

## **APPENDIX 34**

PROVIDE A LOCAL IMPACT REPORT, ENGINEERING REPORTS AND TRAFFIC STUDIES, INCLUDING DETAILS OF ANY ADVERSE IMPACT ON TRANSPORTATION, TRANSIT ACCESS, HOUSING, WATER AND SEWER SYSTEMS, LOCAL POLICE AND EMERGENCY SERVICE CAPABILITIES, EXISTING TOURISM, INCLUDING HISTORICAL AND CULTURAL RESOURCES OR OTHER MUNICIPAL SERVICE OR RESOURCE. A COPY OF THE LOCAL IMPACT REPORT SHALL BE PROVIDED TO EACH POLITICAL SUBDIVISION IN WHICH THE LICENSED FACILITY WILL BE LOCATED AT LEAST SEVEN (7) DAYS PRIOR TO THE FILING OF THE APPLICATION FOR A SLOT MACHINE LICENSE. THE APPLICANT SHALL FILE A PROOF OF SERVICE WITH THE BOARD.

**Enclosed at this Appendix is a copy of the Local Impact Report for Stadium Casino, LLC.**

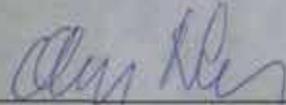
**Also enclosed with this Appendix 34 is a proof of service of the Local Impact Report on the City of Philadelphia effective November 8, 2012.**

**CERTIFICATE OF SERVICE**

I hereby certify that I have this day served the foregoing Local Impact Report upon the following person, via hand delivery, which service satisfies the requirements of Pa. R.A.P. 121.

**VIA HAND DELIVERY**

Duane Bumb  
Senior Deputy Commerce Director  
City of Philadelphia  
1515 Arch Street  
Philadelphia, PA 19102



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Alan C. Kohler, Esquire  
Mark S. Stewart, Esquire  
ECKERT SEAMANS CHERIN &  
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Counsel for Stadium Casino, LLC

Date: November 8, 2012

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November 8, 2012

**VIA HAND DELIVERY**

Duane Bumb  
Senior Deputy Commerce Director  
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1515 Arch Street  
Philadelphia, PA 19102

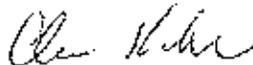
RE: Stadium Casino, LLC's Local Impact Report

Dear Mr. Bumb:

Pursuant to the Pennsylvania Gaming Control Board's instructions pertaining to the submission of Category 2 Slot Machine License Application, which require Applicants to provide a copy of the Applicant's Local Impact Report (Appendix 34) to the City seven days in advance of the Applicant's submission, and the City's requirements addressing the logistics of local submission, enclosed please find the Local Impact Report of Stadium Casino, LLC.

If you would be so kind as to provide a time stamped copy of this letter or other means documenting your receipt, I would greatly appreciate it.

Sincerely,



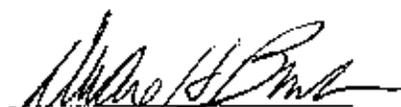
Alan C. Kohler

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ACK/jls  
Enclosure

## ACKNOWLEDGMENT OF RECEIPT

The undersigned acknowledges receipt of a letter dated November 8, 2012 from Eckert Seamans Cherin & Mellott, LLC addressed to Duane Bumb, Senior Deputy Commerce Director for the City of Philadelphia and of a binder entitled "Local Impact Report" submitted by Stadium Casino, LLC with regard to 900 Packer Avenue, Phila. PA.



Signature of Recipient

Name: Duane Bumb

Position: Senior Deputy Director  
of Commerce

11/8/12  
Date

M1093239.DOC

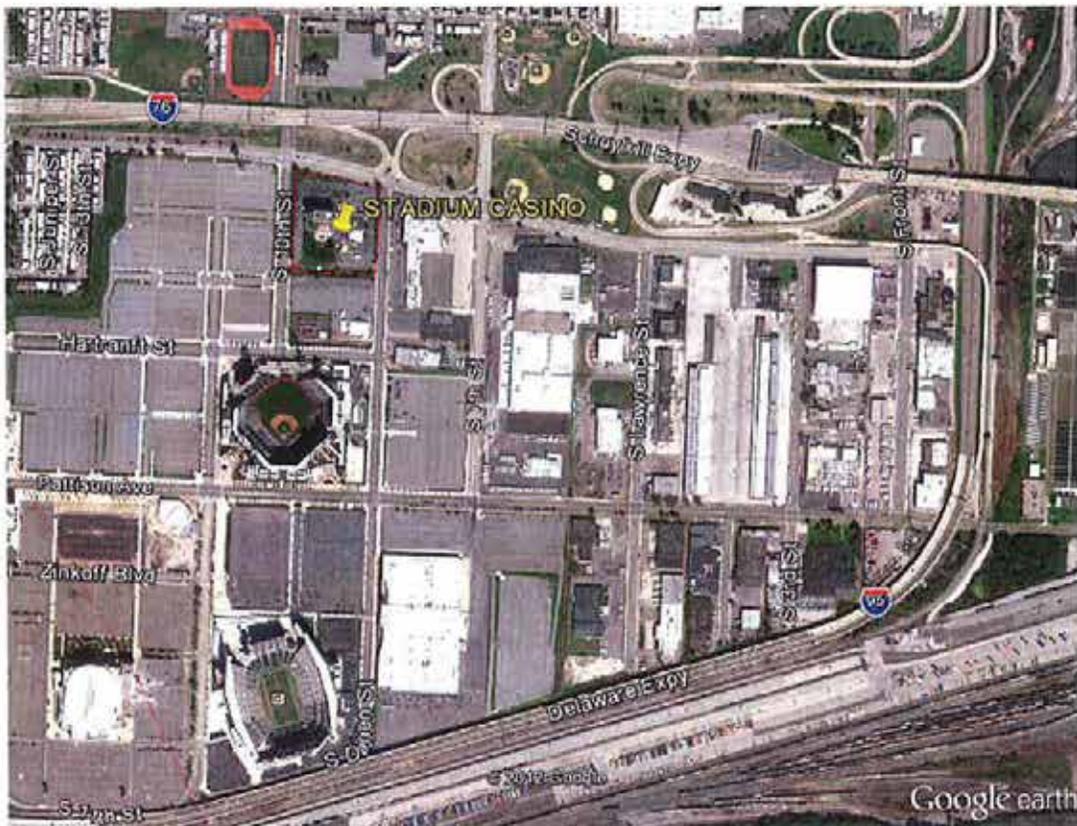
# LOCAL IMPACT REPORT

Category 2 Casino to be located at  
900 PACKER AVENUE  
PHILADELPHIA, PENNSYLVANIA

Submitted by:

## Stadium Casino LLC

November 8, 2012



**LOCAL IMPACT REPORT  
SUBMITTED BY  
STADIUM CASINO, LLC**

**INTRODUCTION**

Stadium Casino, LLC (“Stadium Casino”) is an Applicant for the remaining Category 2 Slot Machine License in the City of Philadelphia. This Local Impact Report is being submitted as Appendix 34 to Stadium Casino’s Category 2 Slot Operator Application and Disclosure Information Form and is being provided to the City of Philadelphia pursuant to the Gaming Board’s directives and the instructions issued November 5, 2012 from the Mayor’s Office of Communications.

Stadium Casino is poised to bring Pennsylvania the finest and most exciting casino yet. This Application is, by far, the best casino option for both the City of Philadelphia and the Commonwealth.

- *World-Class Partnership* – Stadium Casino brings together two of the most dominant casino entertainment owners in the Mid-Atlantic region, Greenwood Racing, Inc., owners of Parx Casino, Pennsylvania’s highest revenue generating casino and the Cordish Companies owners of Maryland Live!, Maryland’s highest revenue generating casino.
- *Financial Strength* – The Applicant’s principals have the resources available to fund the entire project, including the slot machine license fee, the table games authorization fee, the hotel and site acquisition, construction, and completion.
- *The Best Location* – Stadium Casino will become part of the Stadium District creating one of the top gaming, resort, sports and entertainment destinations in the world. The Stadium Casino site offers the best accessibility to every mode of transportation traveling in every possible direction, as well as to ample structured and surface parking.



- ***Incremental Revenue*** - The project will create the most incremental revenue for the City and the Commonwealth by being located the furthest away from, and having the least cannibalization effect on, the existing Philadelphia casino. It will be the only facility to capitalize on the 8 million visitors annually who attend the Stadium Complex for sporting events, shows, and concerts.
- ***Least Impact on City Life*** - The site, which is already planned for large scale activities, will avoid the dramatic and negative impact that constructing and operating a casino in residential, commercial, and Center City family neighborhoods will have on City life.

**EXECUTIVE SUMMARY**

The Local Impact Report includes two underlying reports prepared by Pennoni Associates, Inc. and PMT Associates, Inc., respectively, and summarized as follows:

1. **Pennoni Associates, Inc.** - This highly respected engineering firm was retained to prepare the primary components of the Local Impact Report. The Pennoni report addresses the following areas and reaches the following conclusions pertaining to the stadium casino site at 900 Packer Avenue:
  - a. **Water Supply Assessment** – The report analyzes the water supply system in the area of the site and concludes that, based on reserves and flows for the adjacent water infrastructure provided by The Philadelphia Water Department, the water supply system is adequate to service the project and that “there will be no adverse impact on the local community due to water usage.”
  - b. **Sewage Collection and Treatment Assessment** - The report analyzes sewage collection and treatment facilities in the area of the site and, based on confirmation by The Philadelphia Water Department that the existing, surrounding sewer system has adequate excess capacity for this project,

concludes that “there will be no adverse impact on the local community due to increase in sewage collection and treatment.”

- c. **Stormwater Management Assessment** – The report analyzes the stormwater management facilities in the area and, based on confirmation from The Philadelphia Water Department that the existing sewer system has excess capacity for this project and the fact that there will be a net decrease in the volume and rate of stormwater runoff, concludes that “there will be no adverse impact on the local community due to stormwater management.”
- d. **Electric Power Supply Assessment** - The report analyzes the existing electrical facilities in the area provided by PECO Energy Company, and concludes that “there is adequate capacity to provide the increased electric supply to the casino project” and “there is no adverse impact on the local community due to increased electric usage.”
- e. **Gas Supply Assessment** - The report analyzes the existing gas distribution supply provided by Philadelphia Gas Works and based on confirmation by Philadelphia Gas Works that a 5 psi system can be provided to the site, concludes that “there is no adverse impact on the local community due to increased gas usage.”
- f. **Police and Emergency Services Assessment** - The report analyzes the potential impact on local police and emergency services capabilities and based on an assessment of the proximity of emergency services and current capabilities, concludes that “there will be no negative impact on the local police, fire and EMS capabilities serving the community.”
- g. **Housing Assessment** – The report concludes that because the site is surrounded by parking lots, interstate highways, and commercial and service uses, “the proposed casino will have no discernable impact on housing.”
- h. **Traffic, Transit and Parking Assessment** – The report includes an assessment of the impact on traffic, transit and parking by the proposed casino, building on the September 21, 2010, Philadelphia Sports Complex Parking and Traffic Management Plan (“The Langan Report”) released by the City in the fall of 2010. As to traffic and parking, the report concludes that the proposed casino “will have no discernible impact on either traffic flow or parking demand during peak event periods,” and, in fact, will “serve to reduce the intensity of the peak ingress and egress demand” in the Stadium District. As the report states in closing:

As identified, during peak traffic periods associated with high impact events, the critical intersections around the stadium casino will provide adequate capacity when accounting for event traffic volumes inclusive of anticipated stadium casino trips. Equally important, the stadium casino has sufficient on-site parking to meet casino patrons needs at all times, including during high impact events. Combined with the proximity of the stadium casino to interstate access points so that casino patrons stay on the perimeter of the Stadium Complex, casino patrons will have a negligible impact on the peak arrival and departure windows during events.

2. **PMT Environmental Assessment** – PMT conducted a comprehensive Phase I Environmental Site Assessment of the 900 Packer Avenue site. After providing great detail regarding the environmental state of the site, the PMT report gives the site a clean bill of health, concluding that, “This assessment has revealed no evidence of recognized environmental conditions in connection with the property.”

In addition to the two reports summarized above, a review has been conducted of the impact of the proposed casino on existing tourism. It is clear that the Stadium Casino will have a positive impact on existing tourism both around the site, including the Cordish Companies retail, dining, entertainment and hotel project next to XFINITY Live!, and throughout Philadelphia, including the historic district. The hotel on site will attract overnight guests to the property, who will frequently participate in tourist activities near and around the site and can utilize the Pattison Avenue subway station, only a short walk from the site, to travel to any and all of Philadelphia’s many tourism locations.

Overall, the Local Impact Report reveals that construction and operation of a hotel/casino/entertainment complex at 900 Packer Avenue will not have any negative impact on any of the various aspects of the local community, and will have a positive impact on the City of Philadelphia.

# LOCAL IMPACT REPORT

For Category 2 Casino to be located at  
900 PACKER AVENUE  
PHILADELPHIA, PENNSYLVANIA

Prepared for:

## Stadium Casino LLC

November 8, 2012

Prepared by:



**PENNONI ASSOCIATES (INC.)**  
**CONSULTING ENGINEERS**

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# LOCAL IMPACT REPORT STADIUM CASINO, LLC

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**LOCAL IMPACT REPORT  
FOR  
STADIUM CASINO, LLC  
SUBMITTED BY  
PENNONI ASSOCIATES, INC.**

**1. INTRODUCTION**

At the request of Stadium Casino, LLC, Pennoni Associates, Inc. has prepared this Local Impact Report in accordance with the requirements of the Pennsylvania Control Board Gaming Rules and Regulations to assess the impact of the proposed stadium casino and hotel at 900 Packer Avenue, Philadelphia, PA on the surrounding neighborhood and the City of Philadelphia. This Local Impact Report is being delivered to the City of Philadelphia in accordance with Section 441.3(d) of the Gaming Board's regulations.

The stadium casino will be located immediately adjacent to the Stadium District of South Philadelphia which is comprised of three primary event venues in the City - Lincoln Financial Field, home of the Philadelphia Eagles (capacity 68,500, 1.7 million square feet), Citizens Bank Park, home of the Philadelphia Phillies (capacity 43,600, 1 million square feet) and Wells Fargo Center, home of the Philadelphia Flyers and Sixers (capacity 20,300 for basketball, 821,000 square feet). The massive road, utility supply and services infrastructure created to accommodate these enormous venues will be used by the stadium casino, with a capacity of less than 5,000 at any one time. This report documents these services and the impact of the project on the local community. The stadium casino project's infrastructure needs will not have a negative impact on the local community.

**2. PROJECT OVERVIEW**

The proposed stadium casino and Hotel project located at 900 Packer Avenue in South Philadelphia adjacent to the Stadium District in the City of Philadelphia will create one of the top gaming, resort, sports and entertainment destinations in the world. Development of the stadium casino includes a new Las Vegas style, world class, approximately 270,000 square foot Casino Entertainment facility (including a 100,000 square foot Casino floor, 6 restaurant/dining venues, a 10,000 square foot entertainment venue and a 6,500 square foot private event space), a new 2,600 space parking garage and a luxury upgrade to the existing 240 room Hotel. The project has immediate access directly across Packer Avenue to the eastbound exit and entrance ramps of Interstate-76; is approximately 2,000 feet east of the Interstate-76 westbound entrance ramp on Broad Street (SR 611) and is approximately 1 mile west of the northbound and southbound entrance ramps to Interstate-95.

The total property is comprised of 9.0+/- acres. The project location is shown on the enclosed **Aerial Plan, Appendix A**, and project layout on the enclosed **Ground Level Plan, Appendix B**. Maps of existing water, sewer, gas and electric service mains are presented in **Appendix C**. Proposed utility connections are discussed in detail in the individual utility sections of this report. Site access will be primarily from Darien Street with a secondary entrance on 10<sup>th</sup> Street. This is discussed in detail within the Traffic, Transit and Parking section of this report. The property has existing access points from both streets.

The Project designs are based upon the following: Conform w/Zoning Analysis

Casino

Ground Floor Building Area	175,000 (without garage)
Second Floor Building Area	91,000 (without garage)
Restaurants	4
Entertainment Venue	1
Casino Feature Bar	1
Slot Machine	2,013
Table Games	125
Total Gaming Positions	3,041
Renovated Hotel Keys	220
Parking Garage	2,550 spaces

**3. WATER SUPPLY ASSESSMENT**

**A. CURRENT FACILITIES**

The proposed project will utilize one of two sources for water supply, a 12" cast iron water main located in Packer Avenue or a 12" cast iron water main located in 10<sup>th</sup> Street. In a phone conversation on October 31, 2012, the Philadelphia Water Department ("PWD) indicated there are a static pressure of 48 psi and a flow of 4,070 gpm at 42 psi in the 12" water main located at Pattison Avenue and 7<sup>th</sup> Street. Either would be adequate for the project's needs. PWD also indicated there are a static pressure of 47 psi and a flow of 3,590 gpm at 43 psi in the 16" water main located at Packer Avenue and Lawrence Street. The existing hotel is serviced by a 6" domestic and 6" fire water service connected to the 12" main located in Darien Street.

This portion of the water distribution system for the City of Philadelphia, east of the Schuylkill River, is being pumped by the Lardner's Point Pumping Station. This pumping station, capable of pumping 240 million gallons per day into the system, was completed in 1908 and is fed by the Baxter Water Treatment Plant. This plant, completed in 1909, treats an average daily rate of 200 million gallons per day with a maximum rate of 320 million gallons per day. Baxter Water Treatment Plant combined with Lardner's Point Pumping Station provide water to almost 60% of the City's population.

The most recent publicly available Philadelphia Water Department Water Plat Sheet 13 (Appendix D) indicates a static pressure of 47 psi was recorded in the 12" main within Darien Street which is consistent with the pressures provided verbally by PWD.

#### B. PROPOSED USAGE

The anticipated incremental increase in water usage for the proposed casino project over the current use by the existing hotel as calculated by GSA Consulting Engineers is 116,613 gallons per day as more specifically described on Appendix E attached hereto

The existing hotel tower is serviced by a fire pump and a redundant domestic water pumping system. GSA Consulting Engineers has indicated that the flow and pressure in the water main provided by PWD is adequate to provide fire and domestic water service to the expanded building with the use of the existing or an upgraded fire pump and redundant domestic water pumping system, as described on Appendix E, that will be incorporated as part of the redevelopment of the property.

#### C. IMPACT ON LOCAL COMMUNITY

The Philadelphia Water Department verbally provided us with pressures and flows for the adjacent water infrastructure. GSA Consulting Engineers has confirmed that these flows and pressures are adequate to service the project with booster pumps. Therefore there will be no adverse impact on the local community due to water usage.

### 4. SEWAGE COLLECTION & TREATMENT ASSESSMENT

#### A. CURRENT FACILITIES

The proposed project can utilize two sources for sanitary sewer connection: a 54" reinforced concrete combined sewer pipe located in Packer Avenue and a 6'x6' reinforced concrete box culvert in a 60' wide drainage easement to the south of the site. Both of the aforementioned sewers continue east and eventually join into a 6'x6' twin section reinforced concrete culvert which ultimately discharges to the Southeast Wastewater Treatment Plant through an existing intercepting chamber.

#### B. SEWAGE TREATMENT PLANT

The Southeast Wastewater Treatment Plant, built in the 1950's, is the City of Philadelphia's newest water and pollution control facility. Located approximately 1 mile east of the proposed site, this plant processes an average of 91 million gallons of water per day.

#### C. PROPOSED USAGE

The anticipated incremental increase to hydraulic loading over the current use by the existing hotel for the proposed casino project as calculated by GSA Consulting Engineers is 104,951 gallons per day as more specifically described on Appendix E attached hereto.

#### D. IMPACT ON LOCAL COMMUNITY

The Philadelphia Water Department has indicated in an email dated November 1, 2012 (Appendix G), that the existing combined sewer system surrounding both the 54" sewer and the 6'x6' box culvert have adequate excess capacity for this project; therefore there will be no adverse impact on the local community due to increase in sewage collection and treatment.

### 5. STORMWATER MANAGEMENT ASSESSMENT

#### A. CURRENT FACILITIES

The proposed project can utilize two sources for discharge of storm water into the existing combined sewer system. A 54" reinforced concrete combined sewer pipe located in Packer Avenue and a 6'x6' reinforced concrete box culvert in a 60' wide drainage easement to the south of the site. Both of the aforementioned sewers continue east and eventually join into a 6'x6' twin section reinforced concrete culvert which ultimately discharges to the Southeast Wastewater Treatment Plant through an existing intercepting chamber.

The Philadelphia Water Department requires all projects which propose to disturb in excess of 15,000 square feet of land to meet the criteria defined in the latest Stormwater Management Guidance Manual. These requirements are based upon Philadelphia Code Section 14-1603.1 and state that redevelopment projects in combined sewer districts are bound by three design criteria; Water Quality, Channel Protection and Flood Control. This site is located within the Delaware Direct Watershed and is therefore exempt from the Channel Protection requirements. The Water Quality and Flood Control criteria require that the volume and rate of water flow from all storms be reduced. It further requires that 20% of the proposed impervious area be managed by a PWD approved 'volume reducing practice' (ie, green roof, raingarden, infiltration, etc).

#### B. PROPOSED USAGE

The project proposes to meet the requirements of the Philadelphia Code and Stormwater Management Guidance Manual identified above through two primary methods; green roof area for water quality and subsurface stormwater retention for flood control. The combination of these two systems will sufficiently reduce the volume and rate of stormwater leaving the site by comparison to the existing conditions to satisfy the the City of Philadelphia's requirements.

#### C. IMPACT ON LOCAL COMMUNITY

The Philadelphia Water Department has indicated in an email dated November 1, 2012, that the existing combined sewer system surrounding the both the 54" sewer and the 6'x6' box culvert have adequate excess capacity for this project (Appendix G). The project will have a net decrease in volume and rate of stormwater runoff from the site that will comply with all requirements for stormwater management in the City of

Philadelphia. Therefore there will be no adverse impact on the local community due to stormwater management.

## **6. ELECTRIC POWER SUPPLY ASSESSMENT**

### **A. CURRENT FACILITIES**

The proposed project can utilize a 1'-6"x2'-0" electrical conduit located in Packer Avenue as its source for electric supply. The existing hotel currently uses that source. The main electrical system is supplied from PECO Energy Company.

### **B. PROPOSED USAGE**

The anticipated incremental increase to electrical usage over the current use by the existing hotel for the proposed casino project as calculated by GSA Consulting Engineers is approximately 3,377 kVA per day as more specifically described on Appendix E attached hereto.

### **C. IMPACT ON LOCAL COMMUNITY**

PECO Energy Company provides full electric supply to the existing hotel and the existing massive requirements of the three sports venues and other surrounding buildings. Within the last year, the Cordish Companies were able without difficulty to obtain electric supply for its XFINITY Live! dining and entertainment venue, a similarly sized facility within one-half mile of the casino site. There is no moratorium on development in this area and PECO is required to provide electric supply to new development. Based on our experience (Pennonni were the engineers for XFINITY Live! and Citizens Bank Park), we believe PECO will provide adequate capacity to provide the increased electric supply to the casino project. Therefore, there is no adverse impact on the local community due to increased electric usage.

## **7. GAS SUPPLY ASSESSMENT**

### **A. CURRENT FACILITIES**

The proposed project can utilize two sources for gas supply. There is a 150 psi, 2" gas main located in Darien Street, which services the existing hotel. Additionally, there is a 35 psi, 6" gas main in Packer Avenue that could be extended west on Packer Avenue to serve the site. The main gas service is supplied from Philadelphia Gas Works.

### **B. PROPOSED USAGE**

The anticipated incremental increase to gas usage over the current use by the existing hotel for the proposed casino project as calculated by GSA Consulting Engineers is approximately 21.245MBH per day as more specifically described on Appendix E attached hereto.

**C. IMPACT ON LOCAL COMMUNITY**

By an e-mail dated November 1, 2012 (Appendix H), Philadelphia Gas Works confirmed they could provide adequate gas service from the existing high pressure mains to service the redeveloped casino facility. GSA Consulting Engineers has calculated that a 5 psi system will be required to service the proposed development. Philadelphia Gas Works' e-mail indicated this system can be provided to the site. Therefore, there is no adverse impact on the local community due to increased gas usage.

**8. LOCAL POLICE & EMERGENCY SERVICES CAPABILITIES ASSESSMENT**

**A. LOCAL POLICE DEPARTMENT**

The proposed project and surrounding community are located in the Philadelphia Police Department's 3<sup>rd</sup> District. The station itself is located at the 11<sup>th</sup> Street & Wharton Street, approximately 2¼ miles away. This station operates on a 24 hours per day, 7 days per week basis.

**B. FIRE DEPARTMENT/ EMERGENCY MEDICAL SERVICES**

The proposed project and surrounding community are located in the Philadelphia Fire Department's 15<sup>th</sup> District. The closest station to the project is located at 13<sup>th</sup> Street & Shunk Street approximately 1 mile away. This station, and the Philadelphia Fire Department, consists of fulltime, professional firefighters staffing the station 24 hours a day, 7 days a week. A Philadelphia EMS unit is also stationed at this location and work in the same capacity as the firefighters; on call 24 hour a day, 7 days a week.

**C. HOSPITALS**

The proposed project is located 1-1¼ miles from 2 hospitals. St. Agnes Medical Center is located at 1900 S. Broad Street and Methodist Hospital is located at 2301 S. Broad Street.

**D. IMPACT ON LOCAL COMMUNITY**

Based on the proximity of emergency services to the development, and the current facilities need and use for these services, there will no negative impact on the local police, fire and EMS capabilities serving the community.

**9. ENVIRONMENTAL REPORT**

PMT Associates, Inc., an environmental consulting firm, completed a Phase I Environmental Site Assessment for the property and the existing hotel and other uses at 900 Packer Avenue, Philadelphia, PA. The report concluded that:

"This assessment has revealed no evidence of recognized environmental conditions in connection with the property."

The Assessment report is attached to this Report as Appendix I.

## **10. HOUSING**

The proposed site of stadium casino is surrounded by parking lots for the Stadium Complex to the West and South, an interstate highway to the North and commercial and service uses to the East. The site is currently used as a hotel. There are no plans to develop any additional residential product. Accordingly, the proposed casino will have no discernible impact on housing.

## **11. TRAFFIC, TRANSIT & PARKING ASSESSMENT**

### **A. SUMMARY CONCLUSION - IMPACT ON LOCAL COMMUNITY**

Based upon the analysis detailed below and the evaluation of the specific plans for the proposed stadium casino, we have determined that the stadium casino development can be adequately accommodated without negatively impacting traffic and parking operations on non-event days due to the extraordinarily large capacity of the adjacent roadway and intersection network for ingress and egress to the Sports Complex, and the site's close proximity to regional Interstate Highways such as the Schuylkill Expressway (I-76) and I-95.

