (ppm)	Description	Comments	
0				No Well Installed	
		76	FILL: gravel and clay, medium gray	Petroleum stained@ 2.5' to 5'	
			FILL: bricks and silt, red/ orange brown		
		270	SANDY SILT: dark gray, stained, moderate petroleum odor		
			SANDY SILT: orange-brown, some staining, slight petroleum odor		Moderate petroleum odor@ 2.5' to 3.5'
5		150	SANDY SILT: with rock fragments medium gray, slight petroleum odor		Slight petroleum odor@ 3.5' to 10'
		98			
		107			
10		48	SILTY CLAY: with rock fragments orange brown, slight petroleum odor		Sample @ 9'
		28	SANDY CLAY: with rock fragments medium to dark brown, slight petroleum odor	Wet @ 10'	
15		28		Refusal @ 21'	
		30			
		56			
20			20'-21' is not depicted on this log but consists of the same material and a PID Reading of 170ppm		

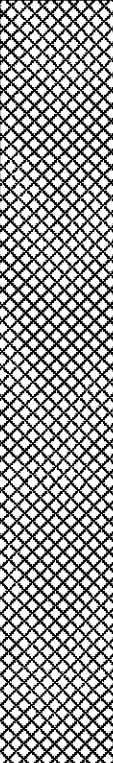

Boring Log

Boring: B3

Sheet: 1 of 1

Project: Phase II ESA-
Vennard Service Station
Geologist: Von E. Fisher, P.G.
Driller: GeoEnvironmental

Location: Refer to Figure 1
Indiana, Pennsylvania
Date: 08/31/2015
Method: Direct Push

Depth (ft)	Lithology	PID (ppm)	Description	Comments
0				No Well Installed
		23	FILL: rock fragments silt and clay	Very little recovery from 0' to 11'
5				
	23			
			Slight petroleum odor@ 11' to 17'	
10				Sample @ 12'
				Wet @ 8'
				Refusal @ 17'
		270	SILTY CLAY: with some decomposed vegetative matter, , slight petroleum odor	
15		82		
		90		
			Refusal @ 17'	
20				

Boring Log**Boring: B4****Sheet: 1 of 1**

Project: Phase II ESA-
Vennard Service Station
Geologist: Von E. Fisher, P.G.
Driller: GeoEnvironmental

Location: Refer to Figure 1
Indiana, Pennsylvania
Date: 08/31/2015
Method: Direct Push

Depth (ft)	Lithology	PID (ppm)	Description	Comments
0				No Well Installed
		69	FILL: gravel and clay, medium gray	Slight petroleum odor@ 1.5' to 3.5'
			SILTY SAND: medium gray, stained, slight petroleum odor	
		30	SILTY SAND : orange-brown, slight petroleum odor	
		33		
		32		
		23		
		70	SANDSTONE: weathered, medium to fine grained, orange-brown	
		--	SANDY SILT: with rock fragments orange brown,	
		37	SILT: dark gray, Moist	
			Refusal @ 21'	
20			20'-21' is not depicted on this log but consists of the same material	



GEOCHEMICAL TESTING

Environmental and Energy Analysis

2005 N. Center Ave.
Somerset, PA 15501

814/443-1671
814/445-6666
FAX: 814/445-6729

Thursday, September 03, 2015

Karen Perla
JEMCOR
PO BOX 126
JOHNSTOWN, PA 15907

Order No.: G1508F32

Dear Karen Perla:

Geochemical Testing received 5 sample(s) on 8/31/2015 for the analyses presented in the following report.

There were no problems with the analyses and all QC data met NELAC, EPA, and laboratory specifications except where noted in the Case Narrative or Laboratory Results.

If you have any questions regarding these tests results, please feel free to call.

Sincerely,

Timothy W. Bergstresser
Director of Technical Services



Geochemical Testing

Date: 03-Sep-15

CLIENT: JEMCOR

Project:

Lab Order: G1508F32

CASE NARRATIVE

No problems were encountered during analysis of this workorder, except if noted in this report.

Vennard's Gas Station Phase II - 9761

Samples were not filtered in the field for dissolved metals by EPA 6020; samples were lab filtered and then preserved to pH < 2.

Legend:

ND - Not Detected

J - Indicates an estimated value.