Additionally, the proposed stadium casino will have no discernible impact on either traffic flow or parking demand during peak event periods, including Eagles games and multi-event days. In fact, the presence of the stadium casino will serve to reduce the intensity of the peak ingress and egress demand for the event venues, as event patrons that are also visiting the stadium casino will arrive early to the Sports Complex or leave later, thereby lessening the surges of traffic immediately before or after an event.

### **B. EXISTING TRAFFIC & PARKING CONDITIONS**

The project site is located within the South Philadelphia Sports Complex roadway network, which is comprised primarily of three (3) large venue sports facilities, notably Citizens Bank Park (Philadelphia Phillies Professional Baseball/outdoor events), Lincoln Financial Field (Philadelphia Eagles Professional Football/outdoor events), and the Wells Fargo Center (Philadelphia Flyers Professional Hockey/ Philadelphia 76ers Professional Basketball/indoor events), as well as several ancillary uses, including the recently opened 'Xfinity Live!' dining and entertainment facility, located on the southwest corner of Pattison Avenue and 11<sup>th</sup> Street, owned and operated by a joint venture of the Cordish Companies and Comcast Spectacor, owner and operator of Wells Fargo Center.

In 2010, the Philadelphia Industrial Development Corporation, Philadelphia's quasi-government city-wide economic development corporation and landlord for each of the venues in the Stadium District and the surrounding parking areas, retained Langan Engineering and Environmental Services, P.C. to prepare a parking and traffic

management plan for the Stadium District. That report, dated September 21, 2010, and entitled 'Philadelphia Sports Complex Parking and Traffic Management Plan' (hereinafter referred to as the "Langan Report") provides a comprehensive review of parking and traffic conditions in the Stadium District and is the underlying basis for the analysis of the impact of the proposed stadium casino.

#### C. ROADWAY NETWORK

The existing roadway network adjacent to the proposed development is designed to accommodate Sports Complex events approximately 320 days per year, with more than 70,000 attendees and employees during the highest impact events. The stadium casino site has frontage along Packer Avenue, Darfen Street, and 10<sup>th</sup> Street. The area is characterized by a grid of multi-lane roadways and signalized intersections that provide auxiliary left-turn and right-turn lanes, providing a high-capacity network for both vehicular and pedestrian traffic. During non-event days, traffic in the Sports Complex area is light for the large capacity of the road network, with minimal delay and queuing occurring at area intersections.

The Philadelphia Streets Department maintains the traffic signals in the area on a day-to-day basis and the Philadelphia Police Department controls vehicle and pedestrian traffic on the surrounding street network during events at the Sports Complex. Also during events, the host venue provides additional security, traffic directors, and professional parking managers at both the official on-site lots and overflow lots.

#### D. PUBLIC TRANSIT

The South Eastern Pennsylvania Transportation Authority (SEPTA) provides subway service to the sports complex on the Broad Street Line at Pattison Avenue, about one-half mile walking distance to the stadium casino site. In addition, Septa Bus Routes 23 and 68 travel on Packer Avenue and 10<sup>th</sup> Street, adjacent to the stadium casino site. The City Traffic Management Plan indicates that approximately 10% of people attending events at the Sports Complex utilize SEPTA.

#### E. PARKING

The stadium casino will provide more than 2,600 on-site parking spaces for the hotel, casino, and other entertainment venues in a new parking garage to be located on the south side of the property. In addition, there are more than 22,000 parking spaces in the parking lots surrounding the sports venues, many of which are immediately adjacent to the stadium casino site.

Based on the current zoning, which requires four (4) parking spaces for every five (5) gaming positions and one (1) parking space for every two (2) hotel rooms, the stadium casino would be required to provide between 2,500 and 2,550 parking spaces. Therefore, the stadium casino will meet and exceed zoning parking requirements.

## F. TRAFFIC & PARKING CONDITIONS FROM PROPOSED STADIUM CASINO

Due to its location adjacent to the Philadelphia Sports Complex, the stadium casino's operational characteristics will be dramatically different during times when there is an event at one or more of the sports complex venues versus times when there is no event. The Langan Report recognizes that on event days, due to the severe traffic congestion and increased parking demand that are typical of events within the complex, a significant portion of the patrons at facilities adjacent to the sports venues, such as the stadium casino, will be attendees at the Philadelphia Sports Complex.

This analysis addresses the incremental impact of the stadium casino operations on traffic around the Sports Complex. Specifically, this report analyzes the unique timing circumstances resulting from events at the sports venues.

The stadium casino will be open every day, 24 hours per day. It is estimated that the stadium casino will average 15,000 consumers per day with the peak time periods occurring from 7:00 pm to 10:00 pm on Friday and Saturday evenings.

## G. TRIP GENERATION AND TRAFFIC CONDITIONS DURING NON-EVENT DAYS

In determining the anticipated vehicular and transit trips that will be generated by the proposed casino and hotel use, we evaluated the following existing information:

- o SugarHouse Casino, City of Philadelphia, PA, publicly available report dated October 13, 2006;
- o Valley Forge Casino Resort, King of Prussia, PA, publicly available report dated November 30, 2011;
- o Penn National Hollywood Casino, East Hanover, PA publicly available report dated July 20, 2010;
- o ITE Land Use Code 473 – Casino/Video Lottery Establishment;
- o ITE Journal Article, Trip Generation Characteristics of Small to Medium Sized Casinos;
- o ITE Journal Article, Trip Generation Rates for Las Vegas Area Hotel-Casinos;
- o Casino Niagara, Niagara Falls Canada, Hourly Casino Visitation Variation;

Using driveway counts for SugarHouse, the other urban based casino in the City of Philadelphia, conducted on a Friday and Saturday in November 2010, and increased 20% to factor to a peak month, a Friday PM Peak rate (3-6 PM) and Saturday mid-day peak rate (12:00-4:00 PM) of 0.34 trips/gaming position, and a Saturday night peak rate (9:00-10:00 PM) of 0.52 trips/gaming position was documented. Although the ITE Journal information for small to mid-sized casinos does not directly correlate to the stadium casino, when considered in addition to the previous site specific studies and actual count data, the information does allow for a conservative extrapolation of average and peak trip generation rates for a casino hotel like the proposed stadium casino. In order to provide a conservative trip generation for the stadium casino, the trip generation data from the ITE

Journal article, "Trip Generation Rates of Small to Medium Sized Casinos" was considered. This information, combined with the hourly visitation variation documented in the Casino Niagara study trip generation rates by time of day will be as follows:

**Stadium Casino Trip Generation Rates**

Peak Period	Rate
Monday-Friday Adjacent Street Peak (5-6 PM)	0.59
Saturday/Sunday Adjacent Street Peak (2-3 PM)	0.64
Monday-Friday Casino Peak (11PM-12 AM)	0.69
Saturday/Sunday Casino Peak (11 PM - 12 AM)	0.78

The Langan Report also notes in its discussion for Philly Live! that trip generation will also be impacted by available public transportation (SEPTA subway and bus service) and events at the Sports Complex. According to the Langan Report, approximately 10% of event patrons access the Sports Complex by means of public transportation comprised of bus lines and the Broad Street subway line. However, the 10% reduction for public transportation contained in the Langan Report is anticipated to be higher than typical non-event times. Therefore a conservative 5% reduction for public transportation during non-event times was used.

Using the above information for 2,000 slots and 125 table games for a total 3,028 gaming positions yields a non-event time trip generation for the stadium casino as follows:

**Stadium Casino Trip Generation – Non-Event Days**

<b>Trip Generation Element</b>	<b>Monday-Friday Adjacent Street Peak (5-6 PM)</b>	<b>Saturday / Sunday Adjacent Street Peak (2-3 PM)</b>	<b>Monday-Friday Casino Peak (11 PM-12 AM)</b>	<b>Saturday / Sunday Casino Peak (11 PM - 12 AM)</b>
Gaming Positions	3,028	3,028	3,028	3,028
Trips/Gaming Position	0.59	0.64	0.69	0.78
Total Peak Hour Vehicular Trips	1787	1938	2089	2362
Public Transportation Reduction (%)	5%	5%	5%	5%
Public Transportation Reduction (Trips)	-89	-97	-104	-118
<b>Total New Vehicular Trips</b>	<b>1698</b>	<b>1841</b>	<b>1985</b>	<b>2244</b>

The stadium casino site is located immediately adjacent to the Schuylkill Expressway/I-76 less than one mile from intersections for I-95, and is directly served by numerous ingress and egress access points such as Broad Street, Pattison Avenue, Darien Street, 10<sup>th</sup> Street and Packer Avenue. The primary entrance of the stadium casino and parking garage will be on Darien Street just south of Packer and therefore the majority of trips to/from the stadium casino site are anticipated to access the site from Packer Avenue to Darien Street. A portion of trips would also access Darien Street from Pattison Avenue to the south.

Based on the location of the stadium casino within the Sports Complex Roadway network an anticipated trip distribution of the Stadium casino trips was determined. The Stadium casino trip distribution and non-event trip generation can be combined to compare the anticipated stadium casino generated trips against approximate intersection capacity for the three (3) key intersections as follows:

### Stadium Casino Intersection Comparison – Non-Event Days

Intersection	Anticipated Maximum Stadium Casino Trips (Veh/Hour)	Approximate Intersection Capacity (Veh/Hour)
Packer Avenue @ 10th Street (1)	494	8,000
Packer Avenue @ Darien Street (2)	1,908	5,900
Pattison Avenue @ Darien Street (3)	337	7,900

(1) - 22% of traffic anticipated to utilize this intersection

(2) - 85% of traffic anticipated to utilize this intersection

(3) - 15% of traffic anticipated to utilize this intersection

On non-event days, the available capacity of the surrounding intersections will be sufficient to handle the anticipated additional traffic generated by the stadium casino. Therefore, the incremental traffic created by stadium casino will have a negligible impact on the roadway network servicing the Sports Complex which is capable of handling the traffic generated for an event or multiple events of more than 70,000 attendees.

#### H. TRIP GENERATION AND TRAFFIC CONDITIONS DURING EVENT DAYS

The Philadelphia Sports Complex hosts events at one or more of its venues approximately 320 days a year. According to the Langan Report, Flyers and 76ers games, along with concerts, are considered low impact events with up to 18,000 attendees and a parking demand of approximately 7,200 spaces. Phillies games are considered moderate impact events with approximately 45,000 attendees and a parking demand of approximately 10,000-15,000 spaces. Eagles games and days with multi-venue use are considered high impact events with up to 63,000 attendees and a parking demand of approximately 18,000-19,000 spaces.

Base peak period trip generation for the stadium casino will be the same for non-event

times as it is for event times. However, based on the Langan report, public transportation during events will account for a 10% trip reduction.

The Langan Report includes an analysis of the impact of a proposed dining and entertainment district, referred to as Philly Live! in the report (the first phase is known as XFINITY Live!) on traffic during events. Specifically, in evaluating the increased traffic generated by Philly Live!, the Langan Report identified two additional circumstances that would reduce the impact of the stadium casino.

First, on event days, a portion of patrons of the stadium casino would also have tickets to the event at the Sports Complex. This is referred to in the Langan Report as a 'Linked Trip' factor. Second, some expected stadium casino patrons would not come to the venue during the peak arrival and departure hours for events, preferring to attend at other times where parking demand or traffic is perceived to be less. This is referred to as the 'Stay Away' factor.

The percentage of patrons impacted by these two factors will vary depending on the type of event. The 'Langan Report' conservatively estimated that during an event day the number of trips generated and parking spaces required by other similar ancillary entertainment sites, such as 'Xfinity Live!' would be cumulatively reduced by 20% during low impact events and up to 50% for high impact events as identified previously. The table below summarizes these reductions, which were originally contained in Table 6 of the Langan Report.

**Sports Complex Event Trip Generation Factors**

<b>Event</b>	<b>Linked Trip Factor {% Reduction}</b>	<b>Stay-Away Factor {% reduction}</b>
Eagles (Lincoln Financial Field)	25%	25%
Phillies (Citizens Bank Park)	15%	15%
Flyers/76ers (Wells Fargo Center)	10%	10%

Using the Casino Niagara study for daily visitation variations with typical event start times of the Sports Complex, the trip generation rates previously identified can be adjusted to provide anticipated trip generation during pre-game and post-games. For study purposes it is assumed that a start time of 1:00 PM for Eagles games and 7:30 PM for Phillies, Flyers and Sixers games is typical. Therefore, event day trip generation can be calculated as follows:

### Stadium Casino Trip Generation – Event Days

<b>Trip Generation Element</b>	<b>Eagles Pre-Game (11AM-12PM)</b>	<b>Eagles Post-Game (5-6 PM)</b>	<b>Phillies Pre-Game (6-7 PM)</b>	<b>Phillies Post-Game (11PM-12AM)</b>	<b>Flyers / Sixers Pre-Game (6-7 PM)</b>	<b>Flyers / Sixers Post-Game (10-11 PM)</b>
Gaming Positions	3,028	3,028	3,028	3,028	3,028	3,028
Trips/Gaming Position	0.27	0.52	0.45	0.78	0.45	0.41
Total Peak Hour Vehicular Trips	818	1575	1363	2362	1363	1241
Public Transportation Reduction (%)	10%	10%	10%	10%	10%	10%
Public Transportation Reduction (Trips)	-82	-158	-136	-236	-136	-124
'Linked Trip' Reduction (%)	25%	25%	15%	15%	10%	10%
'Linked Trip' Reduction (Trips)	-205	-394	-204	-354	-136	-124
'Stay-Away' Reduction (%)	25%	25%	15%	15%	10%	10%
'Stay-Away' Reduction (Trips)	-205	-394	-204	-354	-136	-124
<b>Total New Vehicular Trips</b>	<b>326</b>	<b>629</b>	<b>819</b>	<b>1418</b>	<b>955</b>	<b>869</b>

Our opinion is the Langan Report methodology does not take into account a number of factors that specifically apply to the stadium casino and accordingly overstate the number of vehicle trips per hour during the prime arrival and departure times for events in the Sports Complex. Most important is timing. Patrons for events arrive in great numbers immediately before the start of an event and they all exit at about the same time. This creates traffic congestion for generally an hour before and an hour after events.

Casino patrons have a flexible time table. They will adjust their arrivals or departures to

avoid the small windows of peak arrival and departure times for events. So for most events, the 'Stay Away' factor Langan describes is really delayed arrival or delayed departure factor. In our opinion, this means that during peak arrival and departure times virtually all patrons to the Casino are also planning on attending the event in the Sports Complex. The direct access available to the site from the major highways and the dedicated parking provided at the facility, should encourage regular Casino patrons to arrive at times other than during the limited peak arrival and departure periods.

Therefore, the impact of the Linked Trip patrons will actually reduce the peak traffic periods for the Complex event. Linked Trip patrons will arrive early to use the casino and its dining venues and avoid delays during the peak traffic period one hour before an event. Similarly, Linked Trip patrons will go to the casino after an event ends to avoid the peak departure period during the first hour after the Complex event, thereby reducing traffic volume at the greatest peak of Stadium Complex traffic.

The net impact of these factors is that the total trip generation is anticipated to remain the same, but will be spread over a longer period of hours, thereby reducing traffic impacts during peak arrival and departure times while maintaining casino patrons. The casino should benefit from the net incremental visitation from events at the stadium complex.

A comparison of intersection volumes against intersection capacity can be derived using event counts from the Langan Report along with the trip generation of the casino at event times as follows:

**Stadium Casino Intersection Comparison – Event Time Periods**

Intersection	Anticipated Maximum Intersection Event Volumes (Veh/Hour)	Anticipated Maximum Stadium Casino Trips (Veh/Hour)	Combined Intersection Volume (Veh/Hour)	Approximate Intersection Capacity (Veh/Hour)
Packer Avenue @ 10th Street (1)	3,170	312	3,482	8,000
Packer Avenue @ Darien Street (2)	4,258	534	4,792	5,900
Pattison Avenue @ Darien Street (3)	2,281	123	2,404	7,900

(1) - Peak Event at intersection Phillies Post-Game, 22% of traffic utilizes this intersection

(2) - Peak Event at intersection Eagles Post-Game, 85% of traffic utilizes this intersection

(3) - Peak Event at intersection Phillies Pre-Game, 15% of traffic utilizes this intersection

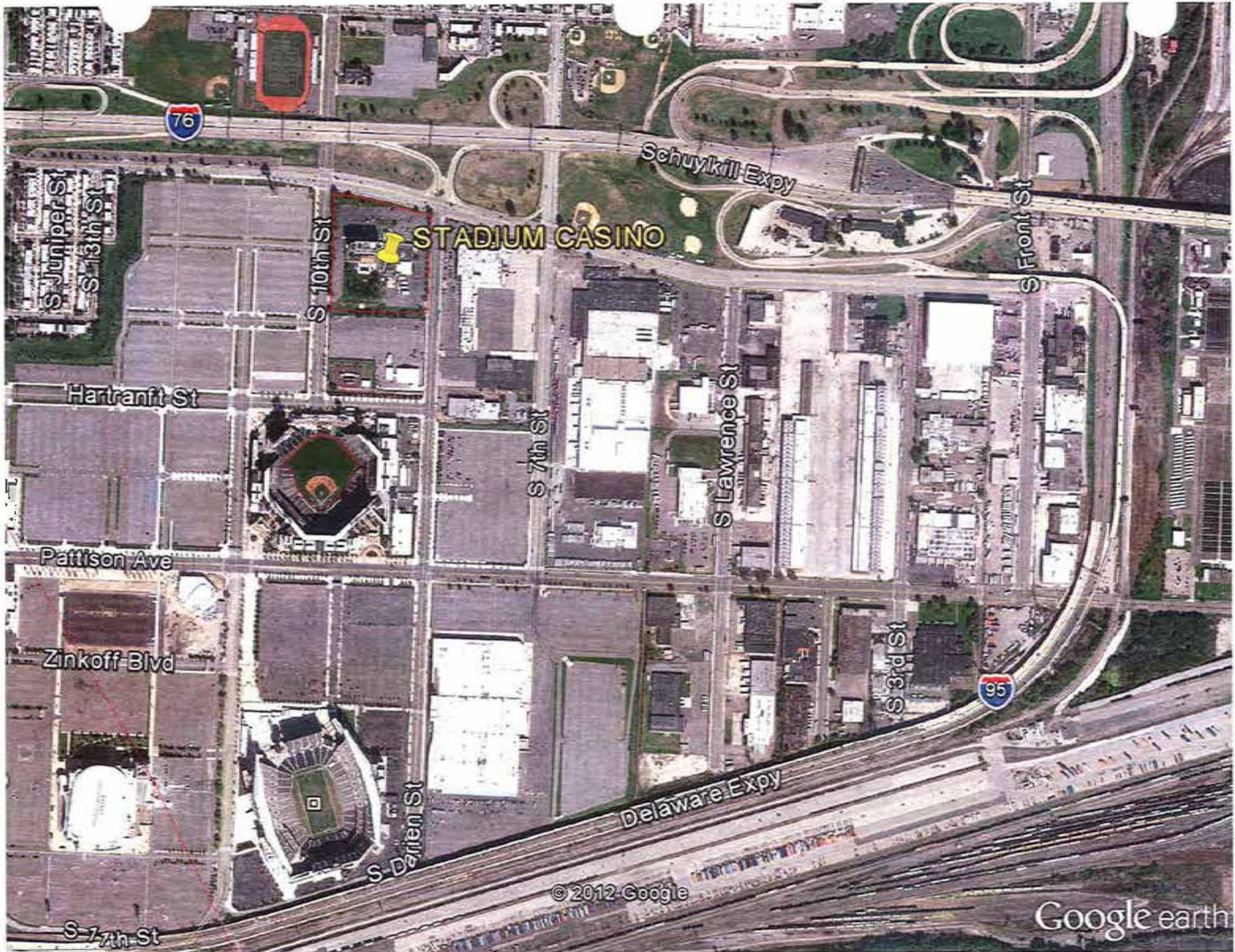
As identified, during peak traffic periods associated with the high impact events, the critical intersections around the stadium casino will provide adequate capacity when accounting for event traffic volumes inclusive of anticipated stadium casino trips. Equally important, the stadium casino has sufficient on-site parking to meet casino patrons needs at all times, including during high impact events. Combined with the proximity of the stadium casino to interstate access points so that casino patrons stay on the perimeter of the Stadium Complex, casino patrons will have a negligible impact on the peak arrival and departure windows during events.

PENNONI ASSOCIATES, INC.

By:


  
 MATTHEW ZANE KERSIL
   
 Matthew Z. Kersil, PE
   
 PA License No. PE074083

# APPENDIX A



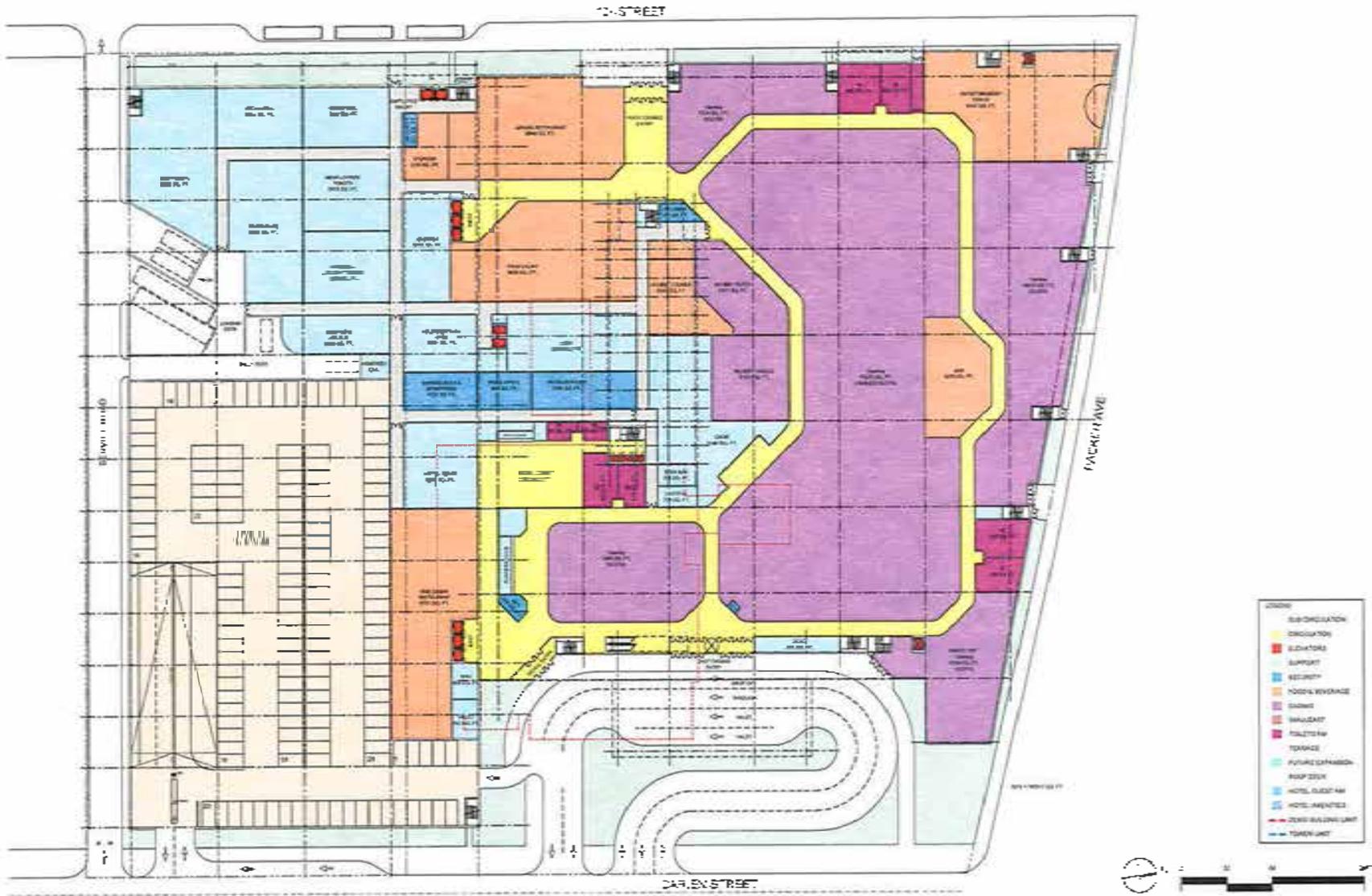
STADIUM CASINO



© 2012 Google

Google earth

# APPENDIX B



STADIUM CASINO - 900 PACKER AVENUE  
GROUND FLOOR PLAN

DATE: 03 NOVEMBER 2012  
1218000



# APPENDIX C



STADIUM CASINO, LLC

**Pennoni**  
 PENNONI ASSOCIATES INC.  
 CONSULTING ENGINEERS

**BLT**

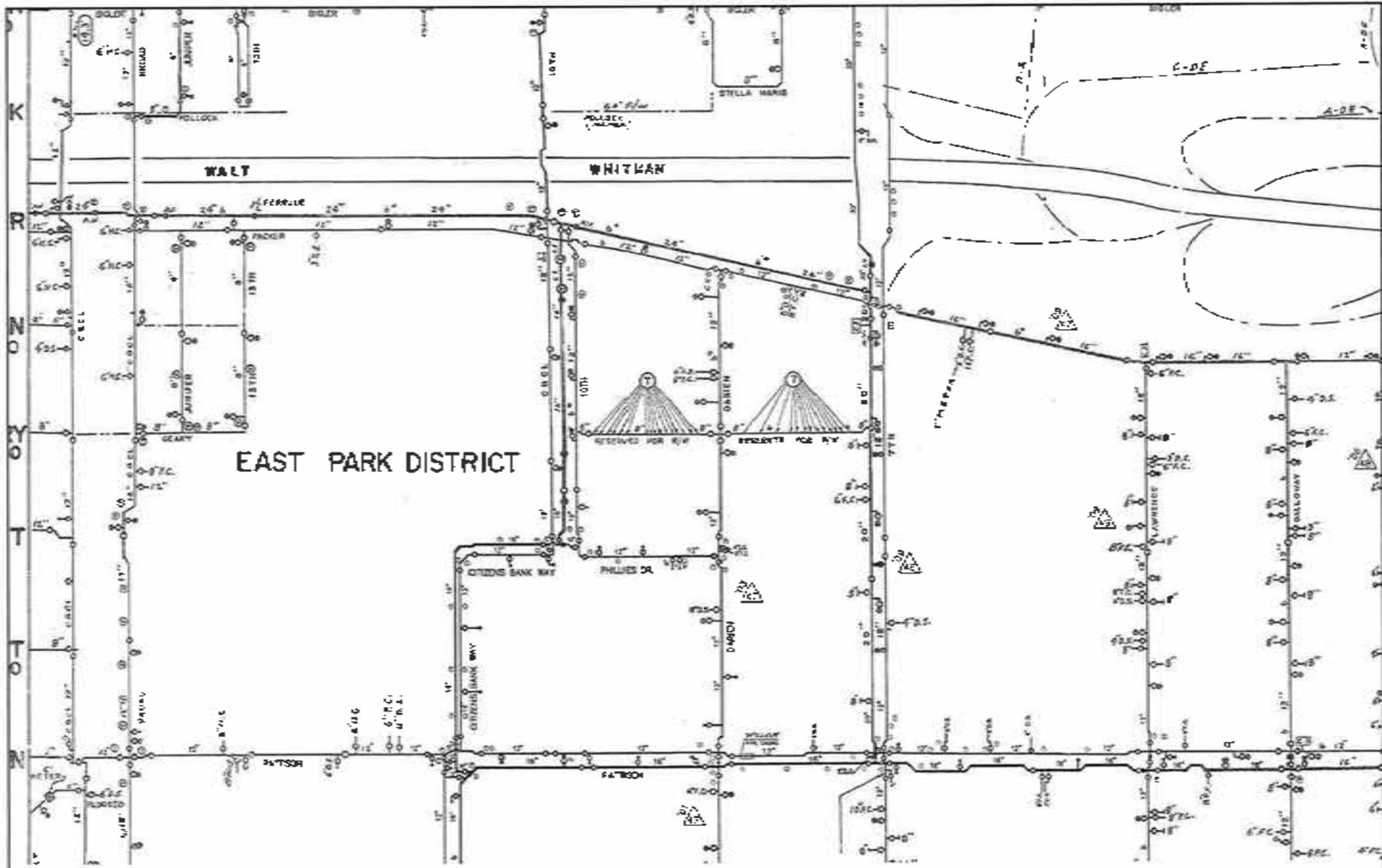
**LEGEND**

- |                  |   |            |   |
|------------------|---|------------|---|
| Combined Sewer   |  | Gas Main   |  |
| Electric Conduit |  | Water Main |  |

**STADIUM CASINO**

Utilities Plan  
 Scale: 1"=80'

# APPENDIX D



EAST PARK DISTRICT

STADIUM CASINO, LLC

Pennoni  
PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

BLT

Philadelphia Water Department  
Portion of Water Plat Sheet 13

STADIUM CASINO

# APPENDIX E

**STADIUM CASINO**  
**PRELIMINARY SQUARE FOOT MEP LOAD ESTIMATE**  
**BASED ON ARCHITECTURAL PROGRAM PROVIDED on October 25, 2012**  
**(for in-house use only)**

PROGRAM AREAS	Area	Cooling	Cooling	Heating	Heating	Domestic	Boiler	Fans	Kitchen	Kitchens	Water usages		Electrical		Generator				
											gal/day	gal/day	gal/day	gal/day	gal/day	gal/day	gal/day	gal/day	gal/day
STADIUM CASINO	sq ft	tons	tons	BTU/hr	MBH	MGD	MGD	cfm/sq ft	cfm	MGD	MGD	gal/SF	gal	connected	calculated	kw	kw		
MEP ESTIMATED LOADS																			
<b>CASINO</b>																			
Gaming - Slots and Table Games cooling & heating based on use of energy recovery for casino losses - typical	60,500	77	1,268	61	8,220	1.50	3,170	4.00	105,200	0	0	17 gal/SF	97,610	16	1,317	110	0.75	885	
High Limits - Slots and Table Games	8,700	77	113	51	621	0.8	188	4.00	34,500	0	0	17 gal/SF	8,080	18	151	100	0.75	84	
Poker	22,500	77	352	51	1,172	0.8	1,358	4.00	80,000	0	0	17 gal/SF	13,750	18	300	100	0.75	243	
Paranormal	1,900	77	130	51	610	0.5	960	4.00	40,000	0	0	17 gal/SF	7,000	18	159	100	0.75	158	
Casino Bar	3,500	77	49	51	214	1.20	314	4.00	14,000	0	0	17 gal/SF	3,450	18	56	100	0.75	58	
Entertainment Venue	1,900	85	118	42	420	1.20	520	3.50	35,000	1,000	0	3 gal/seat	4,100	18	120	100	1.00	72	
Private Event Space	6,500	85	75	42	272	1.20	375	3.50	22,750	1,000	0	3 gal/seat	3,500	18	78	100	1.00	12	
Restaurant 1 (200 seats) incl kitchen	8,000	77	114	178	1,428	7.50	2,158	3.50	33,000	1,500	0	3 gal/seat	7,000	18	96	100	1.00	14	
Restaurant 2 (200 seats) incl kitchen	3,000	77	114	178	1,428	7.50	2,158	3.50	33,000	1,500	0	3 gal/seat	7,000	18	96	100	1.00	14	
Food Court (200 seats) incl kitchen	3,000	80	89	140	1,210	5.00	1,700	3.00	34,000	1,500	0	3 gal/seat	7,000	18	96	100	1.00	14	
Cafe	4,000	84	100	40	460	0	290	3.50	12,500	0	0	3 gal/seat	635	20	170	100	0.88	52	
Player's Club	1,800	125	10	50	50	0	115	3.50	3,750	500	0	0 gal/seat	1,850	18	34	100	0.75	18	
Security Facility	300	810	1	15	5	0	5	1.50	400	0	0	0.12 gal/SF	38	10	3	100	0.65	2	
ATM/TRU Terminals	3																		
PA Lottery Station	0	550	0	15	0	0	0	1.50	0	0	0	0.12 gal/SF	0	10	0	100	0.65	0	
Service Bars	1,200	175	7	40	48	0	48	3.50	3,000	0	0	no water usage	50	50	100	0.88	39		
Restrooms	0	400	2	19	0	0	0	1.50	0	0	0	no water usage	5	0	100	0.65	0		
Coat Check	1,500	400	2	15	10	0	10	1.50	750	0	0	no water usage	5	0	100	0.65	5		
Bus Waiting Area	1,000	200	5	40	40	0	40	3.00	2,000	0	0	no water usage	5	0	100	0.65	5		
SO	4,000	500	180	35	1,000	1.50	1,350	1.50	80,000	750	0	0.12 gal/SF	1,000	10	100	1.00	0.65	294	
Credit for demolition of existing meeting/banquet space	-1,000	-100	-100	50	-800	0	-500	2.50	-25,000	0	0	3 gal/seat	-1,500	15	-100	100	1.00	-18	
Credit for demolition of existing restaurant	-5,000	0	-10	175	-850	-500	-1,380	3.50	-17,500	-1,000	0	3 gal/seat	-5,250	10	40	100	1.00	4	
ESOC Gar Parking Structure	178,000													0.8	458	50	100	1.00	187
Purple Dome	15,000																		
<b>TOTAL</b>	<b>1,280,250</b>		<b>2,167</b>		<b>12,470</b>	<b>2,325</b>	<b>14,796</b>		<b>685,700</b>	<b>5,450</b>			<b>1,6,312</b>	<b>3</b>	<b>1,377</b>			<b>1,555</b>	
TOTAL GAS FOR HEATING, HOT WATER AND COOKING	31,245	MBH																	
TOTAL WATER	115,613	GALLONS PER DAY	[ADD 35,000 GPD AT PEAK COOLING LOAD IF CENTRAL PLANT IS USED FOR COOLING TOWER EVAPORATION AND BLOWDOWN]																
TOTAL SANITARY	104,661	GALLONS PER DAY																	
TOTAL CONNECTED ELECTRICAL POWER	3,377	KVA																	
DIVERSIFIED OPERATIONAL ELECTRICAL LOAD	1,368	KVA																	

# APPENDIX F

## Candice Coolahan

---

**From:** Pete Carney [Pete.Carney@g-sa.com]  
**Sent:** Friday, November 02, 2012 9:30 AM  
**To:** Kensil, Matt  
**Cc:** Piscielli, Anthony; Tom Mehaffey; Richard.Giovanetti  
**Subject:** RE: Stadium Casino

Matt

The flow is adequate, but the pressure is lower and we will need to review against new building height. We would recommend a domestic booster pump to keep pressure at 60 psig minimum for the new building, and possibly higher depending on height of the new structure. For fire, we may be able to extend off the existing hotel fire pump, but would need to have data on the pump to confirm.

Thanks  
Pete



**Peter M. Carney P.E.**  
Vice President - Mechanical  
Giovanetti Shulman Associates  
610-328-7700 - Work  
609-287-6672 - Cell  
[pete.carney@g-sa.com](mailto:pete.carney@g-sa.com)  
[www.g-sa.com](http://www.g-sa.com)

---

**From:** Kensil, Matt [mailto:MKensil@Pennoni.com]  
**Sent:** Friday, November 02, 2012 9:19 AM  
**To:** Pete Carney; Richard.Giovanetti; Tom Mehaffey  
**Cc:** Piscielli, Anthony  
**Subject:** Stadium Casino

Pete,

We have confirmed with the Philadelphia Water Department that there are a static pressure of 48 psi and a flow of 4,070 gpm at 42 psi and a flow of 9,360 gpm at 20psi in the 12" water main located at Pattison Avenue and 7<sup>th</sup> Street. They also indicated there are a static pressure of 47 psi and a flow of 3,590 gpm at 43 psi and 10,080 gpm at 20 psi in the 16" water main located at Packer Avenue and Lawrence Street. Please confirm that these pressures and flows are adequate for the fire and domestic water systems assuming the existing hotel tower will continue to be serviced by their current fire and domestic pumps.

### Matthew Z. Kensil, PE

**Pennoni Associates Inc.**  
One Drexel Plaza  
3001 Market Street, Suite 200  
Philadelphia, PA 19104  
Office 215-222-3000 x7890 | Direct 215-254-7890  
Fax 215-222-0598 | Mobile 856-297-3365  
<http://www.pennoni.com> | [mkensil@pennoni.com](mailto:mkensil@pennoni.com)

*Consulting Engineers providing...*

*Environmental - Geotechnical - Inspection & Testing - Land Development - MEP  
Landscape Architecture - Structural - Survey - Transportation - Water/Wastewater*

# APPENDIX G

**Piscielli, Anthony**

**APPENDIX 6**

---

**From:** Jeffrey.Simmet@phila.gov  
**Sent:** Thursday, November 01, 2012 2:28 PM  
**To:** Piscielli, Anthony  
**Subject:** 900 Packer Ave

Dear Mr. Piscielli,

The existing sewer system surrounding the subject site is adequate to handle the area drainage along with the proposed sanitary loading estimated at 191,000 gpd.

Sincerely,  
Jeff

# APPENDIX H



**PHILADELPHIA GAS WORKS**

800 West Montgomery Avenue • Philadelphia, PA 19122

---

November 5, 2012

Matthew Kensil, PE  
Pennoni Associates Inc.  
One Drexel Plaza  
3001 Market Street, Suite 200  
Philadelphia, PA 19104

**Re: 900 Packer Ave**

Dear Mr. Kensil,

Thank you for your inquiry regarding the availability of gas service at 900 Packer Ave. Our records show that gas service is available in the vicinity of this property. If you would like PGW to investigate what other steps, design elements, and costs need to be taken into account in order to bring service directly to the property, please sign below. PGW will need to understand your usage requirements (load profile), identify the nearest main and estimate what costs, if any, you would be responsible for, in order to actually furnish service.

We appreciate your providing PGW the opportunity to meet your energy needs. If you have questions regarding this matter, please feel free to telephone me at 215-684-6099.

\_\_\_\_\_  
Customer's Signature

\_\_\_\_\_  
Date

Sincerely,

A handwritten signature in blue ink that reads "Fran Munizza". The signature is written in a cursive, flowing style.

Fran Munizza  
Major Accounts Executive  
Philadelphia Gas Works

# APPENDIX I

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

**HOLIDAY INN**  
900 PACKER STREET  
PHILADELPHIA, PENNSYLVANIA 19148

ISSUED:  
NOVEMBER 1, 2012

PREPARED BY:  
PMT & ASSOCIATES, INC.  
PROJECT # 12-0040.01

PREPARED FOR:  
STADIUM CASINO, LLC  
OWNER, LENDERS, AND PARTNERS  
THE PENNSYLVANIA GAMING BOARD  
THE CORDISH COMPANY  
601 EAST PRATT STREET, SUITE 600  
BALTIMORE, MARYLAND 21202



1625 Union Avenue | Baltimore, Maryland 21211 | p: 410.467.3542 | f: 410.467.0340  
e: [pmt@pmtassoc.com](mailto:pmt@pmtassoc.com) | w: [www.pmtassoc.com](http://www.pmtassoc.com)

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## 1.0 EXECUTIVE SUMMARY

PMT & Associates, Inc. (PMT) performed a Phase I Environmental Site Assessment of the Holiday Inn (subject property) located at 900 Packer Avenue in Philadelphia, Pennsylvania. Kristie L. Blumer conducted the onsite reconnaissance on October 26, 2012, and she also conducted the historical research outlined within this report. The following are independent conclusions representing PMT's best professional judgment based on information and data available to us during the course of this assessment. The conclusions\* presented are based on the conditions that existed on the date of the onsite reconnaissance.

	De Minimis Environmental Conditions	Historical Recognized Environmental Conditions (HRECs)	Recognized Environmental Conditions (RECs)	Reference Section
<b>USER PROVIDED INFORMATION</b>				
Environmental Cleanup Liens				3.2
Activity and Land Use Limitations (AULs)				3.3
Specialized Knowledge or Experience				3.4
Relationship of the Purchase Price to the Fair Market Value				3.5
Commonly Known or Reasonably Ascertainable Information				3.6
Degree of Obviousness				3.7
Previous Environmental Assessments		X		3.8
<b>RECORDS REVIEW</b>				
Standard Environmental Records				5.1
Additional Environmental Records				5.2
Physical Setting Records				5.3
<b>HISTORICAL USE INFORMATION</b>				
Subject Property				6.5
Adjoining Properties				6.6
Surrounding Area				6.7
<b>GENERAL SITE SETTING</b>				
Current / Past Use(s) of the Subject Property				7.1.1, 7.1.2
Current / Past Use(s) of Adjoining Properties				7.1.3, 7.1.4
Current / Past Use of the Surrounding Area				7.1.5
Surficial and Subsurface Physical Conditions				7.1.6
<b>INTERIOR AND EXTERIOR OBSERVATIONS</b>				
Hazardous Substances and Petroleum Products				7.2.1
Storage Tanks				7.2.2
Odors				7.2.3
Pools of Liquid				7.2.4
Drums				7.2.5
Unidentified Substance Containers				7.2.6
Polychlorinated Biphenyls (PCBs)				7.2.7
Heating/Cooling				7.2.8
Stains or Corrosion				7.2.9
Drains and Sumps				7.2.10
Pits, Ponds, or Lagoons				7.2.11
Stained Soil or Pavement				7.2.12
Stressed Vegetation				7.2.13
Solid Waste				7.2.14
Wastewater				7.2.15
Wells				7.2.16
Septic Systems				7.2.17

\*See Section 9.0 for complete listing and details of the findings and recommendations made during the scope of this Phase I ESA.

## 2.0 INTRODUCTION

### 2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment is limited to providing Stadium Casino, LLC, the Pennsylvania Gaming Board, and the Corfish Company with an assessment and identification of *recognized environmental conditions* (RECs) at the subject property, to the extent feasible. The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

### 2.2 DETAILED SCOPE OF SERVICES

The following scope of services was performed to identify recognized environmental conditions associated with the subject property:

- A review and evaluation of local, tribal, State, and federal database systems including NPL, CERCLIS, CERCLIS-NFRAP, RCRIIS, RCRIIS CORRACTS, LUST, UST, SHWS, ERNS, Voluntary Cleanup Sites, and Brownfield sites within specific distances from the subject property.
- An evaluation of the physical setting of the subject property using a current USGS 7.5 Minute Topographic Map.
- A review and evaluation of reasonably ascertainable, standard historical information available for the subject property including deed information, aerial photographs, zoning records, and historical maps.
- Current property conditions, to the extent visually and/or physically observed or identified from the interviews or records review, as they pertain to:
  - o Identification of the current use(s) of the subject property; past use(s) of the subject property; current uses of adjoining properties; past uses of adjoining properties; and current or past uses in the surrounding area.
  - o Description of topographic conditions. (Geologic, hydrogeologic, and hydrologic conditions will be analyzed should any information obtained show that there are likely to be hazardous substances or petroleum products on the property or on nearby properties and those hazardous substances or petroleum products are of a type that may migrate.)
  - o General description of structures or other improvements on the subject property including: number of buildings, number of stories each, approximate age of buildings, ancillary structures, etc.
  - o Identification and description of any roads, streets, and parking facilities on the subject property.

- o Identification of the source of potable water and sewage disposal system for the subject property.
- o Identification of hazardous substances and petroleum products and descriptions of the approximate quantities involved, types of containers, and storage conditions.
- o Identification of aboveground storage tanks, or underground storage tanks or vent pipes, fill pipes or access ways indicative an underground storage tank installation.
- o Identification and description of any strong, pungent, or noxious odors at the subject property.
- o Notation of any standing surface water. Description of any pools or sumps containing liquids likely to be hazardous substances or petroleum products.
- o Description of contents, size, and storage and handling practices of any drums observed at the subject property.
- o Identification of hazardous substances and petroleum products not necessarily in connection with the identified uses of the subject property observed used or stored at the subject property.
- o Description of approximate quantities, type, and storage conditions of any unidentified substance containers suspected of being hazardous substances or petroleum products observed at the subject property.
- o Description of any electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs. (Observations of fluorescent light ballasts likely to contain PCBs will not be noted.)
- o Identification of heating and cooling in the buildings on the subject property, including the fuel source for heating and cooling.
- o Descriptions of any stains or corrosion on the floors, walls, or ceilings, with the exception of staining from water.
- o Description of any floor drains or sumps.
- o Descriptions of any pits, ponds, or lagoons, particularly if they have been used in connection with waste disposal or waste treatment. In addition, any pits, ponds, or lagoons on properties adjoining the subject property are described.
- o Descriptions of areas of stained soils or pavement and/or stressed vegetation (from something other than insufficient water).
- o Identification of any areas that are apparently filled or graded by non-natural causes (or filled by fill of unknown origin) suggesting trash construction debris, demolition debris, or other soil water disposal, or mounds or depressions suggesting trash or other solid waste disposal.
- o Identification of wastewater or other liquid (including storm water) of any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the subject property.
- o Identification of all wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other

wells) at the subject property.

- o Descriptions of onsite septic systems or cesspools.

## 2.3 METHODOLOGY USED

The assessment and associated report were prepared in accordance with the ASTM (American Society for Testing Materials) Practice E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and the Environmental Protection Agency (EPA) Code of Federal Regulations Standards and Practice, "All Appropriate Inquiries; Final Rule" (40 CFR Part 312). PMT & Associates, Inc. (PMT) utilized the following methods to evaluate the environmental conditions at the subject property:

- A review of the regulatory status of the subject property as it pertains to regulated activities involving the use of hazardous chemicals; the generation of hazardous waste; the treatment, storage, or disposal of hazardous waste; or the release of regulated substances. PMT utilized Environmental Data Resources, Inc. (EDR) to conduct the appropriate radius searches of the subject property of this report in conformance with the scope and limitations of ASTM Practice E 1527-05 and 40 CFR Part 312. The ASTM approximate minimum search distances for each database that is required to be reviewed are as follows:

### To One (1) Mile:

- Federal National Priority List (NPL) site list.
- Federal Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) facilities list.
- State- and tribal-equivalent NPL.

### To One-Half (0.5) of a Mile:

- Federal Delisted NPL site list.
- Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS).
- Federal No Further Remedial Action Planned (NFRAP) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS).
- Federal RCRA non-CORRACTS Treatment, Storage, and/or Disposal (TSD) facilities list.
- State- and tribal-equivalent CERCLIS.
- State and tribal landfill and/or solid waste disposal site lists.
- State and tribal leaking storage tank lists.
- State and tribal voluntary cleanup sites.
- State and tribal Brownfield sites.

### Subject Property and Adjoining Properties:

- Federal RCRA generators list.
- State and tribal registered storage tank lists.

### Subject Property Only:

- State and tribal institutional controls/engineering control registries.

A copy of the EDR Report is in **Appendix 2** of this Phase I ESA. The EDR Report includes the dates when the information was requested, the dates when the information was last updated by EDR, and the dates when the information was last updated by the original source.

- Interviews with past and present owners and occupants to obtain information indicating recognized environmental conditions in connection with the subject property.
- Interviews with State and/or local government offices to obtain information indicating recognized environmental conditions in connection with the subject property.

- Historical research of the subject property back to 1898 was conducted. A history of site development and usage was developed utilizing the following historical sources:
  - Historical aerial photographs, topographic maps, and fire insurance maps available from Environmental Data Resources, Inc. (EDR).
- PMI visually and physically observed the exterior and interior of the structural improvements and the surface areas of the subject property. In addition, observations of the adjacent properties to identify high-risk neighbors and contamination migration concerns were made. The following observation techniques were incorporated into the onsite reconnaissance.
  - The periphery of the subject property was walked, as well as the periphery of all structures on the subject property.
  - The subject property was viewed from all public thoroughfares.
- Accessible common areas expected to be used by occupants or the public (i.e., lobbies, hallways, utility rooms, recreation areas, etc.), maintenance and repair areas, and a representative sample of occupied spaces were observed.

## 2.4 LIMITATIONS AND EXCEPTIONS

The following limitations and exceptions are noted:

- PMT & Associates, Inc. relied on Environmental Data Resources, Inc. (EDR) for environmental regulatory review information (i.e., NPL, CERCLIS, RCRIIS, etc.). PMT does not guarantee the accuracy or completeness of this information.
- This report is based, in part, on third party information not within the control of PMT. While it is believed that the third party information contained in this report is reliable, PMT cannot guarantee the accuracy or completeness of this information.
- The scope of this assessment does not include the evaluation of ASTM non-scope considerations that include but are not limited to the following: asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, and mold.
- The scope of this assessment does not include any testing or sampling of materials (for example, soil, water, air, building materials).
- Visual and physical observations were limited to accessible areas of the subject property. Inaccessible areas include areas below floors, above ceiling systems, and behind enclosed walls.
- Locked areas and/or areas refused entry by tenants or landlords include the following specific areas:
  - Two (2) circuit breaker rooms were locked.
- Availability of records information varies from information source to information source, including governmental jurisdictions. The user or PMT is not obligated to identify, obtain, or review every possible record that might exist with respect to the subject property. Only record information that is publicly available; information that is obtainable from its source within reasonable time and constraints; and information that is practically reviewable will be assessed.

## 2.5 USER RELIANCE

This Phase I Environmental Site Assessment (ESA) report ("the Report") has been prepared for the benefit of and addressed to Stadium Casino, LLC, the Pennsylvania Gaming Board, and the Cordish Company. Such other persons as may be designated by Stadium Casino, LLC, the Pennsylvania Gaming Board, and the Cordish Company and their respective successors and assigns, employees and affiliates, and counsel and consultants. The report speaks only as of its date in the absence of a specific written update of the Report.

### **3.0 USER PROVIDED INFORMATION**

#### **3.1 TITLE RECORDS**

The user of this ESA report did not provide PMT with reasonably ascertainable historical land title records.

#### **3.2 ENVIRONMENTAL CLEANUP LIENS (40 CFR 312.25)**

The user of this ESA report is not aware of any environmental cleanup liens against the subject property that are filed or recorded under local, tribal, State, or federal law.

#### **3.3 ACTIVITY AND LAND USE LIMITATIONS (40 CFR 312.26)**

The user of this ESA report is not aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under local, tribal, State, or federal law.

#### **3.4 SPECIALIZED KNOWLEDGE OR EXPERIENCE (40 CFR 312.28)**

The user of this FSA report does not have any specialized knowledge or experience related to the subject property or adjoining properties.

#### **3.5 RELATIONSHIP OF THE PURCHASE PRICE TO THE FAIR MARKET VALUE (40 CFR 312.29)**

The user of this FSA report has stated that the purchase price being paid for the subject property reasonably reflects the fair market value of the property.

#### **3.6 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION (40 CFR 312.30)**

The user of this ESA report is aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases. The user identified that the phase I environmental site assessment (ESA) dated December 12, 2002 identified conditions of releases or threatened releases. A summary of this report was conducted (Reference Section 3.9).

#### **3.7 DEGREE OF OBVIOUSNESS (40 CFR 312.31)**

The user of this FSA report has stated that there are no obvious indicators that point to the presence or likely presence of contamination at the subject property.

#### **3.8 USER REASON(S) FOR PERFORMING PHASE I ESA**

The user of this ESA report has requested PMT to perform an environmental assessment of the subject property for the following reason(s):

- to qualify for the innocent landowner defense to CERCLA liability and landowner liability protections (LLPs);

*and/or*

- to understand and evaluate potential environmental conditions that could materially impact the operation of a business, industrial facility, or tract of land associated with or on the subject property.

### 3.9 PREVIOUS ENVIRONMENTAL ASSESSMENTS AND REPORTS

The user of this ESA has provided PMT with previously conducted environmental site assessments or other environmental reports or documentation.

#### Phase I Environmental Site Assessment

Issued: December 12, 2002

URS Job Number: 20242235.00001

Prepared by: URS Corporation

Prepared for: Trenton Motel Association

The URS Corporation performed a Phase I ESA at the subject property. The site reconnaissance was performed on November 27, 2002, by Kyle Strumfels. The subject property was used as the Stadium Holiday Inn. The assessment included a prior Phase I ESA performed by Diagnostic Engineering, Inc (DEI) dated April 17, 1992. In this previous assessment Diagnostic Engineering, Inc. revealed multiple recognized environmental conditions (RECs). The subject property was formerly an uncontrolled dump site and DEI recommended the drilling of temporary wells to evaluate groundwater at the subject property. The client-owned transformer located at the southern portion of the property contained dielectric fluid with a high concentration of PCBs. The transformer was since flushed and the concentration was lowered to acceptable levels; DEI recommended testing of the new fluid for PCBs. After the Phase I ESA was conducted by DEI, six (6) temporary wells were installed and groundwater samples were collected. A follow-up investigation with five additional temporary well points and four soil borings was conducted. DEI concluded that petroleum hydrocarbons were present in the subsurface soils in approximately 50,000 square feet in the northwest portion of the property. Given the depth of hydrocarbons detected, the risk of dermal or inhalation exposure is negligible. The property groundwater has been degraded by historic industrial activities and fill placement. However, given the likely presence of hydrocarbons at the site since 1940s-1950s, and their relatively insignificant impact to the groundwater, DEI recommended no further action. The Integrated Environmental Solutions, Inc (IES) conducted quarterly groundwater sampling on three (3) onsite monitoring wells under the Pennsylvania Department of Environmental Resources (PADER) in October 1994, and they concluded no further action due to an insignificant impact to groundwater. The URS Corporation stated that the subject property was used as a city dump until approximately 1962. A client-owned pad-mounted transformer at the southern portion of the subject property was reported to have high levels of PCBs, but has since been flushed. Several fluorescent light fixtures possibly contained PCBs in the ballasts due to the age of the building. The URS Corporation recommended sampling of the dielectric fluid in the client-owned pad-mounted transformer to determine presence of PCB content. The fluorescent light ballasts should be disposed of as PCB-containing, unless labeled as non-PCB, upon removal. Periodic sampling of groundwater should be conducted.