U - The analyte was not detected at or above the listed concentration, which is below the laboratory quantitation limit.

B - Analyte detected in the associated Method Blank

Q - Qualifier QL - Quantitation Limit DF - Dilution Factor

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

** - Value exceeds Action Limit

H - Method Hold Time Exceeded

MCL - Contaminant Limit



Laboratory Results

Geochemical Testing

Date: 03-Sep-15

CLIENT:	JEMCOR	Client Sample ID:	SB1 7'	9761
Lab Order:	G1508F32			
Project:		Sampled By:	Client	
Lab ID:	G1508F32-001	Collection Date:	8/31/2015 9:45:00 AM	
Matrix:	SOLID	Received Date:	8/31/2015 2:16:26 PM	

Analyses	Result	QL	Q	Units	DF	Date Prepared	Date Analyzed
TOTAL METALS							
		Analyst: BEH				EPA 3050	EPA 6010
Lead	4.6	2.0		mg/Kg-dry	1	09/01/15 12:20 PM	09/01/15 6:11 PM
VOLATILE ORGANIC COMPOUNDS							
		Analyst: SJM				EPA 5035	EPA 8260
1,2,4-Trimethylbenzene	53	2.1		mg/Kg-dry	1800	08/31/15 3:05 PM	08/31/15 6:54 PM
1,2-Dibromoethane	< 0.021	0.021		mg/Kg-dry	18	08/31/15 3:05 PM	08/31/15 5:18 PM
1,2-Dichloroethane	< 0.021	0.021		mg/Kg-dry	18	08/31/15 3:05 PM	08/31/15 5:18 PM
1,3,5-Trimethylbenzene	15	2.1		mg/Kg-dry	1800	08/31/15 3:05 PM	08/31/15 6:54 PM
Benzene	3.9	2.1		mg/Kg-dry	1800	08/31/15 3:05 PM	08/31/15 6:54 PM
Ethylbenzene	12	2.1		mg/Kg-dry	1800	08/31/15 3:05 PM	08/31/15 6:54 PM
Isopropylbenzene	2.1	2.1		mg/Kg-dry	1800	08/31/15 3:05 PM	08/31/15 6:54 PM
Methyl-tert-butyl ether	< 0.021	0.021		mg/Kg-dry	18	08/31/15 3:05 PM	08/31/15 5:18 PM
Naphthalene	1.7	0.021		mg/Kg-dry	18	08/31/15 3:05 PM	08/31/15 5:18 PM
Toluene	17	2.1		mg/Kg-dry	1800	08/31/15 3:05 PM	08/31/15 6:54 PM
Total Xylene	84	4.1		mg/Kg-dry	1800	08/31/15 3:05 PM	08/31/15 6:54 PM
Surr: 1,2-Dichloroethane-d4	109	70-130		%REC	18	08/31/15 3:05 PM	08/31/15 5:18 PM
Surr: 4-Bromofluorobenzene	115	70-130		%REC	18	08/31/15 3:05 PM	08/31/15 5:18 PM
Surr: Dibromofluoromethane	109	70-130		%REC	18	08/31/15 3:05 PM	08/31/15 5:18 PM
Surr: Toluene-d8	119	70-130		%REC	18	08/31/15 3:05 PM	08/31/15 5:18 PM

Laboratory Results

Geochemical Testing

Date: 03-Sep-15

CLIENT: JEMCOR Client Sample ID: SB2 3' 9761
Lab Order: G1508F32
Project: Sampled By: Client
Lab ID: G1508F32-002 Collection Date: 8/31/2015 10:20:00 AM
Matrix: SOLID Received Date: 8/31/2015 2:16:26 PM