*The recommendations and conclusions identified from this previous phase I environmental site assessment (ESA) indicate a historical recognized environmental condition (HREC) on the subject property.*

## 4.0 SUBJECT PROPERTY DESCRIPTION

### 4.1 LOCATION AND LEGAL DESCRIPTION

The Holiday Inn, "subject property" or "the property", is located at 900 Packer Avenue in Philadelphia, Pennsylvania (Figure 1). The property is further identified as parcel 883740000 on the Philadelphia County Tax Map (Figure 2). The subject property is bound to the north by Packer Avenue and beyond by Highway-76 or Schuylkill Expressway; to the south by a parking lot and beyond by 3371-3477 South 10<sup>th</sup> Street and 3101-3507 Hartranft Street commercial buildings; to the east by South Darien Street and beyond by the Philadelphia Park turf club at 700 Packer Avenue; and to the west by a parking lot.

### 4.2 SUBJECT PROPERTY AND VICINITY GENERAL CHARACTERISTICS

The subject property is located in a commercial/entertainment land use of Philadelphia, Pennsylvania. The square-shaped parcel consists of 9.14 acres, more or less. Philadelphia County is bound to the north by Bucks County; to the west by Montgomery County; to the south by Delaware County; and to the east by the State of New Jersey. The Delaware River is east of the subject property and is the border of Pennsylvania and New Jersey. The Schuylkill River is west of the subject property and leads to the Delaware River, its main tributary. Interstate-76 is north and Interstate-95 is south of the subject property.

### 4.3 CURRENT USE OF THE SUBJECT PROPERTY

The subject property is currently used as a hotel with office spaces, a pool, a workout area, and one (1) restaurant called the Stadium Sports Bar and Restaurant.

### 4.4 DESCRIPTION OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS

The subject property is improved with a 10 story primary building, a pool, and parking lots surrounding the building, with the exception of the southwest portion of the property. The structural improvements were constructed in 1972 and consist of a concrete foundation with steel interior framing.

The heating, ventilation, and air conditioning (HVAC) system is electric-fired. The subject property is supplied potable water from the Water Revenue Bureau. The two (2) pipe domestic water system consists of copper piping with soldered joints and fittings. Hot water is generated by electric-fired water heaters and a boiler with gas powered by Philadelphia Gas. Sanitary sewer services are provided by the Water Revenue Bureau.

### 4.5 CURRENT USE OF THE ADJOINING PROPERTIES

During the onsite reconnaissance, observations were made of the adjoining properties from the subject property. These observations were made to identify recognized environmental conditions that have the potential for impacting the subject property. The following is a list of adjoining properties and a summary of the observations made:

- **North**  
Areas to the north of the subject property were observed to be at a lower relative elevation and consisted of Packer Avenue, Highway-76 or Schuylkill Expressway, and beyond by residential properties.

- **East**  
Areas to the east of the subject property were observed to be at a lower-relative elevation and consisted of South Darien Street and commercial buildings.
- **South**  
Areas to the south of the subject property were observed to be at a lower-relative elevation and consisted of a parking lot and beyond by commercial buildings.
- **West**  
Areas to the west of the subject property were observed to be at a lower-relative elevation and consisted of South 10<sup>th</sup> Street and a parking lot.

## 5.0 RECORDS REVIEW

### 5.1 SUBJECT PROPERTY

The Environmental Data Resources, Inc. (EDR) report indicates that the subject property is not listed on any of the reviewed databases.

### 5.2 STANDARD ENVIRONMENTAL RECORDS

#### 5.2.1 FEDERAL NATIONAL PRIORITIES LIST (NPL)

The National Priorities List (NPL) database is a list compiled by the Environmental Protection Agency's (EPA) pursuant to CFRCLA 42 U.S.C. §9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System. The EDR report did not list any properties within approximately one (1) mile of the subject property that are included on the NPL database.

#### 5.2.2 FEDERAL DELISTED NATIONAL PRIORITIES LIST (DELISTED NPL)

The EDR report did not list any properties within approximately 0.5 miles of the subject property that are included on the DELISTED NPL database.

#### 5.2.3 FEDERAL COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database lists all sites that the EPA has investigated or is currently investigating under provisions of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The EDR report did not identify any CERCLIS sites within approximately 0.5 miles of the subject property.

#### 5.2.4 FEDERAL COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM NO FURTHER REMEDIAL ACTION PLANNED (CERCLIS NFRAP) LIST

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) No Further Remedial Action Planned (NFRAP) database lists sites where no further remedial action is planned under CERCLA. The EDR report identified three (3) sites included on the CERCLIS NFRAP database within approximately 0.5 miles of the subject property. These sites are outlined below:

- **Refrigerated Enterprises**  
700 A Pattison Avenue, Philadelphia, PA 19148  
According to EDR, this facility is located 0.299 miles south-southeast of the subject property at a lower relative elevation. The facility is included on the CERCLIS-NFRAP database under site ID 0304973. A discovery was completed on May 11, 1994, and then a removal assessment began on May 5, 1994, and was completed on May 11, 1994. A preliminary assessment was started and completed on August 8, 1996 with a priority level of NFRAP or a site not qualified for the NPL based on existing information. The site was archived on February 15, 2001. No further information was provided by EDR. The inclusion of this facility on the CERCLIS-NFRAP does not indicate a recognized environmental condition.
- **Philadelphia City Dump**  
7th Street and Pattison Avenue, Philadelphia, PA 19104  
According to EDR, this facility is located 0.303 miles south-southeast of the subject property at a lower relative elevation. The facility is included on the CERCLIS-NFRAP database under site ID 0301338. A discovery was completed on June 1, 1981. A preliminary assessment was completed, with a priority level of NFRAP or a site not qualified for the NPL based on existing information, on November 25, 1987. The site was archived on November 25, 1987. No further information was provided by EDR. The inclusion of this facility on the CERCLIS-NFRAP does not indicate a recognized environmental condition.

**Southeast Incinerator**

7th Street and Pattison Avenue, Philadelphia, PA 19148

According to EDR, this facility is located 0.303 miles south-southeast of the subject property at a lower-relative elevation. The facility is included on the CERCLIS-NFRAP database under site ID 0302135. A discovery was completed on December 4, 1985. A preliminary assessment was completed with a priority level of NFRAP or a site not qualified for the NPI based on existing information and the site was archived on November 25, 1987. No further information was provided by EDR. The inclusion of this facility on the CERCLIS-NFRAP does not indicate a recognized environmental condition.

**5.2.6 FEDERAL RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM (RCRIS)**

The Resource Conservation and Recovery Information System (RCRIS) database contains notification, permitting, compliance, and corrective action data on all facilities that are regulated under the Resource Conservation and Recovery Act (RCRA). The EDR report did not identify any sites listed as Treatment, Storage, or Disposal Facilities (TSDF) within one-half (0.5) mile from the subject property.

The EDR report did not list any RCRIS generators within approximately 0.25 miles of the subject property.

The Corrective Action Report (CORRACTS) database identifies all hazardous waste handlers with RCRA corrective action activities. The EDR identified one (1) CORRACTS site within one (1) mile of the subject property. These sites are outlined below:

**Defense Support Center Philadelphia**

2800 South 20th Street, Philadelphia, PA 19145

According to EDR, this facility is located 0.995 miles west-northwest of the subject property at a lower-relative elevation. The facility is included on the CORRACTS database under EPA ID PA0971590005. The facility was CA prioritized, facility or area was assigned a low corrective action policy with NAICS code 92811 on May 28, 1993. The facility became CA responsibility referred to a non-RCRA federal authority, corrective action at the facility or area referred to CERCLA on September 30, 1993. No further information was provided by EDR. The inclusion of this facility on the CORRACTS database does not indicate a recognized environmental condition.

**5.2.7 STATE- AND TRIBAL-EQUIVALENT CERCLIS LIST (SHWS)**

SHWS is the hazardous sites cleanup act site list of the State of Pennsylvania. This report contains information pertaining to a list of sites, which have been targeted by the state for investigation or remediation. This list is maintained by the state regulated agency. These sites are reviewed for potential upgrading to Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) status by the United States EPA. The EDR report did not identify any SHWS sites within approximately 1.0 mile of the subject property.

**5.2.9 HAZARDOUS SITES CLEANUP ACT (HSCA)**

The Hazardous Sites Cleanup Act (HSCA) provides the Department of Environmental Protection (DEP) with the authority and funding to conduct cleanup actions at sites where hazardous substances have been released. All sites are listed under the remedial sites on the Pennsylvania priority sites database. The EDR report did not identify any HSCA sites within approximately 1.0 mile of the subject property.

**5.2.8 STATE AND TRIBAL SOLID WASTE LANDFILLS (SWF/LF)**

The State of Pennsylvania maintains a comprehensive list of all known active and inactive landfill and/or solid waste disposal sites (SWLF); as well as transfer stations and processing stations in the state. The EDR

report did not identify any SWLF sites within approximately 0.5 miles of the subject property.

#### 5.2.9 STATE AND TRIBAL REGISTERED UNDERGROUND STORAGE TANKS (UST)

The State of Pennsylvania maintains a list of facilities that have registered underground storage tanks. USTs are regulated under subtitle I of the Resource Conservation and Recovery Act (RCRA). The EDR report did not identify any properties included on the UST list that are within approximately 0.25 miles of the subject property.

#### 5.2.11 STATE AND TRIBAL REGISTERED ABOVEGROUND STORAGE TANKS (AST)

The State of Pennsylvania maintains a list of facilities that have registered aboveground storage tanks. The EDR report identified one (1) site on the aboveground storage tank database that is located approximately 0.25 miles of the subject property. This site is outlined below:

- **Sysco Food Svc Philadelphia**  
600 Packer Avenue, Philadelphia, PA  
According to EDR, this facility is located approximately 0.233 miles east of the subject property at a lower-relative elevation. This facility is located on the AST database under site ID 586719. The facility maintains two (2) 10,000-gallon diesel fuel ASTs that were installed in December 18, 2010 and are currently in-use. No further information was provided by EDR. The inclusion of this facility on the AST database does not indicate a recognized environmental condition.

#### 5.2.10 STATE AND TRIBAL LEAKING UNDERGROUND STORAGE TANK LIST (LUST/HIST LUST/OCPCASES)

The State of Pennsylvania maintains a historical list of facilities that have reported leaking underground storage tanks. The data comes from the Department of Environmental Resources' List of Confirmed Releases. The EDR report identified nine (9) sites on the leaking underground storage tank database that are located within approximately 0.5 miles of the subject property. All sites were located at a lower-relative elevation to the subject property. All of the sites had underground storage tanks containing petroleum and cleanup was completed, with the exception of two (2) sites that were inactive. The inclusion of these facilities on the LUST database does not indicate a recognized environmental condition.

#### 5.2.13 UNREGULATED LEAKING STORAGE TANKS (UNREG LTANKS)

The Unregulated Leaking Storage Tanks (UNREG LTANKS) database lists all leaking storage tank cases from unregulated storage tanks. The EDR report identified three (3) sites on the UNREG LTANKS database that are located within approximately 0.5 miles of the subject property:

- **T WHSE**  
3600 South Darien Street, Philadelphia, PA  
According to EDR, this facility is located approximately 0.284 miles south of the subject property at a lower-relative elevation. This facility is listed on the UNREG LTANKS database to contain #2 fuel oil. The case is not reported to be closed. No additional information was available from the information provided by EDR. The inclusion of this surrounding property on the UNREG LTANKS database does not indicate a recognized environmental condition due to the lower-relative elevation of the facility to the subject property.
- **Franklin Delano Roosevelt Park**  
Pattison Avenue & Broad Street, Philadelphia, PA  
According to EDR, this facility is located approximately 0.459 miles west-southwest of the subject property at lower-relative elevation. This facility is listed on the UNREG LTANKS database to contain #2 fuel oil. The case is not reported to be closed. No additional information was available from the information provided by EDR. The inclusion of this surrounding property on the UNREG LTANKS database does not indicate a recognized environmental condition due to the lower relative elevation of the facility to the subject

property.

- **JFK Stadium**

Pattison Avenue & Broad Street, Philadelphia, PA

According to EDR, this facility is located approximately 0.485 miles west-southwest of the subject property at a lower-relative elevation. This facility is listed on the UREG LTANKS database to contain #2 fuel oil. The case is reported to be closed on September 22, 1992. No additional information was available from the information provided by EDR. The inclusion of this surrounding property on the UNREG LTANKS database does not indicate a recognized environmental condition.

**5.2.11 STATE AND TRIBAL VOLUNTARY CLEANUP PROGRAM (VCP)**

The State of Pennsylvania's Voluntary Cleanup Program (VCP) is administered to provide State oversight for voluntary cleanups of properties contaminated with hazardous substances. The VCP listings included completed sites, sites in progress, and Act 2 non-use aquifer determinations sites. Formerly known as the Act 2, the Land Recycling Program encourages the voluntary cleanup and reuse of contaminated commercial and industrial sites. The EDR report identified three (3) sites within approximately 0.5 miles of the subject property listed on the VCP database.

- **South Philadelphia High School Track & Fields**

Bigler and South Marvine Street, Philadelphia, PA 19148

According to EDR, this facility is located approximately 0.733 miles north-northwest of the subject property at a lower-relative elevation. This facility is listed on the VCP database under activity ID: 653/26 and 653/26, and LRP Account: 33930. The date received was August 11, 2004, for the remediation of site-specific standard of PAH and Lead in the soil. The site is in progress. No additional information was available from the information provided by EDR. The inclusion of this surrounding property on the VCP database does not indicate a recognized environmental condition due to the lower-relative elevation of the facility to the subject property.

- **Wachovia CTR**

3601 South Broad Street, Philadelphia, PA 19148

According to EDR, this facility is located approximately 0.459 miles west-southwest of the subject property at a lower-relative elevation. This facility is listed on the VCP database under activity ID: 661099 and LRP Account: 34262. The date received was October 28, 2004, for the remediation of statewide health standard on the soil from PAH. The site is in progress. No additional information was available from the information provided by EDR. The inclusion of this surrounding property on the VCP database does not indicate a recognized environmental condition due to the lower-relative elevation of the facility to the subject property.

- **Eastern Philadelphia Naval Hospital**

Broad Street & Pattison Avenue, Philadelphia, PA

According to EDR, this facility is located approximately 0.485 miles west-southwest of the subject property at a lower-relative elevation. This facility is listed on the VCP database under LRP Account: 5631 & 31521. The groundwater and soil were affected at the facility by inorganics, other organics, unleaded gasoline, PAH, and lead. Remediation included site-specific standard and statewide health standard. The site was approved on October 29, 2003. The inclusion of this surrounding property on the VCP database does not indicate a recognized environmental condition due to the lower-relative elevation of the facility to the subject property.

**5.2.12 STATE AND TRIBAL BROWNFIELDS SITES (BROWNFIELDS)**

The State of Pennsylvania's Brownfields Revitalization Incentive Program is intended to promote economic development, especially in distressed urban areas, by identifying and redeploying underutilized properties. Reusing real property makes efficient use of existing infrastructure while providing an alternative to developing open space that contributes to urban sprawl. The EDR report did not identify

any Brownfields sites located within approximately 0.5 miles of the subject property.

### 5.3 ADDITIONAL ENVIRONMENTAL RECORDS

In addition to the above referenced databases, EDR supplied information from the Proposed National Priority List (Proposed NPL), Federal Superfund Liens (NLP Liens), Emergency Response Notification System (ERNS), Hazardous Materials Information Reporting System (HMIRS), Engineering Controls Sites (US ENG CONTROLS), Sites with Institutional Controls (US INST CONTROL), Department of Defense Sites (DOD), Formerly Used Defense Sites (FUDS), Superfund Consent Decrees (CONSFNT), Records of Decision (ROD), Uranium Mill Tailings Sites (UMTRA), Open Dump Inventory (ODI), Toxic Chemical Releases Inventory System (TRIS), Toxic Substances Control Act (TSCA), Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA), Section 7 Tracking Systems (SSTS), PCB Activity Database Systems (PADS), Material Licensing Tracking System (MLTS), Mines Master Index File (MINES), Facility Index System/Facility Registry System (FINDS), RCRA Administrative Action Tracking System (RAATS), Permitted Aboveground Storage Tanks (AST), Registered Drycleaning Facilities (DRYCLEANERS), Coal Gas (COAL GAS). A review of the additional environmental records did not identify any recognized environmental conditions relevant to the subject property.

A list of orphan sites is included in the EDR report. An orphan site is a site listed on any of the databases reviewed which has an incomplete address or is unable to be mapped for any other reason. A review of this list did not identify any information that would indicate that the subject property or any adjoining properties are included on this list.

### 5.4 PHYSICAL SETTING SOURCES

The United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle for Philadelphia, available from MD MERLIN Online Geographic Information System (GIS) was reviewed. Two (2) sensitive receptors were observed within the 0.25 mile radius and power lines were observed to the west. Department of the Defense sites were observed to the south. No areas of environmental concern in connection with the subject property or adjoining properties were identified during the review of this topographic map.

## 6.0 HISTORICAL INFORMATION

### 6.1 AERIAL PHOTOGRAPHS

A search of historical aerial photographs was conducted by EDR. EDR provided aerial photographs for the years 1940, 1943, 1953, 1965, 1970, 1973, 1981, 1986, 1992, 1999, 2005, 2006, and 2008. These photographs are included as **Appendix 3** and individually described below:

- **1940 Aerial Photograph**  
The subject property is developed with several small structures throughout the property. Roads appear in the west, south, and east adjoining properties, bordering the subject property. A railroad appears to be developed in the north and northeast adjoining property. Rectangular buildings that appear to be residential row homes are seen in the north surrounding properties. The east and south adjoining properties appear undeveloped. A residential community appears in the southeast surrounding properties.
- **1943 Aerial Photograph**  
The subject property appears unchanged. The west adjoining property appears to be developed with several small structures. A water area appears in the south surrounding properties, north of a railroad. A stadium and rectangular structures appear in the southwest surrounding properties. The north and northwest surrounding properties appear to have further developed residential communities.
- **1953 Aerial Photograph**  
The subject property appears to have unearthed and/or disturbed ground throughout. A commercial or industrial building appears in the southeast surrounding area, a baseball field appears in the southwest surrounding area, and a residential community appears in the west surrounding area.
- **1965 Aerial Photograph**  
The subject property appears to have even undeveloped ground. The north adjoining property includes a highway instead of a railroad. A road borders the subject property on the north, east, and west adjoining properties. A ramp appears from the highway in the north adjoining property, and beyond are commercial buildings that could potentially be a school. The east adjoining property appears to be developed with one (1) large rectangular commercial building. The south adjoining property is undeveloped. The west adjoining property is undeveloped, with the exception of a row of small rectangular structures on the east portion of the property. The south and south east surrounding properties, just beyond the adjoining properties appear to be developed with commercial buildings. Further development of commercial buildings appears in the west and south surrounding properties.
- **1970 Aerial Photograph**  
The subject property appears to be undeveloped, with the exception of two (2) small rectangular buildings. A rectangular commercial building appears just beyond the east adjoining property. Three (3) small rectangular structures appear in the south adjoining property. The west adjoining property appears undeveloped. The west and north surrounding properties appear more developed with residential properties. A commercial building or military structure appears in the west surrounding area. Three (3) stadiums and a park appear in the southwest surrounding area. The south surrounding properties appear commercial, and beyond is a railroad. The east surrounding areas appear commercial.
- **1973 Aerial Photograph**  
The subject property appears to be in construction of a rectangular building. The west adjoining property appears to be a large parking lot. The south adjoining property appears to be undeveloped, with the exception of two (2) small rectangular buildings on the southwest portion of the property.
- **1981 Aerial Photograph**  
The subject property appears to have added an addition to the rectangular building, a pool, and concrete padding for parking surrounds the property, with the exception of the southwest portion of the property. Cement padding appears in the south adjoining property.

- **1986, 1992, & 1999 Aerial Photographs**  
The subject property and surrounding areas do not appear to be significantly changed from the 1981 aerial photograph, with the exception of commercial properties developed in the northeast surrounding properties.
- **2005 Aerial Photograph**  
The subject property appears unchanged. The south adjoining property appears to be a parking area, excluding the structure in the southwest portion of the property. One (1) additional stadium appears to have been developed in the south surrounding area. Large parking areas appear to be developed in the south and southwest surrounding areas.
- **2006 & 2008 Aerial Photographs**  
The subject property and surrounding areas do not appear to be significantly changed from the 2005 aerial photograph.

## 6.2 TOPOGRAPHIC MAPS

A search of historical topographic maps was conducted by EDR. EDR provided topographic maps for the years 1898, 1901, 1906, 1943, 1956, 1967, 1973, 1985, 1994, and 1995. These maps are included as **Appendix 3** and individually described below:

- **1898 Topographic Map | Scale = 1: 625000**  
The subject property appears to be potentially developed with three (3) small building. The north adjoining property appears to be the Pennsylvania Railroad. A road appears on the west adjoining property, bordering the subject property. The southwest adjoining property appears to be developed with eight (8) small buildings and a road leading to them. The north surrounding area is developed with two (2) railroads and a developed lattice of roadways. The east adjoining property appears to be undeveloped. One (1) potential tank appears in the north surrounding area of the subject property. The south surrounding area consists of sparse small buildings, and beyond is the U.S. Navy. The east and west surrounding area is undeveloped with sparse small buildings. The Delaware River runs to the east and the Schuylkill River to the west of the subject property. A large amount of potential tanks appear to the west of the subject property, adjoining the Schuylkill River.
- **1901 & 1906 Topographic Maps | Scale = 1: 125000 & 1:62500**  
The subject property and surrounding properties appear to be unchanged from the 1898 topographic photograph.
- **1943 Topographic Map | Scale = 1: 50000**  
The subject property appears to be unchanged. A stadium appears in the southwest surrounding area. The southwest adjoining properties appear to be developed with two (2) additional buildings. The north and west surrounding area appears to be more developed with railroad structures.
- **1956 Topographic Map | Scale = 1: 24000**  
The subject property appears unchanged, with the exception of a small undeveloped road leading to the three (3) buildings and a water area on the south portion of the subject property and the south adjoining property. The west adjoining properties appear more developed with small buildings. The west surrounding area includes a United States Naval Hospital and residential areas. A park appears in the southwest surrounding property, and many potential oil and gas tanks appear in the west and northwest surrounding area of the subject property. The United States Reservation and Reserve Basin appear in the south surrounding area, south of a railroad. The north surrounding area appears residential and the east surrounding area appears undeveloped with some marsh land.
- **1967 Topographic Map | Scale = 1: 24000**  
The subject property appears undeveloped. The north adjoining property appears to be Packer Avenue, a highway, and beyond a school and residential community. The east adjoining property appears to be a large building. The south and west adjoining properties appear to be undeveloped. The south surrounding

property, just beyond the south adjoining property appears to be developed with a building. A drive-in Theater appears in the south west surrounding area, just beyond the adjoining properties. The east surrounding area appears to be developed with commercial or industrial properties, including a sewage disposal. Potential tanks appear in the east and northeast surrounding area, adjoining the Delaware River. The north surrounding areas appear to be developed with commercial and residential buildings. A United States Military Reservation appears in the west surrounding area.

- **1973 Topographic Map | Scale = 1: 24000**  
The subject property appears to be developed with a rectangular building. A ramp from the highway appears in the northeast adjoining area. A small structure appears in the south adjoining property. A Veterans Stadium is developed in the southwest surrounding area, just beyond the adjoining properties. The east surrounding properties appear more developed.
- **1985 Topographic Map | Scale = 1: 24000**  
The subject property appears to have expanded the rectangular building on the property. The U.S. Military Reservation in the northwest surrounding area appears to have been replaced by the Defense Personnel Support Center. The U.S. Reservation in the south surrounding area appears to have been replaced by the U.S. Naval Shipyard. All surrounding areas appear to be more developed.
- **1994 Topographic Map | Scale = 1: 24000**  
The subject property appears to be unchanged. Another ramp from the highway appears in the northeast adjoining property. All surrounding areas appear to be further developed.
- **1995 Topographic Map | Scale = 1: 24000**  
The subject property and surrounding properties do not appear to be significantly changed from the 1994 topographic map.

### 6.3 FIRE INSURANCE MAPS (SANBORN MAPS)

A search of historical fire insurance maps (Sanborn Maps) was conducted by EOR. EDR provided Sanborn Maps for the years 1922, 1951, 1975, 1978, 1989, 2001, 2003, and 2005. These maps are included as Appendix 3 and individually described below.

- **1922 Sanborn Map**  
The subject property appears to be developed with small rectangular structures. The north and east adjoining properties appear to be roads but are not constructed yet. A street labeled Southwark Avenue appears on the southwest border of the subject property. Small rectangular structures appear in the south and south west. The west shows three (3) small buildings that are labeled under Pennsylvania Railroad Company. One (1) of the buildings is labeled as a closed varnish works and one (1) is labeled as a Bunk House.
- **1951 Sanborn Map**  
The subject property appears to be developed as a city dump with small rectangular structures. The north, east, and south adjoining properties appear to be roads but are not constructed yet. Small rectangular structures appear in the south and south west. The west shows a small building labeled with waste paper and a rectangular building labeled with Auto Repair.
- **1975 Sanborn Map**  
The subject property appears to be developed with a Philadelphia Hilton Inn with 240 units. Parking is labeled in the south portion of the property. Packer Avenue is the north adjoining property. A road is built on the east and west adjoining properties, bordering the subject property. One (1) large building appears to the east of the subject property. Two (2) small structures appear to the west.
- **1978 Sanborn Map**  
The subject property and surrounding areas appear to be insignificantly changed from the 1975 Sanborn Map.

- **1989 Sanborn Map**  
The subject property and surrounding areas appear to be insignificantly changed from the 1975 Sanborn Map, with the exception of two (2) ramps appearing in the north adjoining area.
- **2001, 2003, & 2005 Sanborn Map**  
The subject property and surrounding areas appear to be insignificantly changed from the 1989 Sanborn Map.

#### **6.4 ZONING AND LAND USE RECORDS**

A review of the available zoning records indicates that the subject property is currently zoned CMX-3, a community commercial mixed-use zone.

#### **6.5 HISTORICAL USE OF SUBJECT PROPERTY**

The earliest known use of the subject property was in 1898 when the property was used as/for railroad use. There were three (3) small structures on the property. By at least 1951, the subject property was labeled as a city dump. By at least 1956, a small road leading to these three (3) structures was developed and by at least 1970 only two (2) small structures were developed on the subject property. By at least 1973, the subject property was developed with a rectangular building that was labeled as the Philadelphia Hilton Inn in at least 1975. Parking was labeled in the south portion of the property. The rectangular building appeared to have expanded in 1985 with a pool and concrete padded parking area surrounding the buildings, with the exception of the southwest. The subject property appeared to have been used for railroad purposes in at least 1898, then used as a city dump by at least 1951, and has been an Inn from 1973 till now.

#### **6.6 HISTORICAL USE OF ADJOINING PROPERTIES**

During the historical review, observations were made of the adjoining properties from the subject property. These observations were made to identify historical recognized environmental conditions that have the potential for impacting the subject property. The following is a list of the known historical use of the adjoining properties and a summary of the observations made:

- **North**  
A railroad and residential buildings
- **East**  
Undeveloped
- **South**  
A water area and commercial buildings
- **West**  
Railroad use and commercial buildings

#### **6.7 HISTORICAL USE OF SURROUNDING AREAS**

The earliest known use of the surrounding areas to the subject property was in 1898 when the areas were used as/for commercial purposes, railways, residences, and a United States Naval Reservation. The north

surrounding properties consisted of railroad and residential properties. The south consisted of small residences and a United States Naval Reservation. The east and west surrounding areas consisted of undeveloped area and small residences. One (1) potential tank appears in the north surrounding area. A large amount of potential tanks appear in the west surrounding area, adjoining the Schuylkill River. By 1940, the north and northwest surrounding area appears to be a residential community and railroad structures. By 1951, the south and southwest appears to show railroad use structures. By at least 1953, a commercial or industrial property appears in the southeast and a residential community appears in the west. By 1956, a park appeared to be developed to the southwest. A large amount of potential tanks labeled with "oil" and "gas" appear in the west and northwest surrounding areas. The west surrounding area appears to be developed with a U.S. Naval Hospital and residential area. The United States Reservation and Reserve Basin appear in the south surrounding area, south of a railroad. The north surrounding area appears residential and the east surrounding area appears undeveloped with some marsh land. By 1967 the east surrounding area appears to be developed with commercial or industrial properties, including a sewage disposal. Potential tanks appear in the east and northeast surrounding areas. The north surrounding area appears to be developed with residential buildings. A U.S. Military Reservation is developed in the west surrounding area and was replaced by the Defense Personnel Support Center in 1985. The west and south surrounding areas appear to have consisted of commercial and residential areas. The east surrounding areas appear to have consisted of commercial and industrial areas. The north surrounding areas appear to be commercial and residential properties. By at least 2005, large parking areas appeared in the south and southwest surrounding properties and an additional stadium was developed in the south. Due to the distance of industrial activities and potential tanks in the surrounding area to the subject property, the inclusion does not indicate a recognized environmental condition.

## 7.0 SITE RECONNAISSANCE

### 7.1 GENERAL SITE SETTING

#### 7.1.1 CURRENT USE(S) OF THE SUBJECT PROPERTY

During the site visit, the subject property was observed to be currently used as for commercial purposes. This use of the subject property is not likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.

#### 7.1.2 PAST USE(S) OF THE SUBJECT PROPERTY

During the site visit, the subject property was observed to be historically used for railroad use and a city dump. This past use of the subject property has the potential to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products, with the exception of a city dump.

#### 7.1.3 CURRENT USES OF ADJOINING PROPERTIES

During the site visit, the adjoining properties were observed to be used for commercial purposes. The uses of the adjoining properties are not likely to indicate recognized environmental conditions in connection with the adjoining properties or the subject property.

#### 7.1.4 PAST USES OF ADJOINING PROPERTIES

During the site visit, the adjoining properties were observed to be historically used for railroad purposes. The uses of the adjoining properties are not likely to indicate recognized environmental conditions in connection with the adjoining properties or the subject property.

#### 7.1.5 CURRENT OR PAST USE IN THE SURROUNDING AREA

During the site visit, the surrounding area was observed to be currently and historically used for residential, commercial, industrial, and railroad purposes. The uses of the surrounding area are not likely to indicate recognized environmental conditions in connection with the adjoining properties or the subject property, with the exception of industrial buildings.

#### 7.1.6 GEOLOGIC, HYDROGEOLOGIC, HYDROLOGIC, AND TOPOGRAPHIC CONDITIONS

No information obtained shows that there are likely to be hazardous substances or petroleum products on the subject property or on nearby properties that are the type that may migrate. Therefore, geologic, hydrogeologic, hydrologic, and topographic conditions were not analyzed.

### 7.2 INTERIOR AND EXTERIOR OBSERVATIONS

#### 7.2.1 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

Visual and/or physical observations for hazardous substances and petroleum products were performed. The following chemicals and products are stored and/or used at the subject property.

- **Laundry Detergents**

Laundry Detergents were observed in 5-gallon containers in the laundry room on the first floor of the primary building. The detergents were observed to be used for the washing machines adjoining the 5-gallon

containers. No leaking was observed from the containers.

➤ **Batteries**

Four (4) batteries were observed to be stored in a storage hallway of the first floor in the primary building. These batteries were used by the computers at the facility. No leaking was observed from the batteries.

➤ **Paints and Lacquers**

Paints and lacquers were observed on the subject property in 5-gallon containers or less. All latex paints were observed to be stored in a storage area and all lacquers were observed to be stored in a flammable storage cabinet. All paints and lacquers were observed to be stored properly and no leakage was observed.

➤ **Liquid and Gas Compressed Cylinders**

Liquid and gas compressed cylinders were observed throughout the subject property. Liquid carbon dioxide cylinders were observed to be used in a storage room and on the loading dock to carbonate beverages. Ten (10) empty liquid carbon dioxide cylinders were observed to be stored in a storage room on the first floor of the subject property. One (1) propane cylinder was observed to be used for construction of the roof of the primary building. All cylinders used for construction will be removed from the subject property when construction is completed. Small empty propane tanks were observed throughout the primary building. Empty small propane cylinders were observed in storage rooms, in the kitchen, and outside the primary building, adjoining the pool house storage unit. An unlabeled cylinder was observed in the boiler room of the first floor. All compressed cylinders were stored without chains or containment and no leakage was observed.

➤ **Waste Proteins**

Waste proteins in the form of waste kitchen oil and waste grease were observed on the subject property. Waste proteins are unregulated waste. Two (2) grease traps were observed in the kitchen on the first floor of the primary building; One (1) grease trap was observed under a table and one (1) grease trap was observed underground in the kitchen. Grease traps are drained by Arrow Drain Cleaning Services approximately every month and a full cleaning of the traps are performed approximately every six (6) months. Waste cooking oil dumpster by Darling International was observed on the loading dock. Two (2) grease retainers by Restaurant Technology, Inc. were observed in an abandoned storage room on the first floor. The facility engineer stated that these containers were not in-use. One (1) grease retainer was observed to contain 977 pounds of waste grease. The other grease retainer was observed to show small leakage onto the floor. No floor drains were observed within the vicinity of the two (2) grease retainers.

➤ **Sodium Hypochlorite Solution**

Sodium hypochlorite solution was observed to chlorinate the pool on the subject property. The sodium hypochlorite solution was observed to be stored in a large retainer and two (2) small containers that pump into the pool. All containers were observed in the pool house storage unit detached from the primary building, southeast of the pool. No leakage was observed.

Chemicals, materials, and wastes such as those do not appear to pose a hazard to the health and safety of the occupants of the property, provided they are used as designed, properly handled, and all regulations regarding their use are followed.

## 7.2.2 STORAGE TANKS

No aboveground storage tanks, underground storage tanks or vent pipes, fill pipes or access ways indicative of underground storage tanks were visually and/or physically observed during the site visit or identified from the interviews or records review.

## 7.2.3 ODORS

No strong, pungent, or noxious odors were physically observed or identified from the interviews or

records review.

#### **7.2.4 POOLS OF LIQUID**

No pools or sumps containing liquids likely to be hazardous substances or petroleum products were visually and/or physically observed at the subject property or identified from the interviews or records review.

#### **7.2.5 DRUMS**

No drums were visually and/or physically observed at the subject property or identified from the interviews or records review.

#### **7.2.6 UNIDENTIFIED SUBSTANCE CONTAINERS**

No open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were visually and/or physically observed on the subject property.

#### **7.2.7 POLYCHLORINATED BIPHENYLS (PCBS)**

Observation for electrical equipment or electrical components which contain dielectric fluid with the potential to contain PCBs in excess of 50 ppm was conducted and identified the following:

- The subject property is supplied with underground/overhead primary electrical service from the Philadelphia Electrical Company (PECO). The subject property maintains two (2) pad-mounted and two (2) pole-mounted transformers to convert the primary service to secondary service. The transformers are owned by PECO and Jefferson Electric and are not labeled as to PCB content. The ventilated dry-type transformer by Jefferson Electric does not use PCB contained materials. Contact with a PECO representative was unavailable, thus the units on the transformers could not be determined to be classified as Non-PCB units/potentially PCB-contaminated, defined as PCB concentrations between 50 and 499 ppm. One (1) pad-mounted transformer was indicated in a previous phase I ESA to be observed on the south-central portion of the subject property. This transformer was found to contain high PCB concentrations. The transformer was flushed but no follow-up tests were conducted to identify if PCB concentrations were within regulated guidelines. No weepage or leakage of the transformers was observed at the time of the assessment. Even though PCB concentrations were not identified, the inclusion of these transformers on the subject property does not indicate a recognized environmental condition due to the lack of leakage observed on the subject property.
- Hydraulic equipment including a trash compactor and elevator equipment were observed on the subject property. No hydraulic fluids were observed to be stored at the subject property. All equipment was observed to be maintained and stored properly and no leakage was observed.

#### **7.2.8 HEATING/COOLING**

No hazardous substance or petroleum products were observed to be in use with the currently installed heating/cooling system at the subject property. In addition, no signs of historical hazardous substance or petroleum product fueling use associated with the heating/cooling system was observed or identified from the interviews or records review.

#### **7.2.9 STAINS OR CORROSION**

No stains or corrosion on the floors, walls, or ceilings were visually and/or physically observed at the subject property, with the exception of water stains.

#### **7.2.10 DRAINS AND SUMPS**

Floor drains and outside stormwater drains were observed on the subject property. One (1) trench drain was observed at the lowest point of the loading dock. Six (3) stormwater drains were observed in the parking lots on the subject property and two (2) stormwater drains were observed on the north border of the subject property. A washing station with a drain was observed in the boiler room and in an abandoned closet on the first floor of the primary building. Floor drains were observed throughout the primary building; four (4) floor drains in the boiler room, two (2) floor drains in the hallway leading to the loading docks, two (2) floor drains outside the banquet room, two (2) floor drains in the linen closet, one (1) floor drain in the bar of the banquet room, four (4) floor drains in the bar of the Stadium Sports Bar and Restaurant, approximately six (6) floor drains in the kitchen, one (1) floor drain in a storage room, and one (1) floor drain in each bathroom on the first floor. All drains were observed to have no stains and no sheen observed. The inclusion of drains on the subject property does not indicate a recognized environmental condition.

#### **7.2.11 PITS, PONDS, OR LAGOONS**

No pits, ponds, or lagoons were visually and/or physically observed at the subject property or identified from the interviews or records reviews. In addition, no pits, ponds, or lagoons on properties adjoining the subject property were observed from the property or identified in the interviews or records review.

#### **7.2.12 STAINED SOIL OR PAVEMENT**

No areas of stained soil or pavement were visually and/or physically observed at the subject property or identified from the interviews.

#### **7.2.13 STRESSED VEGETATION**

No area of stressed vegetation (from something other than insufficient water) was visually and/or physically observed at the subject property or from the interviews.

#### **7.2.14 SOLID WASTE**

No areas that are apparently filled or graded by non-natural causes (or filled by fill of unknown origin) suggesting trash construction debris, demolition debris, or other solid waste disposal, or mounds or depressions suggesting trash or other soil waste disposal were visually or physically observed at the subject property or from the interviews.

#### **7.2.15 WASTEWATER**

No areas of environmental concern in connection with the onsite wastewater system were visually and/or physically observed at the subject property or from the interviews or records review. In addition, no wastewater pretreatment devices were visually and/or physically observed at the subject property or from the interviews or records review.

#### **7.2.16 WELLS**

One (1) monitoring and observation well was observed on the northwest portion of the subject property, in a grass area adjoining the primary building. The use of this well is unknown, however according to previous Phase I FSAs, it is likely to be a previous monitoring well used to sample soil and groundwater at

the subject property. The inclusion of a monitoring and observation well on the subject property does not indicate a recognized environmental condition.

**7.2.17 SEPTIC SYSTEMS**

No septic systems were visually and/or physically observed at the subject property or identified from the interviews or record review.

## 8.0 INTERVIEWS

### 8.1 INTERVIEWS WITH OWNER

Following is a summary of the interview conducted for this ESA.

- **Jeffery Snyder, Authorized Representative of Stadium Casino, LLC**  
Mr. Snyder was contacted via email. Mr. Snyder arranged for a site manager, Henry Clinton to give information regarding a facility representative to escort PMT personnel throughout the subject property.

### 8.2 INTERVIEWS WITH SITE MANAGER

The following is a summary of the interview conducted for this ESA.

- **Nikulsinh Chudasama, Director of Engineering**  
Mr. Chudasama escorted PMT personnel throughout the subject property. He does not have knowledge of previous and/or existing USTs. He did not have knowledge of prior use of the subject property before the Holiday Inn was built. He gave information regarding the time of removal for grease traps.

### 8.3 INTERVIEWS WITH OCCUPANTS

There are no occupants on the subject property.

### 8.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

The following is a summary of the interviews conducted for this ESA.

- **Philadelphia Fire Department**  
An FOIA request was sent to the Philadelphia Fire Department requesting information on USTs/ASTs or responses for hazardous chemical emergencies made to the subject property. Any response received within 20 days of the date of this report will be forwarded accordingly.
- **Pennsylvania Department of Health**  
An FOIA request was sent to Pennsylvania Department of Health requesting information on USTs/ASTs or responses for hazardous chemical emergencies made to the subject property. Any response received within 20 days of the date of this report will be forwarded accordingly.
- **Pennsylvania Department of Environmental Protection**  
An FOIA request was sent to the Pennsylvania Department of Environmental Protection requesting information on USTs/ASTs or responses for hazardous chemical emergencies made to the subject property. Any response received within 20 days of the date of this report will be forwarded accordingly.

### 8.5 INTERVIEWS WITH OTHERS

No further interviews were conducted for the purpose of this Phase I ESA.

## 9.0 FINDINGS & RECOMMENDATIONS

The following suspect or known environmental conditions associated with the subject property which may include recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and *de minimis* environmental conditions among other environmental conditions are:

### • Previous Environmental Assessments and Reports (ref. Section 3)

A previous phase I ESA was conducted in December 12, 2002, by the URS Corporation. They identified a prior phase I ESA performed by Diagnostic Engineering, Inc. (DEI) dated April 17, 1992. The subject property was used as a city dump until approximately 1962. A client-owned pad-mounted transformer at the southern portion of the subject property was reported to have high levels of PCBs, but has since been flushed. After the Phase I ESA was conducted by DEI, groundwater and soil samples were collected. DEI concluded that petroleum hydrocarbons were present in the subsurface soils in approximately 50,000 square feet in the northwest portion of the property. Given the depth of hydrocarbons detected, the risk of dermal or inhalation exposure is negligible. The property groundwater has been degraded by historic industrial activities and fill placement. However, given the likely presence of hydrocarbons at the site since 1940s-1950s, and their relatively insignificant impact to the groundwater, DEI recommended no further action. The Integrated Environmental Solutions, Inc. (IES) conducted quarterly groundwater sampling on three (3) onsite monitoring wells under the Pennsylvania Department of Environmental Resources (PAOER) in October 1994, and they concluded no further action due to an insignificant impact to groundwater. The URS Corporation recommended sampling of the dielectric fluid in the client-owned pad-mounted transformer to determine presence of PCB content. The fluorescent light ballasts should be disposed of as PCB-containing, unless labeled as non-PCB, upon removal. Periodic sampling of groundwater should be conducted. The recommendations and conclusions identified from this previous phase I environmental site assessment (ESA) indicate a historical recognized environmental condition (HREC) on the subject property.

### Recommendation:

It is the professional opinion of PMT that given the historical use of the subject property, the presence of hazardous materials and/or petroleum products may be found in the subsurface of the property. However, due to sampling conducted in 1962 and 1994, which concluded there was an insignificant impact to groundwater, PMT recommends that the existing monitoring well be properly abandoned.

## **10.0 CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 900 Packer Avenue, Philadelphia, Pennsylvania, the property. Any exceptions to, or deletions from, this practice are described in **Section 2.4** of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

11.0 SIGNATURE PAGE

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Kristie L. Blumer, *Environmental Specialist*

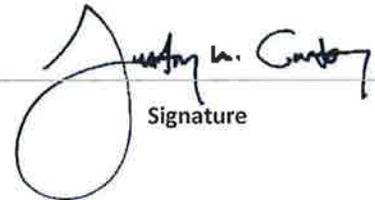
Site Observer, Historical Researcher, and Reporter



Signature

Justin W. Custer, *Vice President of Operations*

Reviewed By



Signature

Paul G. Thompson, *President*

Reviewed By



Signature

November 1, 2012

Date

## FIGURES

Figure 1. General Site Location Map  
PMT Project #12-0040.01

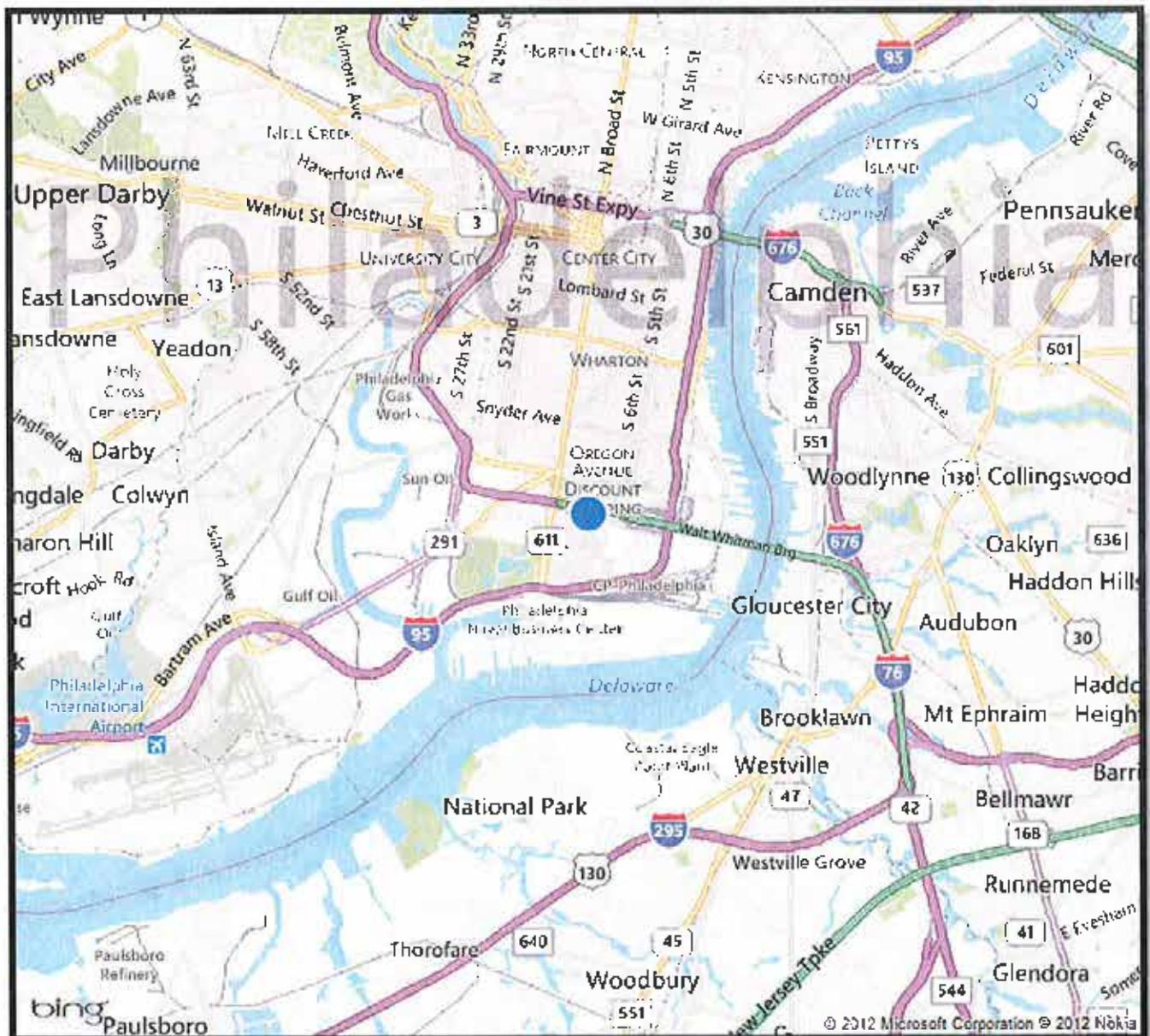
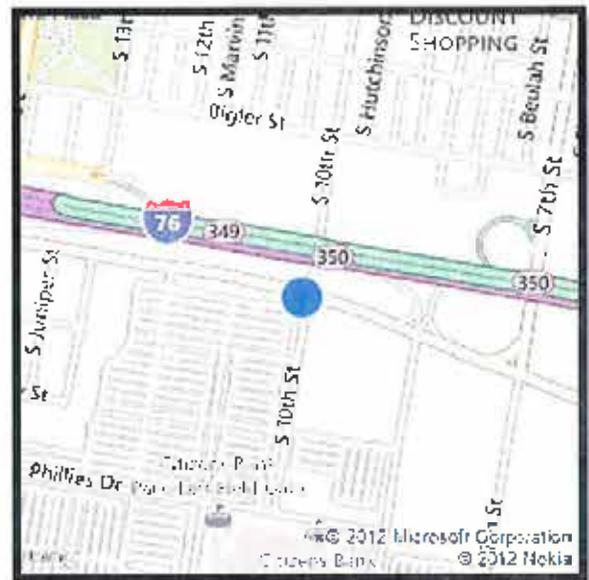


Figure 2. Site Map  
PMT Project #12-0040.01





PMT & ASSOCIATES, INC.  
GLOSSARY OF TERMS

**Definitions**

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**abandoned property**—*property* that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the *property*.

**activity and use limitations**—legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the *property*, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or ground water on the *property*.

**actual knowledge**—the knowledge actually possessed by an individual who is a real person, rather than an entity. *Actual knowledge* is to be distinguished from constructive knowledge that is knowledge imputed to an individual or entity.

**adjoining properties**—any real *property* or properties the border of which is contiguous or partially contiguous with that of the *property*, or that would be contiguous or partially contiguous with that of the *property* but for a street, road, or other public thoroughfare separating them.

**aerial photographs**—photographs taken from an aerial platform with sufficient resolution to allow identification of development and activities of areas encompassing the *property*. *Aerial photographs* are often available from government agencies or private collections unique to a local area.

**all appropriate inquiry**—that inquiry constituting “all appropriate inquiry into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.

**approximate minimum search distance**—the area for which records must be obtained and reviewed pursuant to Section 8 subject to the limitations provided in that section. This may include areas outside the *property* and shall be measured from the nearest *property* boundary. This term is used in lieu of radius to include irregularly shaped properties.

**bona fide prospective purchaser liability protection**—(42 U.S.C. §9607(r))—a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made “all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices.” Knowledge of contamination resulting from all appropriate inquiry would not generally preclude this liability protection. A person must make all appropriate inquiry on or before the date of purchase. The facility must have been purchased after January 11, 2002.

**Brownfields Amendments**—amendments to CERCLA pursuant to the Small Business Liability Relief and Brown-fields Revitalization Act, Pub. L. No. 107-118 (2002), 42 U.S.C. §§9601 et seq.

**building department records**—those records of the local government in which the *property* is located indicating permission of the local government to construct, alter, or demolish improvements on the *property*. Often building department records are located in the building department of a municipality or county.

**business environmental risk**—a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of *commercial real estate*, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of *business environmental risk* issues may involve addressing one or more non-scope considerations.

**commercial real estate**—any real *property* except a *dwelling* or *property* with no more than four *dwelling* units exclusively for residential use (except that a *dwelling* or *property* with no more than four *dwelling* units exclusively for residential use is included in this term when it has a commercial function, as in the building of such *dwellings* for profit). This term includes but is not limited to undeveloped real *property* and real *property* used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes; *property* used for residential purposes that has more than four residential *dwelling* units; and *property* with no more than four *dwelling* units for residential use when it has a commercial function, as in the building of such *dwellings* for profit.

**commercial real estate transaction**—a transfer of title to or possession of real *property* or receipt of a security interest in real *property*, except that it does not include transfer of title to or possession of real *property* or the receipt of a security interest in real *property* with respect to an individual *dwelling* or building containing fewer than five *dwelling* units, nor does it include the purchase of a lot or lots to construct a *dwelling* for occupancy by a purchaser, but a *commercial real estate* transaction does include real *property* purchased or leased by persons or entities in the business of building or developing *dwelling* units.

**Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)**—the list of sites compiled by EPA that EPA has investigated or is currently investigating for potential *hazardous substance* contamination for possible inclusion on the *National Priorities List*.

**construction debris**—concrete, brick, asphalt, and other such building materials discarded in the construction of a building or other improvement to *property*.  
**contaminated public wells**—public wells used for drinking water that have been designated by a government entity as contaminated by *hazardous substances* (for example, chlorinated solvents), or as having water unsafe to drink without treatment.