Analyses	Result	QL	Q	Units	DF	Date Prepared	Date Analyzed
TOTAL METALS		Analyst: BEH		EPA 3050		EPA 6010	
Lead	57.3	2.0		mg/Kg-dry	1	09/01/15 12:20 PM	09/01/15 6:42 PM
VOLATILE ORGANIC COMPOUNDS		Analyst: SJM		EPA 5035		EPA 8260	
1,2,4-Trimethylbenzene	13	0.57		mg/Kg-dry	460	08/31/15 3:05 PM	08/31/15 6:06 PM
1,2-Dibromoethane	< 0.028	0.028		mg/Kg-dry	23	08/31/15 3:05 PM	08/31/15 4:06 PM
1,2-Dichloroethane	< 0.028	0.028		mg/Kg-dry	23	08/31/15 3:05 PM	08/31/15 4:06 PM
1,3,5-Trimethylbenzene	3.9	0.57		mg/Kg-dry	460	08/31/15 3:05 PM	08/31/15 6:06 PM
Benzene	3.2	0.57		mg/Kg-dry	460	08/31/15 3:05 PM	08/31/15 6:06 PM
Ethylbenzene	3.3	0.57		mg/Kg-dry	460	08/31/15 3:05 PM	08/31/15 6:06 PM
Isopropylbenzene	0.57	0.028		mg/Kg-dry	23	08/31/15 3:05 PM	08/31/15 4:06 PM
Methyl-tert-butyl ether	< 0.028	0.028		mg/Kg-dry	23	08/31/15 3:05 PM	08/31/15 4:06 PM
Naphthalene	0.88	0.028		mg/Kg-dry	23	08/31/15 3:05 PM	08/31/15 4:06 PM
Toluene	15	0.57		mg/Kg-dry	460	08/31/15 3:05 PM	08/31/15 6:06 PM
Total Xylene	29	1.1		mg/Kg-dry	460	08/31/15 3:05 PM	08/31/15 6:06 PM
Surr: 1,2-Dichloroethane-d4	107	70-130		%REC	23	08/31/15 3:05 PM	08/31/15 4:06 PM
Surr: 4-Bromofluorobenzene	105	70-130		%REC	23	08/31/15 3:05 PM	08/31/15 4:06 PM
Surr: Dibromofluoromethane	107	70-130		%REC	23	08/31/15 3:05 PM	08/31/15 4:06 PM
Surr: Toluene-d8	101	70-130		%REC	23	08/31/15 3:05 PM	08/31/15 4:06 PM

Laboratory Results

Geochemical Testing

Date: 03-Sep-15

CLIENT:	JEMCOR	Client Sample ID:	GW1 SB-4 10'	
Lab Order:	G1508F32			9761
Project:		Sampled By:	Client	
Lab ID:	G1508F32-005	Collection Date:	8/31/2015 12:45:00 PM	
Matrix:	AQUEOUS	Received Date:	8/31/2015 2:16:26 PM	

Analyses	Result	QL	Q	Units	DF	Date Prepared	Date Analyzed
INORGANIC METALS							
		Analyst: RLM				EPA 200.2	EPA 6020
Lead, dissolved	< 1.0	1.0		µg/L	2	09/01/15 9:15 AM	09/02/15 12:04 PM
VOLATILE ORGANIC COMPOUNDS							
		Analyst: SJM					EPA 8260
1,2,4-Trimethylbenzene	1650	50.0		µg/L	50		08/31/15 7:42 PM
1,2-Dibromoethane	< 1.0	1.0		µg/L	1		08/31/15 3:18 PM
1,2-Dichloroethane	< 1.0	1.0		µg/L	1		08/31/15 3:18 PM
1,3,5-Trimethylbenzene	400	50.0		µg/L	50		08/31/15 7:42 PM
Benzene	10600	200		µg/L	200		09/01/15 3:40 PM
Ethylbenzene	2150	50.0		µg/L	50		08/31/15 7:42 PM
Isopropylbenzene	63.5	1.0		µg/L	1		08/31/15 3:18 PM
Methyl-tert-butyl ether	< 1.0	1.0		µg/L	1		08/31/15 3:18 PM
Naphthalene	218	50.0		µg/L	50		08/31/15 7:42 PM
Toluene	16200	200		µg/L	200		09/01/15 3:40 PM
Total Xylene	13400	100		µg/L	50		08/31/15 7:42 PM
Surr: 1,2-Dichloroethane-d4	85.4	70-130		%REC	1		08/31/15 3:18 PM
Surr: 4-Bromofluorobenzene	117	70-130		%REC	1		08/31/15 3:18 PM
Surr: Dibromofluoromethane	110	70-130		%REC	1		08/31/15 3:18 PM
Surr: Toluene-d8	84.2	70-130		%REC	1		08/31/15 3:18 PM