**contiguous property owner liability protection**—(42 U.S.C. §9607(q))—a person may qualify for the *contiguous property owner liability protection* if, among other requirements, such person owns real *property* that is contiguous to, and that is or may be contaminated by *hazardous substances* from other real *property* that is not owned by that person. Furthermore, such person conducted *all appropriate inquiry* at the time of acquisition of the *property* and did not know or have reason to know that the *property* was or could be contaminated by a release or threatened release from the contiguous *property*. The *all appropriate inquiry* must not result in knowledge of contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the *contiguous property owner liability protection*.

**CORRACTS list**—a list maintained by EPA of *hazardous waste* treatment, storage, or disposal facilities and other RCRA-regulated facilities (due to past interim status or storage of *hazardous waste* beyond 90 days) that have been notified by the U.S. Environmental Protection Agency to undertake corrective action under RCRA. The *CORRACTS list* is a subset of the EPA database that manages RCRA data.

**data gap**—a lack of or inability to obtain information required by this practice despite *good faith efforts* by the *environmental professional* to gather such information. *Data gaps* may result from incompleteness in any of the activities required by this practice, including, but not limited to *site reconnaissance* (for example, an inability to conduct the *site visit*), and *interviews* (for example, an inability to interview the *key site manager*, regulatory officials, etc.).

**demolition debris**—concrete, brick, asphalt, and other such building materials discarded in the demolition of a building or other improvement to *property*.

**drum**—a container (typically, but not necessarily, holding 55 gal (208 L) of liquid) that may be used to store *hazardous substances* or *petroleum products*.

**dry wells**—underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. *Dry wells* are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and nonintentional) and wastewater disposal (often illegal).

**due diligence**—the process of inquiring into the environmental characteristics of a parcel of *commercial real estate* or other conditions, usually in connection with a *commercial real estate* transaction. The degree and kind of *due diligence* vary for different properties and differing purposes.

**dwelling**—structure or portion thereof used for residential habitation.

**engineering controls (EC)**—physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to *hazardous substances* or *petroleum products* in the soil or ground water on the *property*. *Engineering controls* are a type of activity and use limitation (AUL).

**environmental compliance audit**—the investigative process to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations. This term should not be used to describe this practice, although an *environmental compliance audit* may include an *environmental site assessment* or, if prior audits are available, may be part of an *environmental site assessment*.

**environmental lien**—a charge, security, or encumbrance upon title to a *property* to secure the payment of a cost, damage, debt, obligation, or duty arising out of response

actions, cleanup, or other remediation of *hazardous substances* or *petroleum products* upon a *property*, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws.

**environmental professional**—a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). See Appendix X2. The person may be an independent contractor or an employee of the *user*.

**environmental site assessment (ESA)**—the process by which a person or entity seeks to determine if a particular parcel of *real property* (including improvements) is subject to *recognized environmental conditions*. At the option of the *user*, an *environmental site assessment* may include more inquiry than that constituting *all appropriate inquiry* or, if the *user* is not concerned about qualifying for the *LLPs*, less inquiry than that constituting *all appropriate inquiry*. An *environmental site assessment* is both different from and less rigorous than an *environmental compliance audit*.

**ERNS list**—EPA's emergency response notification system list of reported CERCLA *hazardous substance* releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.

**Federal Register, (FR)**—publication of the United States government published daily (except for federal holidays and weekends) containing all proposed and final regulations and some other activities of the federal government. When regulations become final, they are included in the Code of Federal Regulations (CFR), as well as published in the *Federal Register*.

**fill dirt**—dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of *real property*. It does not include material that is used in limited quantities for normal landscaping activities.

**fire insurance maps**—maps produced for private fire insurance map companies that indicate uses of properties at specified dates and that encompass the *property*. These maps are often available at local libraries, historical societies, private resellers, or from the map companies who produced them.

**good faith**—the absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one's obligations in the conduct or transaction concerned.

**hazardous substance**—a substance defined as a *hazardous substance* pursuant to CERCLA 42 U.S.C. §601(14), as interpreted by EPA regulations and the courts: " (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any *hazardous waste* having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a *hazardous substance* under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

**hazardous waste**—any *hazardous waste* having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. §6921) (but not

including any waste the regulation of which under RCRA (42 U.S.C. §§6901-6902k) has been suspended by Act of Congress).

RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a *hazardous waste*, at 42 U.S.C. §6903, as: "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may—(A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."

**hazardous waste/contaminated sites**—sites on which a release has occurred, or is suspected to have occurred, of any *hazardous substance*, *hazardous waste*, or *petroleum products*, and that release or suspected release has been reported to a government entity.

**historical recognized environmental condition**—an environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. The final decision rests with the *environmental professional* and will be influenced by the current impact of the *historical recognized environmental condition* on the *property*. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the *property* and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an *historical recognized environmental condition* and included in the findings section of the *Phase I Environmental Site Assessment* report. The *environmental professional* shall provide an opinion of the current impact on the *property* of this *historical recognized environmental condition* in the opinion section of the report. If this *historical recognized environmental condition*

is determined to be a *recognized environmental condition* at the time the *Phase I Environmental Site Assessment* is conducted, the condition shall be identified as such and listed in the conclusions section of the report.

**IC/EC registries**—databases of *institutional controls* or *engineering controls* that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state, and include terms such as Declaration of Environmental Use Restriction database (Arizona), list of "deed restrictions" (California), environmental real covenants list (Colorado), brownfields site list (Indiana, Missouri, Pennsylvania).

**Innocent landowner defense**—(42 U.S.C. §§9601(35) & 9607(b)(3))—a person may qualify as one of three types of innocent landowners: (i) a person who "did not know and had no reason to know" that contamination existed on the *property* at the time the purchaser acquired the *property*; (ii) a government entity which acquired the *property* by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who "acquired the facility by inheritance or bequest." To qualify for the first type of innocent landowner LLP, such person must have made *all appropriate inquiry* on or before the date of purchase. Furthermore, the *all appropriate inquiry* must not have resulted in knowledge of the contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the *innocent landowner defense*.

**institutional controls (IC)**—a legal or administrative restriction (for example, "deed restrictions," restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to *hazardous substances* or *petroleum products* in the soil or ground water on the *property*, or (2) to prevent activities that could interfere with the effectiveness of a response action, in

order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

**interviews**—address questions to be asked of past and present *owners*, *operators*, and *occupants* of the *property* and questions to be asked of local government officials.

**key site manager**—the person identified by the *owner* or *operator* of a *property* as having good knowledge of the uses and physical characteristics of the *property*.

**landfill**—a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term *solid waste disposal site* and is also known as a garbage dump, trash dump, or similar term.

**Landowner Liability Protections (LLPs)**—*landowner liability protections* under CERCLA; these protections include the *bona fide prospective purchaser liability protection*, *contiguous property owner liability protection*, and *innocent landowner defense* from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r).

**local government agencies**—those agencies of municipal or county government having jurisdiction over the *property*. Municipal and county government agencies include but are not limited to cities, parishes, townships, and similar entities.

**local street directories**—directories published by private (or sometimes government) sources that show ownership, occupancy, and/or use of sites by reference to street addresses. Often *local street directories* are available at libraries, or historical societies, and/or local municipal offices.

**LUST sites**—state lists of leaking *underground storage tank* sites. RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require *owners* and *operators* to do so.

**major occupants**—those tenants, subtenants, or other persons or entities each of which uses at least 40 % of the leasable area of the *property* or any anchor tenant when the *property* is a shopping center.

**material safety data sheet (MSDS)**—written or printed material concerning a *hazardous substance* which is prepared by chemical manufacturers, importers, and employers for hazardous chemicals pursuant to OSHA's Hazard Communication Standard, 29 C.F.R. §1910.1200.

**material threat**—a physically observable or *obvious* threat which is reasonably likely to lead to a release that, in the opinion of the *environmental professional*, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a *hazardous substance* and which shows evidence of damage. The damage would represent a *material threat* if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

**National Contingency Plan (NCP)**—the National Oil and Hazardous Substances Pollution Contingency Plan, found at 40 C.F.R. Part 300, that is the EPA's blueprint on how *hazardous substances* are to be cleaned up pursuant to CERCLA.

**National Priorities List (NPL)**—list compiled by EPA pursuant to CERCLA 42 U.S.C. §9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System. See 40 C.F.R. Part 300.

**obvious**—that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the *property*.

**occupants**—those tenants, subtenants, or other persons or entities using the *property* or a portion of the *property*.

**operator**—the person responsible for the overall operation of a facility.

**other historical sources**—any source or sources other than those designated in 8.3.4.1 through 8.3.4.8 that are credible to a reasonable person and that identify past uses of the *property*. The term includes, but is not limited to: miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current *owners* or *occupants* of neighboring properties, and records in the files and/or personal knowledge of the *property owner* and/or *occupants*. See 8.3.4.9.

**owner**—generally the fee *owner* of record of the *property*.

**petroleum exclusion**—the exclusion from CERCLA liability provided in 42 U.S.C. §9601(14), as interpreted by the courts and EPA: "The term (*hazardous substance*) does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a *hazardous substance* under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

**petroleum products**—those substances included within the meaning of the *petroleum exclusion* to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a *hazardous substance* under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosine, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.5)

**physical setting sources**—sources that provide information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of a *property*.

**pits, ponds, or lagoons**—man-made or natural depressions in a ground surface that

are likely to hold liquids or sludge containing hazardous substances or petroleum products. The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.

**practically reviewable**—information that is *practically reviewable* means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the *property* without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the *user* can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the *property* or a geographic area in which the *property* is located are not generally *practically reviewable*. Most databases of public records are *practically reviewable* if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally *practically reviewable*. Listings in *publicly available* records which do not have adequate address information to be located geographically are not generally considered *practically reviewable*. For large databases with numerous records (such as RCRA hazardous waste generators and registered *underground storage tanks*), the records are not *practically reviewable* unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be *practically reviewable*. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the *property*, it is not *practically reviewable*.

**property**—the real *property* that is the subject of the *environmental site assessment* described in this practice. Real *property* includes buildings and other fixtures and improvements located on the *property* and affixed to the land.

**property tax files**—the files kept for *property tax* purposes by the local jurisdiction where the *property* is located and may include records of past ownership, appraisals, maps, sketches, photos, or other information that is *reasonably ascertainable* and pertaining to the *property*.

**publicly available**—information that is *publicly available* means that the source of the information allows access to the information by anyone upon request.

**RCRA generators**—those persons or entities that generate *hazardous wastes*, as defined and regulated by RCRA.

**RCRA generators list**—list kept by EPA of those persons or entities that generate *hazardous wastes* as defined and regulated by RCRA.

**RCRA TSD facilities**—those facilities on which treatment, storage, and/or disposal of *hazardous wastes* takes place, as defined and regulated by RCRA.

**RCRA TSD facilities list**—list kept by EPA of those facilities on which treatment, storage, and/or disposal of *hazardous wastes* takes place, as defined and regulated by RCRA.

**reasonably ascertainable**—information that is (1) *publicly available*, (2) obtainable from its source within reasonable time and cost constraints, and (3) *practically reviewable*.

**recognized environmental conditions**—the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes

*hazardous substances or petroleum products* even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not *recognized environmental conditions*.

**recorded land title records**—records of historical fee ownership, which may include leases, land contracts, and AULs on or of the *property* recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the *property* is located. (Often such records are kept by a municipal or county recorder or clerk.) Such records may be obtained from title companies or directly from the local government agency. Information about the title to the *property* that is recorded in a U.S. district court or any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the *property* is located, are not considered part of *recorded land title records*.

**records of emergency release notifications EPCRA**—(42 U.S.C. §11004)—requires operators of facilities to notify their local emergency planning committee (as defined in EPCRA) and state emergency response commission (as defined in EPCRA) of any release beyond the facility's boundary of any reportable quantity of any extremely *hazardous substance*. Often the local fire department is the local emergency planning committee. Records of such notifications are "Records of Emergency Release Notifications" (42 U.S.C. 11004).

**solid waste disposal site**—a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term *landfill* and is also known as a garbage dump, trash dump, or similar term.

**solvent**—a chemical compound that is capable of dissolving another substance and may itself be a *hazardous substance*, used in a number of manufacturing/industrial processes including but not limited to the manufacture of paints and coatings for industrial and household purposes, equipment clean-up, and surface degreasing in metal fabricating industries.

**standard historical sources**—those sources of information about the history of uses of *property*.

**standard physical setting source**—a current USGS 7.5 Minute Topographic Map (if any) showing the area on which the *property* is located.

**standard sources**—sources of environmental, physical setting, or historical records specified in Section 8 of this practice.

**state registered USTs**—state lists of *underground storage tanks* required to be registered under Subtitle I, Section 9002 of RCRA.

**sump**—a pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

**TSD facility**—treatment, storage, or disposal facility (see *RCRA TSD facilities*).

**underground injection**—the emplacement or discharge of fluids into the subsurface by means of a well, improved sinkhole, sewage drain hole, subsurface fluid distribution system or other system, or groundwater point source.

**underground storage tank (UST)**—any tank, including underground piping connected to the tank, that is or has been used to contain *hazardous substances* or *petroleum products* and the volume of which is 10 % or more beneath the surface of the ground.

**user**—the party seeking to use Practice E 1527 to complete an *environmental site assessment* of the *property*. A *user* may include, without limitation, a potential purchaser of *property*, a potential tenant of *property*, an *owner* of *property*, a lender, or a *property manager*.

**USGS 7.5 Minute Topographic Map**—the map (if any) available from or produced by the United States Geological Survey, entitled “USGS 7.5 Minute Topographic Map,” and showing the *property*.

**visually and/or physically observed**—during a *site visit* pursuant to this practice, this term means observations made by vision while walking through a *property* and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. The term “walking through” is not meant to imply that disabled persons who cannot physically walk may not conduct a *site visit*; they may do so by the means at their disposal for moving through the *property* and the structures located on it.

**wastewater**—water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. *Wastewater* does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

**zoning/land use records**—those records of the local government in which the *property* is located indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. They are often located in the planning department of a municipality or county.

## **Acronyms**

---

**AULs**—Activity and Use Limitations.

**CERCLA**—Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 U.S.C. §§9601 *et seq.*).

**CERCLIS**—Comprehensive Environmental Response, Compensation and Liability Information System (maintained by EPA).

**CFR**—Code of Federal Regulations.

**CORRACTS**—facilities subject to Corrective Action under RCRA.

**EPA**—United States Environmental Protection Agency.

**EPCRA**—Emergency Planning and Community Right to Know Act (also known as SARA Title III), 42 U.S.C. §§11001-11050 *et seq.*).

**ERNS**—emergency response notification system.

**ESA**—Environmental Site Assessment (different than an *environmental compliance audit*, 3.2.27).

**FOIA**—U.S. Freedom of Information Act (5 U.S.C. §552 as amended by Public Law No. 104-231, 110 Stat.).

**FR**—Federal Register.

**ICs**—Institutional Controls.

**LLP**—Landowner Liability Protections under the *Brownfields Amendments*

**LUST**—Leaking Underground Storage Tank.

**MSDS**—Material Safety Data Sheet.

**NCP**—National Contingency Plan.

**NFRAP**—former CERCLIS sites where no further remedial action is planned under CERCLA.

**NPDES**—National Pollutant Discharge Elimination System.

**NPL**—National Priorities List.

**PCBs**—polychlorinated biphenyls.

**PRP**—Potentially Responsible Party (pursuant to CERCLA 42 U.S.C. §9607(a)).

**RCRA**—Resource Conservation and Recovery Act (as amended, 42 U.S.C. §§6901 *et seq.*).

**SARA**—Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA).

**TSDf**—*hazardous waste treatment, storage or disposal facility*.

**USC**—United States Code.

**USGS**—United States Geological Survey.

**UST**—Underground Storage Tank.



**Holiday Inn, Philadelphia Stadium**

900 Packer Street

Philadelphia, PA 19148

Inquiry Number: 3443959.2s

October 30, 2012

**The EDR Radius Map™ Report with GeoCheck®**



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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

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## EXECUTIVE SUMMARY

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

### TARGET PROPERTY INFORMATION

#### ADDRESS

900 PACKER STREET  
PHILADELPHIA, PA 19148

#### COORDINATES

Latitude (North):	39.9093000 - 39° 54' 33.48"
Longitude (West):	75.1648000 - 75° 9' 53.28"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	485913.8
UTM Y (Meters):	4417493.6
Elevation:	20 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	39075-H2 PHILADELPHIA, PA NJ
Most Recent Revision:	1995

### AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2010
Source:	USDA

### TARGET PROPERTY SEARCH RESULTS

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

### DATABASES WITH NO MAPPED SITES

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

### STANDARD ENVIRONMENTAL RECORDS

#### *Federal NPL site list*

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-GESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

SHWS..... Hazardous Sites Cleanup Act Site List  
HSCA..... HSCA Remedial Sites Listing

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Operating Facilities

### ***State and tribal leaking storage tank lists***

LAST..... Storage Tank Release Sites  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

UST..... Listing of Pennsylvania Regulated Underground Storage Tanks  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

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

ENG CONTROLS..... Engineering Controls Site Listing

## EXECUTIVE SUMMARY

AUL..... Environmental Covenants Listing  
INST CONTROL..... Institutional Controls Site Listing

### *State and tribal voluntary cleanup sites*

INDIAN VCP..... Voluntary Cleanup Priority Listing

### *State and tribal Brownfields sites*

BROWNFIELDS..... Brownfields Sites

### ADDITIONAL ENVIRONMENTAL RECORDS

#### *Local Brownfield lists*

US BROWNFIELDS..... A Listing of Brownfields Sites

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

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
HIST LF..... Abandoned Landfill Inventory  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

#### *Local Lists of Hazardous waste / Contaminated Sites*

US CDL..... Clandestine Drug Labs  
US HIST CDL..... National Clandestine Laboratory Register

#### *Local Lists of Registered Storage Tanks*

ARCHIVE UST..... Archived Underground Storage Tank Sites  
ARCHIVE AST..... Archived Aboveground Storage Tank Sites

#### *Local Land Records*

LIENS 2..... CERCLA Lien Information

#### *Records of Emergency Release Reports*

HMIRS..... Hazardous Materials Information Reporting System  
SPILLS..... State spills

#### *Other Ascertainable Records*

RCRA-NonGen..... RCRA - Non Generators  
DOT OPS..... Incident and Accident Data  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System  
TSCA..... Toxic Substances Control Act

## EXECUTIVE SUMMARY

FCTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FCTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
NPDES.....	NPDES Permit Listing
UIC.....	Underground Injection Wells
MANIFEST.....	Manifest Information
DRYCLEANERS.....	Drycleaner Facility Locations
AIRS.....	Permit and Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
PRP.....	Potentially Responsible Parties
US FIN ASSUR.....	Financial Assurance Information
2020 COR ACTION.....	2020 Corrective Action Program List
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
EPA WATCH LIST.....	EPA WATCH LIST
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH DOE.....	Steam-Electric Plant Operation Data

### EDR PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations.....	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

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

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS

## EXECUTIVE SUMMARY

sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERC-NFRAP list, as provided by EDR, and dated 12/28/2011 has revealed that there are 3 CERC-NFRAP sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
REFRIGERATED ENTERPRISES	700 A PATTISON AVE.	SSE 1/4 - 1/2 (0.299 mi.)	A4	10
PHILA CITY DUMP	7TH ST & PATTISON AVE	SSE 1/4 - 1/2 (0.303 mi.)	A7	14
SOUTHEAST INCINERATOR	7TH ST & PATTISON	SSE 1/4 - 1/2 (0.303 mi.)	A8	15

### ***Federal RCRA CORRACTS facilities list***

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

A review of the CORRACTS list, as provided by EDR, and dated 08/19/2011 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DEFENSE SUPPORT CENTER PHILADE	2800 S 20TH ST	WNW 1/2 - 1 (0.995 mi.)	19	28

### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Resources' List of Confirmed Releases.

A review of the LUST list, as provided by EDR, and dated 09/04/2012 has revealed that there are 9 LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SYSCO FOOD SVC PHILA</b> Facility Status: Cleanup Completed	<b>600 PACKER AVE</b>	<b>E 1/8 - 1/4 (0.233 mi.)</b>	<b>2</b>	<b>8</b>
<b>ACME MARKETS INC GARAGE 3</b> Facility Status: Cleanup Completed	<b>700 PATTISON AVE</b>	<b>SSE 1/4 - 1/2 (0.302 mi.)</b>	<b>A5</b>	<b>10</b>
<b>FLEET SITE 4 357</b> Facility Status: Cleanup Completed	<b>SEVENTH &amp; PATTISON AVE</b>	<b>SSE 1/4 - 1/2 (0.303 mi.)</b>	<b>A6</b>	<b>13</b>
<b>FLEET SITE 001</b> Facility Status: Cleanup Completed	<b>645 PATTISON AVE</b>	<b>SSE 1/4 - 1/2 (0.332 mi.)</b>	<b>9</b>	<b>15</b>
<b>AMOCO 1267 TANKS</b> Facility Status: Cleanup Completed	<b>3000 S BROAD ST TANKS</b>	<b>WNW 1/4 - 1/2 (0.402 mi.)</b>	<b>10</b>	<b>16</b>
<b>WALT WHITMAN TRUCK STOP</b> Facility Status: Cleanup Completed Facility Status: Cleanup Completed	<b>354B S LAWRENCE ST</b>	<b>SE 1/4 - 1/2 (0.405 mi.)</b>	<b>11</b>	<b>19</b>

*\*Additional key fields are available in the Map Findings section*

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>RECREATION SITE 314</b> Facility Status: Inactive	3551 S BROAD ST	WSW 1/4 - 1/2 (0.437 mi.)	B12	21
JOHN SEXTON & CO Facility Status: Cleanup Completed	480 PATTISON AVE	SE 1/4 - 1/2 (0.453 mi.)	13	22
PHILA FRESH FOOD TERM Facility Status: Inactive Facility Status: Inactive	3301 S GALLOWAY ST	ESE 1/4 - 1/2 (0.456 mi.)	14	22

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

A review of the UNREG LTANKS list, as provided by EDR, and dated 04/12/2002 has revealed that there are 3 UNREG LTANKS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>T WHSE</b>	3600 S DARIEN ST	S 1/4 - 1/2 (0.284 mi.)	3	9
FRANKLIN DELANO ROOSEVELT PRK	PATTISON AVE & BROAD ST	WSW 1/4 - 1/2 (0.459 mi.)	B15	23
JFK STADIUM Closed: 9/22/1992	BROAD & PATTISON	WSW 1/4 - 1/2 (0.485 mi.)	C18	27

### State and tribal registered storage tank lists

AST: The Aboveground Storage Tank database contains registered ASTs from the Department of Environmental Protection's Listing of Pennsylvania Regulated Aboveground Storage Tanks.

A review of the AST list, as provided by EDR, and dated 09/04/2012 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SYSCO FOOD SVC PHILA</b>	600 PACKER AVE	E 1/8 - 1/4 (0.233 mi.)	2	8

### State and tribal voluntary cleanup sites

VCP: The VCP listings included Completed Sites, Sites in Progress and Act 2 Non-Use Aquifer Determinations Sites. Formerly known as the Act 2, the Land Recycling Program encourages the voluntary cleanup and reuse of contaminated commercial and industrial sites.

A review of the VCP list, as provided by EDR, and dated 07/16/2012 has revealed that there are 3 VCP sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUTH PHILA HIGH SCH TRACK & F	BIGLER AND S MARVINE ST	NNW 1/8 - 1/4 (0.233 mi.)	1	7
WACHOVIA CTR	3601 S BROAD ST	WSW 1/4 - 1/2 (0.459 mi.)	B16	23
<b>EASTERN PHILA NAVAL HOSP</b>	<b>BROAD ST &amp; PATTISON AVE</b>	<b>WSW 1/4 - 1/2 (0.485 mi.)</b>	<b>C17</b>	<b>23</b>

## EXECUTIVE SUMMARY

### ADDITIONAL ENVIRONMENTAL RECORDS

#### *Local Land Records*

ACT 2-DEED: This listing pertains to sites where the Department has approved a cleanup requiring a deed acknowledgment under Act 2. This list includes sites remediated to a non-residential Statewide health standard (Section 303(g)); all sites demonstrating attainment of a Site-specific standard (Section 304(m)); and sites being remediated as a special industrial area (Section 305(g)). Persons who remediated a site to a standard that requires a deed acknowledgment shall comply with the requirements of the Solid Waste Management Act or the Hazardous Sites Cleanup Act, as referenced in Act 2. These statutes require a property description section in the deed concerning the hazardous substance disposal on the site. The location of disposed hazardous substances and a description of the type of hazardous substances disposed on the site shall be included in the deed acknowledgment. A deed acknowledgment is required at the time of conveyance of the property.

A review of the ACT 2-DEED list, as provided by EDR, and dated 04/23/2010 has revealed that there is 1 ACT 2-DEED site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EASTERN PHILA NAVAL HOSP	BROAD ST & PATTISON AVE	WSW 1/4 - 1/2 (0.485 mi.)	C17	23

#### *Other Ascertainable Records*

DOD: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

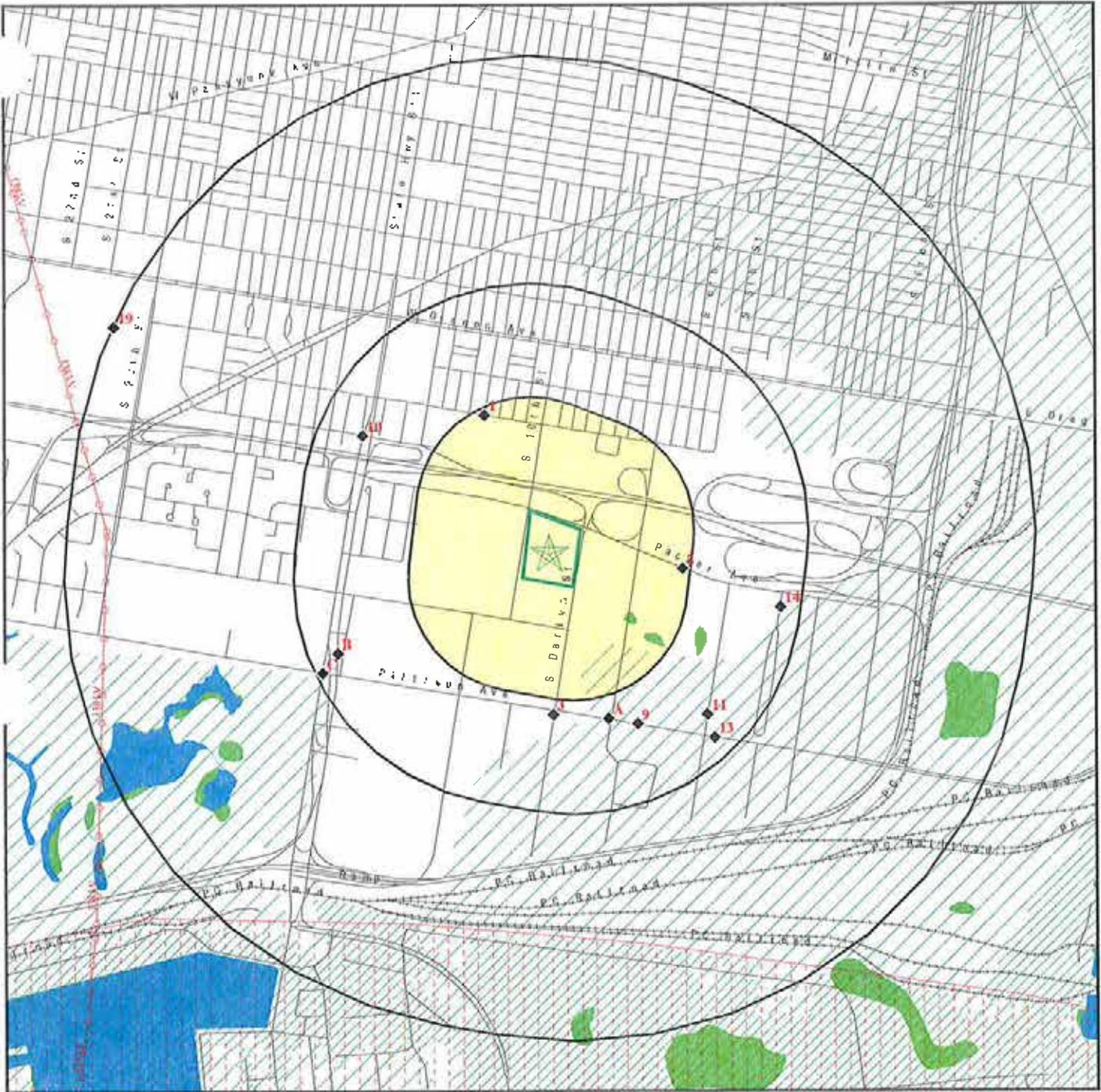
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PHILADELPHIA NAVAL BASE (CLOSE		S 1/2 - 1 (0.767 mi.)	0	7

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

<u>Site Name</u>	<u>Database(s)</u>
PHILADELPHIA NAVAL SHIPYARD	NPDES
PHILADELPHIA NAVAL SHIPYARD	FTTS, HIST FTTS
PHILADELPHIA NAVAL SHIPYARD	FTTS
PHILADELPHIA ELECTRIC COMPANY	FTTS, FINDS, HIST FTTS
PHILADELPHIA NAVAL SHIPYARD	HIST FTTS
CARETAKER SITE OFC	RCRA-NLR, MANIFEST, UNREG LTANKS
DELAWARE OPERATING CO	RCRA-SQG, FINDS
LAVINO SHIPPING CO	FINDS, RCRA-CESQG
ARCHDIOCESE OF PHILADELPHIA (SOUTH)	FINDS
DEGUSSA PHILADELPHIA	FINDS
TDSI PHILADELPHIA BIDS TERM	FINDS
PHILADELPHIA NAVAL SHIPYARD/NORTHE	FINDS
PHILADELPHIA REFINERY, GIRARD POIN	TSCA
KVAERNER PHILADELPHIA SHIPYARD, IN	ICIS
PHILADELPHIA GAS WORKS	DOT OPS
PHILADELPHIA SCHOOL DISTRICT	MANIFEST

# OVERVIEW MAP - 3443959.2s



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

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

**SITE NAME:** Holiday Inn, Philadelphia Stadium  
**ADDRESS:** 900 Packer Street  
 Philadelphia PA 19148  
**LAT/LONG:** 39.9093 / 75.1648

**CLIENT:** PMT & Associates Inc.  
**CONTACT:** Kristle Blumer  
**INQUIRY #:** 3443959.2s  
**DATE:** October 30, 2012 4:20 pm



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b>Federal NPL site list</b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b>Federal Delisted NPL site list</b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b>Federal CERCLIS list</b>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<b>Federal CERCLIS NFRAP site List</b>								
CERC-NFRAP	0.500		0	0	3	NR	NR	3
<b>Federal RCRA CORRACTS facilities list</b>								
CORRACTS	1.000		0	0	0	1	NR	1
<b>Federal RCRA non-CORRACTS TSD facilities list</b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b>Federal RCRA generators list</b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b>Federal institutional controls / engineering controls registries</b>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<b>Federal ERNS list</b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b>State- and tribal - equivalent NPL</b>								
SHWS	1.000		0	0	0	0	NR	0
HSCA	1.000		0	0	0	0	NR	0
<b>State and tribal landfill and/or solid waste disposal site lists</b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b>State and tribal leaking storage tank lists</b>								
LUST	0.500		0	1	8	NR	NR	9
UNREG LTANKS	0.500		0	0	3	NR	NR	3
LAST	0.500		0	0	0	NR	NR	0

## MAP FINDINGS SUMMARY

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

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	1	NR	1
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0

### EDR PROPRIETARY RECORDS

#### *EDR Proprietary Records*

Manufactured Gas Plants	1.000		0	0	0	0	NR	0
EDR Historical Auto Stations	0.250		0	0	NR	NR	NR	0
EDR Historical Cleaners	0.250		0	0	NR	NR	NR	0

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

DOD  
Region  
South  
1/2-1  
4052 ft.

PHILADELPHIA NAVAL BASE (CLOSED)  
PHILADELPHIA NAVAL BASE ( (County), PA

DOD CUSA130804  
N/A

DOD:  
Feature 1: Navy DOD  
Feature 2: Not reported  
Feature 3: Not reported  
URL: Not reported  
Name 1: Philadelphia Naval Base (Closed)  
Name 2: Not reported  
Name 3: Not reported  
State: PA  
DOD Site: Yes  
Tile name: PAPHILADELPHIA

1  
NNW  
1/8-1/4  
0.233 ml.  
1230 ft.

SOUTH PHILA HIGH SCH TRACK & FIELDS  
BIGLER AND S MARVINE ST  
PHILADELPHIA, PA 19148

VCP S107417896  
N/A

Relative:  
Lower

VCP:  
Cleanup Records:  
Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: PAH  
Type: Site In Progress  
LRP Acct: 33930  
Remediation: Site-Specific Standard  
Activity: Not reported  
Date Approved: Not reported  
Date Received: 08/11/2004  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Soil

Actual:  
19 ft.

Activity:  
Activity ID: 653726, 653726,  
Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Lead  
Type: Site In Progress  
LRP Acct: 33930  
Remediation: Site-Specific Standard  
Activity: Not reported  
Date Approved: Not reported  
Date Received: 08/11/2004  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Soil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
FPA ID Number

2  
East  
1/8-1/4  
0.233 mi.  
1232 ft.

**SYSCO FOOD SVC PHILA**  
**600 PACKER AVE**  
**PHILADELPHIA, PA**

**LUST** **U003215122**  
**AST** **N/A**

Relative:  
Lower

LUST:

Region: LUST  
Facility Id: 51-23415  
Facility Address2: Not reported  
Facility Type: Underground Storage Tank Containing Petroleum  
Facility Status: Cleanup Completed  
Status Date: 04/22/2009  
Release Date: 08/19/1992  
Source Cause Desc: Not reported

Actual:  
19 ft.

AST:

Mailing Name: SYSCO CORP  
Mailing Address: 1390 ENCLAVE PKWY  
Mailing Address: Not reported  
Mailing City,St,Zip: HOUSTON, TX 77077  
Municipality: Philadelphia  
Client Id: 173004  
Site ID: 586719  
Other Id: 51-23415  
2nd Facility Addr: Not reported  
Region Code: 4100  
Region Code Name: EP SE Rgnl Off Norristown  
Tank Code: AST  
Tank Seq Num: 002A  
Tank Capacity: 10000  
Date Installed: 12/18/2010  
Substance: Diesel Fuel  
Tank Status: Currently In Use  
Inspection Code: Not reported  
Tank Last Inspected: Not reported  
Registration Expiration Date: 02/04/2013

Mailing Name: SYSCO CORP  
Mailing Address: 1390 ENCLAVE PKWY  
Mailing Address: Not reported  
Mailing City,St,Zip: HOUSTON, TX 77077  
Municipality: Philadelphia  
Client Id: 173004  
Site ID: 586719  
Other Id: 51-23415  
2nd Facility Addr: Not reported  
Region Code: 4100  
Region Code Name: EP SE Rgnl Off Norristown  
Tank Code: AST  
Tank Seq Num: 001A  
Tank Capacity: 10000  
Date Installed: 12/18/2010  
Substance: Diesel Fuel  
Tank Status: Currently In Use  
Inspection Code: Not reported  
Tank Last Inspected: Not reported  
Registration Expiration Date: 02/04/2013

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

3 T WHSE  
South 3600 S DARIEN ST  
1/4-1/2 PHILADELPHIA, PA  
0.284 mi.  
1500 ft.

UNREG LTANKS U000452743  
ARCHIVE UST N/A

Relative:  
Lower

UNREG LTANKS:

Region: South East  
Contaminant: FUEL OIL, #2  
Closed: Not reported  
Class: Cleanup of Tanks using authorities other than Act 32

Actual:  
19 ft.

ARCHIVE UST:

Facility Id: 51-44843  
Site ID: 587787  
Owner Id: Not reported  
Owner Name: Not reported  
Owner Address: Not reported  
Owner Address 2: Not reported  
Owner City,St,Zip: Not reported  
Owner Phone: Not reported  
County Code: Not reported  
Resp Party Name: T WHSE  
RP Address: DARIEN ST & PATTISON AVE  
RP Address 2: Not reported  
RP City,St,Zip: PHILADELPHIA, PA 19148  
Region Code: 4100  
Region Code Name: SE REGIONAL OFFICE, CONSHOHOCKEN  
Regulated Expire Date: Not reported

Tank Sequence #: 001  
Tank Code: UST  
Tank Id: Not reported  
Client Date: 171245  
Install Date: Not reported  
Substance: HO  
Status: PHILADELPHIA, PA 19148  
Capacity: 30000  
Municipality: Not reported  
Inspection Code: FOI  
Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

Tank Sequence #: 002  
Tank Code: UST  
Tank Id: Not reported  
Client Date: 171245  
Install Date: Not reported  
Substance: HO  
Status: PHILADELPHIA, PA 19148  
Capacity: 30000  
Municipality: Not reported  
Inspection Code: FOI  
Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site Database(s) EDR ID Number  
 EPA ID Number

**A4**      **REFRIGERATED ENTERPRISES**      **CERC-NFRAP**      **1004654865**  
**SSE**      **700 A PATTISON AVE.**  
**1/4-1/2**      **PHILADELPHIA, PA 19148**      **PA0000321208**  
**0.299 ml.**  
**1580 ft.**      **Site 1 of 5 in cluster A**

**Relative:**      CERC-NFRAP:  
**Lower**      Site ID:      0304973  
                  Federal Facility:      Not a Federal Facility  
**Actual:**      NPL Status:      Not on the NPL  
**19 ft.**      Non NPL Status:      NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assessment History:

Action:      DISCOVERY  
 Date Started:      Not reported  
 Date Completed:      05/11/1994  
 Priority Level:      Not reported

Action:      REMOVAL ASSESSMENT  
 Date Started:      05/01/1994  
 Date Completed:      05/11/1994  
 Priority Level:      Not reported

Action:      PRELIMINARY ASSESSMENT  
 Date Started:      08/08/1996  
 Date Completed:      08/08/1996  
 Priority Level:      NFRAP-Site does not qualify for the NPL based on existing information

Action:      ARCHIVE SITE  
 Date Started:      Not reported  
 Date Completed:      02/15/2001  
 Priority Level:      Not reported

**A5**      **ACME MARKETS INC GARAGE 3**      **RCRA-SQG**      **1000874367**  
**SSE**      **700 PATTISON AVE**      **FINDS**      **PA0000015669**  
**1/4-1/2**      **PHILADELPHIA, PA 19148**      **LUST**  
**0.302 ml.**      **Site 2 of 5 in cluster A**      **ARCHIVE AST**  
**1595 ft.**

**Relative:**      RCRA-SQG:  
**Lower**      Date form received by agency: 09/27/1993  
                  Facility name:      ACME MARKETS INC GARAGE 3  
**Actual:**      Facility address:      700 PATTISON AVE  
**19 ft.**           PHILA, PA 19140  
                  EPA ID:      PA0000015669  
                  Contact:      MARGE HERNER  
                  Contact address:      700 PATTISON AVE  
                       PHILA, PA 19140  
                  Contact country:      US  
                  Contact telephone:      (215) 271-3485  
                  Contact email:      Not reported  
                  EPA Region:      03  
                  Classification:      Small Small Quantity Generator  
                  Description:      Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

ACME MARKETS INC GARAGE 3 (Continued)

1000874367

Owner/Operator Summary:

Owner/operator name: ACME MARKETS INC  
Owner/operator address: 75 VALLEY STREAM PKWAY  
MALVERN, PA 19355  
Owner/operator country: Not reported  
Owner/operator telephone: (215) 889-4392  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D000  
Waste name: Not Defined

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D003  
Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BE WASTE GUNPOWDER.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME MARKETS INC GARAGE 3 (Continued)**

1000874367

Violation Status: No violations found

**FINDS:**

Registry ID: 110004822817

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

US EPA Risk Management Plan (RMP) database stores the risk management plans reported by companies that handle, manufacture, use, or store certain flammable or toxic substances, as required under section 112(r) of the Clean Air Act (CAA).

**LUST:**

Region: I,UST  
Facility Id: 51-18532  
Facility Address2: GARAGE BLDG 4  
Facility Type: Underground Storage Tank Containing Petroleum  
**Facility Status: Cleanup Completed**  
Status Date: 12/13/1996  
Release Date: 05/29/1996  
Source Cause Desc: Spill During Delivery

**ARCHIVE AST:**

Facility ID: 51-18532  
Site ID: 588573  
Tank ID: Not reported  
Tank Sequence #: 003A  
Tank Code: AST  
Client ID: 125385  
Municipality: Philadelphia  
Install Date: 11/28/1995  
Status: Currently In Use  
Substance: DIESEL  
Capacity: 12000  
Owner ID: Not reported  
Owner Name: Not reported  
Owner Phone: Not reported  
Owner Address: Not reported  
Owner Address 2: Not reported  
Owner City,St,Zip: Not reported  
County Code: Not reported  
Resp Party Name: ACME MKT INC  
RP Address: 75 VALLEY STREAM PKY  
RP Address 2: Not reported  
RP City,St,Zip: MALVERN, PA 19355-0710  
Region Code: 4100  
Region Code Name: SE REGIONAL OFFICE, CONSHOHOCKFN  
Regulated Exp Date: 2/4/2001  
Inspection Code: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

ACME MARKETS INC GARAGE 3 (Continued)

1000874367

Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

Facility ID: 51-18532  
Site ID: 586573  
Tank ID: Not reported  
Tank Sequence #: 004A  
Tank Code: AST  
Client ID: 125385  
Municipality: Philadelphia  
Install Date: 11/28/1995  
Status: Currently In Use  
Substance: DIESEL  
Capacity: 12000  
Owner ID: Not reported  
Owner Name: Not reported  
Owner Phone: Not reported  
Owner Address: Not reported  
Owner Address 2: Not reported  
Owner City,St,Zip: Not reported  
County Code: Not reported  
Resp Party Name: ACME MKT INC  
RP Address: 75 VALLEY STRFAM PKY  
RP Address 2: Not reported  
RP City,St,Zip: MALVERN, PA 19355-0710  
Region Code: 4100  
Region Code Name: SE REGIONAL OFFICE, CONSHOHOCKEN  
Regulated Exp Date: 2/4/2001  
Inspection Code: Not reported  
Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

A6 FLEET SITE 4 357  
SSE SEVENTH & PATTON AVE  
1/4-1/2 PHILADELPHIA, PA 19148  
0.303 mi.  
1599 ft. Site 3 of 5 in cluster A

LUST S105800669  
ARCHIVE UST N/A

Relative: LUST:  
Lower Region: LUST  
Facility Id: 51-30342  
Actual: Facility Address2: Not reported  
19 ft. Facility Type: Underground Storage Tank Containing Petroleum  
Facility Status: Cleanup Completed  
Status Date: 07/17/2007  
Release Date: 05/01/1995  
Source Cause Desc: Not reported

ARCHIVE UST:  
Facility Id: 51-30342  
Site ID: Not reported  
Owner Id: 6092  
Owner Name: OFFICE OF FLEET MANAGEMENT  
Owner Address: 100 S BROAD ST 3RD FL  
Owner Address 2: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

FLEET SITE 4 357 (Continued)

S105800689

Owner City,St,Zip: PHILADELPHIA, PA 19102  
Owner Phone: 2156861852  
County Code: 51  
Resp Party Name: Not reported  
RP Address: Not reported  
RP Address 2: Not reported  
RP City,St,Zip: Not reported  
Region Code: Not reported  
Region Code Name: Not reported  
Regulated Expire Date: Not reported

Tank Sequence #: 006  
Tank Code: Not reported  
Tank Id: 91467  
Client Date: Not reported  
Install Date: Not reported  
Substance: Other (unlisted) petroleum  
Status: Not reported  
Capacity: 1000  
Municipality: Not reported  
Inspection Code: Not reported  
Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

Tank Sequence #: 005  
Tank Code: Not reported  
Tank Id: 91461  
Client Date: Not reported  
Install Date: Not reported  
Substance: Used Oil (all forms)  
Status: Not reported  
Capacity: 1000  
Municipality: Not reported  
Inspection Code: Not reported  
Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

A7  
SSE  
1/4-1/2  
0.303 mi.  
1589 ft.

PHILA CITY DUMP  
7TH ST & PATTISON AVE  
PHILADELPHIA, PA 19104  
Site 4 of 5 in cluster A

CERC-NFRAP 1003865094  
PAD980539324

Relative:  
Lower

CERC-NFRAP:  
Site ID: 0301338  
Federal Facility: Not a Federal Facility  
NPL Status: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Actual:  
19 ft.

CERCUS-NFRAP Assessment History:  
Action: DISCOVERY  
Date Started: Not reported  
Date Completed: 06/01/1981  
Priority Level: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**PHILA CITY DUMP (Continued)**

1003865094

Action: ARCHIVE SITE  
 Date Started: Not reported  
 Date Completed: 11/25/1987  
 Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT  
 Date Started: Not reported  
 Date Completed: 11/25/1987  
 Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

AB  
 SSE  
 1/4-1/2  
 0.303 mi.  
 1599 ft.

**SOUTHEAST INCINERATOR  
 7TH ST & PATTISON  
 PHILADELPHIA, PA 19148**

CERC-NFRAP

1003865754  
 PAD981103898

Site 5 of 5 in cluster A

Relative:  
 Lower

CERC-NFRAP-  
 Site ID: 0302135  
 Federal Facility: Not a Federal Facility

Actual:  
 19 ft.

NPL Status: Not on the NPL  
 Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY  
 Date Started: Not reported  
 Date Completed: 12/04/1985  
 Priority Level: Not reported

Action: ARCHIVE SITE  
 Date Started: Not reported  
 Date Completed: 11/25/1987  
 Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT  
 Date Started: Not reported  
 Date Completed: 11/25/1987  
 Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

9  
 SSE  
 1/4-1/2  
 0.332 mi.  
 1752 ft.

**FLEET SITE 001  
 645 PATTISON AVE  
 PHILADELPHIA, PA 19148**

LUST  
 ARCHIVE UST

U001464124  
 N/A

Relative:  
 Lower

LUST:  
 Region: LUST  
 Facility Id: 51-20121  
 Facility Address2: Not reported  
 Facility Type: Underground Storage Tank Containing Petroleum  
 Facility Status: **Cleanup Completed**  
 Status Date: 07/17/2007  
 Release Date: 04/10/2003  
 Source Cause Desc: Undetermined

Actual:  
 18 ft.

ARCHIVE UST:

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)  
 EDK ID Number  
 EPA ID Number

**FLEET SITE 001 (Continued)**

U001484124

Facility Id: 51-20121  
 Site ID: Not reported  
 Owner Id: 6092  
 Owner Name: PHILA CITY OFC OF FLEET MGMT  
 Owner Address: 100 S BROAD ST 3RD FL  
 Owner Address 2: Not reported  
 Owner City,St,Zip: PHILADELPHIA, PA 19110  
 Owner Phone: 2156861852  
 County Code: 51  
 Resp Party Name: Not reported  
 RP Address: Not reported  
 RP Address 2: Not reported  
 RP City,St,Zip: Not reported  
 Region Code: Not reported  
 Region Code Name: Not reported  
 Regulated Expire Date: Not reported

Tank Sequence #: 001  
 Tank Code: Not reported  
 Tank Id: 49417  
 Client Date: Not reported  
 Install Date: Not reported  
 Substance: DIESEL  
 Status: CURRENTLY IN USE  
 Capacity: 10000  
 Municipality: Not reported  
 Inspection Code: Not reported  
 Last Inspection: Not reported  
 Status Code End Date: Not reported  
 Tank Substance End Date: Not reported

Tank Sequence #: 002  
 Tank Code: Not reported  
 Tank Id: 49418  
 Client Date: Not reported  
 Install Date: Not reported  
 Substance: GASOLINE  
 Status: CURRENTLY IN USE  
 Capacity: 4000  
 Municipality: Not reported  
 Inspection Code: Not reported  
 Last Inspection: Not reported  
 Status Code End Date: Not reported  
 Tank Substance End Date: Not reported

10  
 WNW  
 1/4-1/2  
 0.402 mi.  
 2122 ft.

**AMOCO 1267 TANKS**  
**3000 S BROAD ST TANKS**  
**PHILADELPHIA, PA 19145**

**RCRA-SQG 1001030438**  
**LUST PAR000010249**  
**UST**

Relative:  
 Lower

RCRA-SQG:  
 Date form received by agency: 09/06/1995  
 Facility name: AMOCO 1267 TANKS  
 Facility address: 3000 S BROAD ST TANKS  
 PHILADELPHIA, PA 19145  
 EPA ID: PAR000010249

Actual:  
 19 ft.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EDR ID Number  
EPA ID Number

AMOCO 1267 TANKS (Continued)

1001030438

Mailing address: STE 900 1 W PENNSYLVANIA AVE  
TOWSON, MD 212045027  
Contact: TONI DOUGHERTY  
Contact address: STE 900 1 W PENNSYLVANIA AVE  
TOWSON, MD 212045027  
Contact country: US  
Contact telephone: (410) 494-3704  
Contact email: Not reported  
EPA Region: 03  
Classification: Small Small Quantity Generator  
Description: Handler; generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: AMOCO OIL CO  
Owner/operator address: STE 900 1 W PENNSYLVANIA AVE  
TOWSON, MD 21204  
Owner/operator country: Not reported  
Owner/operator telephone: (410) 494-3704  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground Injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.  
Waste code: D018  
Waste name: BENZENE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
FDR ID Number  
EPA ID Number

AMOCO 1267 TANKS (Continued)

1001030438

Violation Status: No violations found

LUST:

Region: LUST  
Facility Id: 51-29719  
Facility Address2: Not reported  
Facility Type: Underground Storage Tank Containing Petroleum  
Facility Status: Cleanup Completed  
Status Date: 03/31/1995  
Release Date: 08/05/1989  
Source Cause Desc: Not reported

UST:

Region: EP SE Rgnl Off Norristown  
Site ID: 586802  
Other Id: 51-29719  
2nd Facility Addr: Not reported  
Municipality Name: Philadelphia  
Client Id Number: 204065  
Mailing Name: WILLIAM VALLEJO ENTERPRISES  
Mailing Address: 3000 S BROAD ST  
Mailing Address 2: Not reported  
Mailing City,St,Zip: PHILADELPHIA, PA 19145  
Registration Expiration Date: 02/04/2013

Tank Seq No: 001  
Tank Code: UST  
Date Installed: 09/01/1983  
Capacity: 10000  
Substance: Gasoline  
Tank Status: Currently In Use  
Inspection Code: FOI  
Tank Last Dt Inspected: 09/25/2009

Tank Seq No: 002  
Tank Code: UST  
Date Installed: 09/01/1983  
Capacity: 10000  
Substance: Gasoline  
Tank Status: Currently In Use  
Inspection Code: FOI  
Tank Last Dt Inspected: 09/25/2009

Tank Seq No: 003  
Tank Code: UST  
Date Installed: 09/01/1983  
Capacity: 10000  
Substance: Gasoline  
Tank Status: Currently In Use  
Inspection Code: FOI  
Tank Last Dt Inspected: 09/25/2009

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EPA ID Number

**11**  
**SE**  
**1/4-1/2**  
**0.405 mi.**  
**2141 ft.**

**Relative:**  
**Lower**

**Actual:**  
**18 ft.**

**WALT WHITMAN TRUCK STOP**  
**3540 S LAWRENCE ST**  
**PHILADELPHIA, PA 19148**

**LUST** U001452666  
**ARCHIVE UST** N/A

LUST:

Region: LUST  
Facility Id: 51-44948  
Facility Address2: Not reported  
Facility Type: Undergroung Storage Tank Containing Petroleum  
Facility Status: **Cleanup Completed**  
Status Date: 10/06/2011  
Release Date: 04/30/1991  
Source Cause Desc: Undetermined

Region: 4100  
Facility Id: 51-40965  
Facility Address2: Not reported  
Facility Type: Undergroung Storage Tank Containing Petroleum  
Facility Status: **Cleanup Completed**  
Status Date: 05/11/2011  
Release Date: 03/19/2004  
Source Cause Desc: Undetermined

Region: 4100  
Facility Id: 51-40965  
Facility Address2: Not reported  
Facility Type: Undergroung Storage Tank Containing Petroleum  
Facility Status: **Cleanup Completed**  
Status Date: 05/17/2011  
Release Date: 08/05/1989  
Source Cause Desc: Not reported

ARCHIVE UST:

Facility Id: 51-40965  
Site ID: 587104  
Owner Id: Not reported  
Owner Name: Not reported  
Owner Address: Not reported  
Owner Address 2: Not reported  
Owner City,St,Zip: Not reported  
Owner Phone: Not reported  
County Code: Not reported  
Resp Party Name: WALT WHITMAN TRUCK STOP INC  
RP Address: 3540 S LAWRENCE ST  
RP Address 2: Not reported  
RP City,St Zip: PHILADELPHIA, PA 19148  
Region Code: 4100  
Region Code Name: EP SE Rgnl Off  
Regulated Expire Date: Not reported

Tank Sequence #: 004  
Tank Code: UST  
Tank Id: Not reported  
Client Date: 183074  
Install Date: Not reported  
Substance: DIESEL  
Status: PHILADELPHIA, PA 19148

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) CDR ID Number  
EPA ID Number

WALT WHITMAN TRUCK STOP (Continued)

U001452666

Capacity: 4000  
Municipality: Philadelphia  
Inspection Code: FOI  
Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

Tank Sequence #: 002  
Tank Code: UST  
Tank Id: Not reported  
Client Date: 183074  
Install Date: Not reported  
Substance: DIESEL  
Status: PHILADELPHIA, PA 19148  
Capacity: 10000  
Municipality: Philadelphia  
Inspection Code: FOI  
Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

Tank Sequence #: 001  
Tank Code: UST  
Tank Id: Not reported  
Client Date: 183074  
Install Date: Not reported  
Substance: DIESEL  
Status: PHILADELPHIA, PA 19148  
Capacity: 10000  
Municipality: Philadelphia  
Inspection Code: FOI  
Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

Tank Sequence #: 003  
Tank Code: UST  
Tank Id: Not reported  
Client Date: 183074  
Install Date: Not reported  
Substance: GAS  
Status: PHILADELPHIA, PA 19148  
Capacity: 4000  
Municipality: Philadelphia  
Inspection Code: FOI  
Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Database(s)  
 FDR ID Number  
 EPA ID Number

**B12**  
**WSW**  
**1/4-1/2**  
**0.437 mi.**  
**2306 ft.**

**RECREATION SITE 314**  
**3551 S BROAD ST**  
**PHILADELPHIA, PA 19148**

**Site 1 of 3 in cluster B**

**LUST**  
**ARCHIVE UST**

**U003714433**  
**N/A**

**Relative:**  
**Lower**

**LUST:**

Region: LUST  
 Facility Id: 51-34590  
 Facility Address2: Not reported  
 Facility Type: Underground Storage Tank Containing Petroleum  
 Facility Status: Inactive  
 Status Date: 12/31/1999  
 Release Date: 02/16/1999  
 Source Cause Desc: Not reported

**Actual:**  
**18 ft.**

**ARCHIVE UST:**

Facility Id: 51-34590  
 Site ID: Not reported  
 Owner Id: 6092  
 Owner Name: OFFICE OF FLEET MANAGEMENT  
 Owner Address: 1500 ARCH ST 4TH FL  
 Owner Address 2: Not reported  
 Owner City,St,Zip: PHILADELPHIA, PA 19103  
 Owner Phone: 2156861852  
 County Code: 51  
 Resp Party Name: Not reported  
 RP Address: Not reported  
 RP Address 2: Not reported  
 RP City,St,Zip: Not reported  
 Region Code: Not reported  
 Region Code Name: Not reported  
 Regulated Expire Date: Not reported

Tank Sequence #: 001  
 Tank Code: Not reported  
 Tank Id: 117332  
 Client Date: Not reported  
 Install Date: Not reported  
 Substance: DIESEL  
 Status: Not reported  
 Capacity: 2000  
 Municipality: Not reported  
 Inspection Code: Not reported  
 Last Inspection: Not reported  
 Status Code End Date: Not reported  
 Tank Substance Find Date: Not reported

Tank Sequence #: 002  
 Tank Code: UST  
 Tank Id: Not reported  
 Client Date: 189302  
 Install Date: Not reported  
 Substance: GAS  
 Status: C  
 Capacity: 2000  
 Municipality: Philadelphia  
 Inspection Code: FDI

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EDR ID Number  
EPA ID Number

RECREATION SITE 314 (Continued)

U003714433

Last Inspection: Not reported  
Status Code End Date: Not reported  
Tank Substance End Date: Not reported

13  
SE  
1/4-1/2  
0.453 mi.  
2394 ft.

JOHN SEXTON & CO  
480 PATTISON AVE  
PHILADELPHIA, PA

LUST S101477372  
N/A

Relative:  
Lower

LUST:

Region: LUST  
Facility Id: 51-43671  
Facility Address2: Not reported  
Facility Type: Underground Storage Tank Containing Petroleum  
Facility Status: Cleanup Completed  
Status Date: 05/19/1994  
Release Date: 12/09/1992  
Source Cause Desc: Information not Provided

Actual:  
19 ft.

14  
ESE  
1/4-1/2  
0.456 mi.  
2410 ft.

PHILA FRESH FOOD TERM  
3301 S GALLOWAY ST  
PHILADELPHIA, PA

LUST S101477130  
N/A

Relative:  
Lower

LUST:

Region: LUST  
Facility Id: 51-45277  
Facility Address2: Not reported  
Facility Type: Underground Storage Tank Containing Petroleum  
Facility Status: Inactive  
Status Date: 12/31/1998  
Release Date: 10/14/1992  
Source Cause Desc: Not reported

Actual:  
19 ft.

Region: 4100  
Facility Id: 51-45277  
Facility Address2: Not reported  
Facility Type: Underground Storage Tank Containing Petroleum  
Facility Status: Inactive  
Status Date: 12/31/1998  
Release Date: 08/05/1999  
Source Cause Desc: Not reported

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
CPA ID Number

**B15**      **FRANKLIN DELANO ROOSEVELT PRK**      **UNREG LTANKS**      **S105919566**  
**WSW**      **PATTISON AVE & BROAD ST**           **N/A**  
**1/4-1/2**      **PHILADELPHIA, PA**  
**0.459 mi.**  
**2422 ft.**      **Site 2 of 3 in cluster B**

**Relative:**      **UNREG LTANKS:**  
**Lower**      **Region:**      South East  
                  **Contaminant:**      FUEL OIL #2

**Actual:**      **Closed:**      **Not reported**  
**18 ft.**      **Class:**      Cleanup of Tanks using authorities other than Act 32

**B16**      **WACHOVIA CTR**      **VCP**      **S107417951**  
**WSW**      **3601 S BROAD ST**           **N/A**  
**1/4-1/2**      **PHILADELPHIA, PA 19148**  
**0.459 mi.**  
**2424 ft.**      **Site 3 of 3 in cluster B**

**Relative:**      **VCP:**  
**Lower**      **Activity:**

**Actual:**      **Activity ID:**      661099,  
**18 ft.**      **Cleanup Records:**

**Municipality:**      Philadelphia  
                  **Region:**      Southeast Region  
                  **Category Desc:**      PAH  
                  **Type:**      Site In Progress  
                  **LRP Acct:**      34262  
                  **Remediation:**      Statewide Health Standard  
                  **Activity:**      Not reported  
                  **Date Approved:**      Not reported  
                  **Date Received:**      10/28/2004  
                  **Date Nonuse:**      Not reported  
                  **ICS Code:**      Not reported  
                  **Media:**      Soil

**C17**      **EASTERN PHILA NAVAL HOSP**      **ACT 2-DEED**      **S106032046**  
**WSW**      **BROAD ST & PATTISON AVE**      **VCP**      **N/A**  
**1/4-1/2**      **PHILADELPHIA, PA**  
**0.485 mi.**  
**2560 ft.**      **Site 1 of 2 in cluster C**

**Relative:**      **ACT 2-DEED:**  
**Lower**      **Region:**      4100  
                  **Municipality:**      Philadelphia

**Actual:**      **Site Size:**      Not reported  
**18 ft.**      **Cleanup Standard:**      Statewide Health  
                  **Cleanup Indicator:**      Not reported  
                  **Response Date:**      10/29/2003  
                  **Category Description:**      Inorganics, Other Organics  
                  **Land Designation Code:**      Not reported

**Region:**      4100  
                  **Municipality:**      Philadelphia  
                  **Site Size:**      Not reported  
                  **Cleanup Standard:**      Site Specific  
                  **Cleanup Indicator:**      Not reported  
                  **Response Date:**      10/29/2003

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EPA ID Number

FDR ID Number  
EPA ID Number

**EASTERN PHILA NAVAL HOSP (Continued)**

**S106032048**

Category Description: Inorganics, Lead, PAH, Unloaded Gasoline  
Land Designation Code: Not reported

VCP:

Cleanup Records:

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Inorganics  
Type: Complete Sites  
LRP Acct: 5631  
Remediation: Site-Specific Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Groundwater

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Other Organics  
Type: Site In Progress  
LRP Acct: 31521  
Remediation: Statewide Health Standard  
Activity: Not reported  
Date Approved: Not reported  
Date Received: 04/10/2000  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Soil

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Lead  
Type: Complete Sites  
LRP Acct: 5631  
Remediation: Site-Specific Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Groundwater

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Lead  
Type: Complete Sites  
LRP Acct: 5631  
Remediation: Site-Specific Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Soil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EDR ID Number  
EPA ID Number

**EASTERN PHILA NAVAL HOSP (Continued)**

**S106032046**

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: PAH  
Type: Complete Sites  
LRP Acct: 5631  
Remediation: Site-Specific Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Groundwater

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: PAH  
Type: Complete Sites  
LRP Acct: 5631  
Remediation: Site-Specific Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Soil

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Unleaded Gasoline  
Type: Complete Sites  
LRP Acct: 5631  
Remediation: Site-Specific Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Groundwater

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Unleaded Gasoline  
Type: Complete Sites  
LRP Acct: 5631  
Remediation: Site-Specific Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Soil

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Inorganics  
Type: Complete Sites  
LRP Acct: 31521

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EDR ID Number  
EPA ID Number

**EASTERN PHILA NAVAL HOSP (Continued)**

**S106032046**

Remediation: Statewide Health Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Groundwater

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Inorganics  
Type: Complete Sites  
LRP Acct: 31521  
Remediation: Statewide Health Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Soil

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Other Organics  
Type: Complete Sites  
LRP Acct: 31521  
Remediation: Statewide Health Standard  
Activity: NO  
Date Approved: 10/29/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Groundwater

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Other Organics  
Type: Complete Sites  
LRP Acct: 31521  
Remediation: Statewide Health Standard  
Activity: NO  
Date Approved: 10/20/2003  
Date Received: Not reported  
Date Nonuse: Not reported  
ICS Code: Not reported  
Media: Soil

Municipality: Philadelphia  
Region: Southeast Region  
Category Desc: Inorganics  
Type: Site In Progress  
LRP Acct: 31521  
Remediation: Statewide Health Standard  
Activity: Not reported  
Date Approved: Not reported  
Date Received: 04/10/2000  
Date Nonuse: Not reported



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)      EDK ID Number  
 EPA ID Number

19  
 WNW  
 1/2-1  
 0.996 mi.  
 5258 ft.

Relative:  
 Lower

Actual:  
 19 ft.

**DEFENSE SUPPORT CENTER PHILADELPHIA**  
 2800 S 20TH ST  
 PHILADELPHIA, PA 19145

RCRA-TSDF      1000208464  
 GERC-NFRAP      PA0971590005  
 CORRACTS  
 RCRA-NonGen  
 FINDS  
 RAATS  
 MANIFEST

**RCRA-TSDF:**

Date form received by agency: 03/01/2004  
 Facility name: DEFENSE SUPPORT CENTER PHILADELPHIA  
 Facility address: 2800 S 20TH ST  
 PHILADELPHIA, PA 19145  
 EPA ID: PA0971590005  
 Contact: GEDIMINAS DRAGUNUS  
 Contact address: Not reported  
 Not reported  
 Contact country: Not reported  
 Contact telephone: (215) 952-2271  
 Contact email: Not reported  
 EPA Region: 03  
 Land type: Private  
 Classification: TSDI  
 Description: Handler is engaged in the treatment, storage or disposal of hazardous waste  
 Classification: Non-Generator  
 Description: Handler: Non-Generators do not presently generate hazardous waste

**Owner/Operator Summary:**

Owner/operator name: UNKNOWN  
 Owner/operator address: Not reported  
 Not reported  
 Owner/operator country: US  
 Owner/operator telephone: Not reported  
 Legal status: Private  
 Owner/Operator Type: Operator  
 Owner/Op start date: 01/01/1980  
 Owner/Op end date: Not reported  
 Owner/operator name: UNKNOWN  
 Owner/operator address: Not reported  
 Not reported  
 Owner/operator country: US  
 Owner/operator telephone: Not reported  
 Legal status: Private  
 Owner/Operator Type: Owner  
 Owner/Op start date: 01/01/1980  
 Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
 Mixed waste (haz. and radioactive): No  
 Recycler of hazardous waste: No  
 Transporter of hazardous waste: No  
 Treater, storer or disposer of HW: No  
 Underground injection activity: No  
 On-site burner exemption: No  
 Furnace exemption: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EOR ID Number  
EPA ID Number

**DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)**

100D203454

Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer lg burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

**Historical Generators:**

Date form received by agency: 03/22/2001

Facility name: DEFENSE SUPPORT CENTER PHILADELPHIA  
Site name: DEFENSE SUPPLY CENTER PHILADELPHIA  
Classification: Large Quantity Generator

Date form received by agency: 03/01/1998

Facility name: DEFENSE SUPPORT CENTER PHILADELPHIA  
Site name: DEFENSE SUPPLY CENTER PHILADELPHIA  
Classification: Large Quantity Generator

Date form received by agency: 06/03/1996

Facility name: DEFENSE SUPPORT CENTER PHILADELPHIA  
Site name: DEFENSE PERSONNEL SUPPORT CENTER  
Classification: Large Quantity Generator

Date form received by agency: 03/27/1992

Facility name: DEFENSE SUPPORT CENTER PHILADELPHIA  
Site name: DEFENSE LOGISTICS AGENCY DEFENSE PERSONNEL  
Classification: Large Quantity Generator

Date form received by agency: 11/19/1980

Facility name: DEFENSE SUPPORT CENTER PHILADELPHIA  
Site name: DEFENSE PERSONNEL SUPPORT CENTER  
Classification: Not a generator, verified

Date form received by agency: 11/18/1980

Facility name: DEFENSE SUPPORT CENTER PHILADELPHIA  
Site name: DEFENSE PERSONNEL SUPPORT CENTER  
Classification: Large Quantity Generator

Date form received by agency: 01/01/1979

Facility name: DEFENSE SUPPORT CENTER PHILADELPHIA  
Site name: DEFENSE PERSONNEL SUPPORT CENTER  
Classification: Large Quantity Generator

**Hazardous Waste Summary:**

Waste code: D007  
Waste name: CHROMIUM

**Corrective Action Summary:**

Event date: 05/28/1993  
Event: CA Prioritization, Facility or area was assigned a low corrective action priority.

Event date: 09/30/1993  
Event: CA Responsibility Referred To A Non-RCRA Federal Authority, Corrective Action at the facility or area referred to CERCLA.

Map ID  
Direction  
Distance  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Facility Has Received Notices of Violations:

Regulation violated: SR - 262.34(a)(1)  
Area of violation: Generators - Pre transport  
Date violation determined: 06/28/1996  
Date achieved compliance: 07/02/1996  
Violation lead agency: State  
Enforcement action: VERBAL INFORMAL  
Enforcement action date: 07/02/1996  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 40 CFR 265.174  
Area of violation: TSD - Container Use and Management  
Date violation determined: 02/12/1996  
Date achieved compliance: 01/30/1997  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: SR - 75.265(9)(10)  
Area of violation: TSD - Container Use and Management  
Date violation determined: 02/12/1996  
Date achieved compliance: 01/30/1997  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 40 CFR 265.56  
Area of violation: TSD - Contingency Plan and Emergency Procedures  
Date violation determined: 02/12/1996  
Date achieved compliance: 01/30/1997  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000206464

Regulation violated: FR - 40 CFR 262.34(a)(2)  
Area of violation: Generators - Pre-transport  
Date violation determined: 02/12/1996  
Date achieved compliance: 01/30/1997  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 40 CFR 262.34(a)  
Area of violation: Generators - Pre-transport  
Date violation determined: 02/17/1995  
Date achieved compliance: 01/30/1997  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 40 CFR 265.54  
Area of violation: TSD - Contingency Plan and Emergency Procedures  
Date violation determined: 02/12/1996  
Date achieved compliance: 01/30/1997  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: SR - 262.34(a)(2)  
Area of violation: Generators - General  
Date violation determined: 05/30/1995  
Date achieved compliance: 02/12/1996  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 05/31/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: SR - 262.34

Map ID  
Direction  
Distance  
Elevation

Site

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Area of violation: Generators - General  
Date violation determined: 04/19/1994  
Date achieved compliance: 01/30/1997  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 04/28/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: SR - 6018.401(a)  
Area of violation: Generators - General  
Date violation determined: 04/19/1994  
Date achieved compliance: 01/30/1997  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 04/28/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Pre-transport  
Date violation determined: 10/05/1992  
Date achieved compliance: 01/15/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 11/12/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Pre-transport  
Date violation determined: 10/05/1992  
Date achieved compliance: 01/30/1997  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 11/12/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: LDR - General

Map ID  
Direction  
Distance  
Elevation

Site

MAP FINDINGS

Database(s)  
CDR ID Number  
EPA ID Number

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Date violation determined: 09/11/1989  
Date achieved compliance: 09/30/1991  
Violation lead agency: EPA  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/28/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: EPA  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD - General  
Date violation determined: 09/11/1989  
Date achieved compliance: 09/30/1991  
Violation lead agency: EPA  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/28/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: EPA  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: LDR - General  
Date violation determined: 09/11/1989  
Date achieved compliance: 09/30/1991  
Violation lead agency: EPA  
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement action date: 12/31/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: EPA  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD - General  
Date violation determined: 09/11/1989  
Date achieved compliance: 09/30/1991  
Violation lead agency: EPA  
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement action date: 12/31/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: EPA  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD - General  
Date violation determined: 06/23/1988

Map ID  
Direction  
Distance  
Elevation

Site

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

**DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)**

1000208464

Date achieved compliance: 09/30/1991  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 10/06/1997  
Evaluation: COMPLIANCE SCHEDULE EVALUATION  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 01/30/1997  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 01/30/1997  
Evaluation lead agency: State

Evaluation date: 01/30/1997  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: 01/30/1997  
Evaluation lead agency: State

Evaluation date: 07/02/1996  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: 07/02/1996  
Evaluation lead agency: State

Evaluation date: 02/12/1996  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Contingency Plan and Emergency Procedures  
Date achieved compliance: 01/30/1997  
Evaluation lead agency: EPA

Evaluation date: 02/12/1996  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Container Use and Management  
Date achieved compliance: 01/30/1997  
Evaluation lead agency: EPA

Evaluation date: 02/12/1996  
Evaluation: COMPLIANCE SCHEDULE EVALUATION  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 02/12/1996  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport

Map ID  
Direction  
Distance  
Elevation  
Site

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

100208454

Date achieved compliance: 01/30/1997  
Evaluation lead agency: EPA

Evaluation date: 05/30/1995  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 02/12/1996  
Evaluation lead agency: State

Evaluation date: 04/19/1994  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: EPA-Initiated Oversight/Observation/Training Actions

Evaluation date: 04/19/1994  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 01/30/1997  
Evaluation lead agency: State

Evaluation date: 01/15/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: 01/30/1997  
Evaluation lead agency: State

Evaluation date: 10/05/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: 01/30/1997  
Evaluation lead agency: State

Evaluation date: 10/05/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: 01/15/1993  
Evaluation lead agency: State

Evaluation date: 09/30/1991  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 12/14/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: LDR - General  
Date achieved compliance: 09/30/1991  
Evaluation lead agency: EPA

Evaluation date: 12/14/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 09/30/1991  
Evaluation lead agency: EPA

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EOR ID Number  
EPA ID Number

**DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)**

**1000202464**

Evaluation date: 09/11/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 09/30/1991  
Evaluation lead agency: EPA

Evaluation date: 09/11/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: LDR - General  
Date achieved compliance: 09/30/1991  
Evaluation lead agency: EPA

Evaluation date: 06/23/1988  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 09/30/1991  
Evaluation lead agency: EPA

Evaluation date: 04/15/1988  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

**CERC-NFRAP:**

Site ID: 0303717  
Federal Facility: Federal Facility  
NPL Status: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

**CERCLIS-NFRAP Site Alias Name(s):**

Alias Name: PHILADELPHIA DEFENSE PERSONNEL SUPPORT CENTER  
Alias Address: 2800 S 20TH ST  
PHILADELPHIA, PA 15122-0109

**Program Priority:**

Description: BRAC Fast Track

**CERCLIS-NFRAP Assessment History:**

Action: DISCOVERY  
Date Started: Not reported  
Date Completed: 09/19/1989  
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT  
Date Started: Not reported  
Date Completed: 02/07/1992  
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Action: ARCHIVE SITE  
Date Started: Not reported  
Date Completed: 02/07/1992  
Priority Level: Not reported

Action: FEDERAL FACILITY REMOVAL  
Date Started: 12/30/1994

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site Database(s) EQR ID Number  
EPA ID Number

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Date Completed: 03/01/1995  
Priority Level: Cleaned up  
  
Action: FEDERAL FACILITY REMOVAL  
Date Started: 12/15/1994  
Date Completed: 04/03/1995  
Priority Level: Cleaned up

CORRECTS:

EPA ID: PA0971590005  
EPA Region: 03  
Area Name: ENTIRE FACILITY  
Actual Date: 05/28/1993  
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority  
NAICS Code(s): 92811  
National Security  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: PA0971590005  
EPA Region: 03  
Area Name: ENTIRE FACILITY  
Actual Date: 09/30/1993  
Action: CA210SF - CA Responsibility Referred To A Non-RCRA Federal Authority, Corrective Action at the facility or area referred to CERCLA  
NAICS Code(s): 92811  
National Security  
Original schedule date: Not reported  
Schedule end date: Not reported

FINDS:

Registry ID: 110000875875

Environmental Interest/Information System

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

US Base Realignment and Closure (BRAC) is a process used to close excess military installations and realign the total asset inventory in order to save money on operations and maintenance.

Map ID  
Direction  
Distance  
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number  
EPA ID Number

**DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)**

1000208454

US EPA Air Quality System (AQS) contains ambient air pollution data collected by EPA, State, Local, and Tribal air pollution control agencies from thousands of monitoring stations.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

PA-CFACTS (Pennsylvania - Environmental Facility Application Compliance Tracking System) is a Department-wide database that provides a holistic view of clients and sites (including facilities) that DEP regulates.

**HAZARDOUS WASTE BIENNIAL REPORTER**

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and at Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include: Incident Tracking, Compliance Assistance, and Compliance Monitoring.

**NY MANIFEST:**

EPA ID: PA0971590005  
Country: USA  
Mailing Name: UNITED STATES MILITARY  
Mailing Contact: UNITED STATES MILITARY  
Mailing Address: DPDO BLDG 648  
Mailing Address 2: Not reported  
Mailing City: PHILADELPHIA  
Mailing State: PA  
Mailing Zip: 19112  
Mailing Zip4: Not reported  
Mailing Country: USA  
Mailing Phone: 215-897-6587

Document ID: NYA3894176  
Manifest Status: Completed copy  
Trans1 State ID: TN53811(P)  
Trans2 State ID: Not reported  
Generator Ship Date: 860730  
Trans1 Recv Date: 860730  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 860731

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

EDR ID Number  
EPA ID Number  
Database(s)

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Part A Recv Date: 860808  
Part B Recv Date: 860807  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: PAD064035819  
Trans2 EPA ID: Not reported  
TSDF ID: NYD049836679  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00030  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00060  
Units: P - Pounds  
Number of Containers: 002  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00120  
Units: P - Pounds  
Number of Containers: 004  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00030  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Year: 86

Document ID: NYA3994165  
Manifest Status: Completed copy  
Trans1 State ID: TN53811(P)  
Trans2 State ID: Not reported  
Generator Ship Date: 860729  
Trans1 Recv Date: 860729  
Trans2 Recv Date: Not reported  
CSD Site Recv Date: 860731  
Part A Recv Date: 860821  
Part B Recv Date: 860807  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: PAD064035819  
Trans2 EPA ID: Not reported  
TSDF ID: NYD049836679  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00235  
Units: G - Gallons (liquids only)\* (8.3 pounds)  
Number of Containers: 007  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EOR ID Number  
EPA ID Number

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00080  
Units: G - Gallons (liquids only)\* (8.3 pounds)  
Number of Containers: 002  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00240  
Units: G - Gallons (liquids only)\* (8.3 pounds)  
Number of Containers: 012  
Container Type: DM - Metal drums, barrels  
Handling Method: L Landfill.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00024  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: L Landfill.  
Specific Gravity: 100  
Year: 86

Document ID: NYB7101351  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: 70857SNY  
Trans2 State ID: Not reported  
Generator Ship Date: 960909  
Trans1 Recv Date: 960909  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 960910  
Part A Recv Date: 960919  
Part B Recv Date: 961029  
Generator EPA ID: PA0971690005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSDf ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00008  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Year: 96

Document ID: NYB7101342  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: 70857SNY  
Trans2 State ID: Not reported  
Generator Ship Date: 960909  
Trans1 Recv Date: 960909  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 960910

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EPA ID Number

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Part A Recv Date: 960919  
Part B Recv Date: 961029  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSD ID: NYD057770109  
Waste Code: D008 - LEAD 5.0 MG/L TCLP  
Quantity: 00043  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00051  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00005  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Year: 96

Document ID: NYG0136287  
Manifest Status: Completed copy  
Trans1 State ID: 35726ANY  
Trans2 State ID: Not reported  
Generator Ship Date: 970403  
Trans1 Recv Date: 970403  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970404  
Part A Recv Date: 970418  
Part B Recv Date: 970423  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSD ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 05643  
Units: P - Pounds  
Number of Containers: 019  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Year: 97

Document ID: NYG0142245  
Manifest Status: Completed after the designated time period for a TSD to get a copy to the DEC  
Trans1 State ID: 31047FNY

Map ID  
Direction  
Distance  
Elevation Site

MAP FINDINGS

EDR ID Number  
EPA ID Number  
Database(s)

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Trans2 State ID: Not reported  
Generator Ship Date: 970507  
Trans1 Recv Date: 970507  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970508  
Part A Recv Date: Not reported  
Part B Recv Date: 970623  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSDF ID: NYD057770109  
Waste Code: D018 - BENZENE 0.5 MG/L TCLP  
Quantity: 00377  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00230  
Units: P - Pounds  
Number of Containers: 002  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00491  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Year: 97

Document ID: NYG0136323  
Manifest Status: Completed after the designated time period for a TSDF to get a copy to the DEC  
Trans1 State ID: 14322HNY  
Trans2 State ID: Not reported  
Generator Ship Date: 970401  
Trans1 Recv Date: 970401  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970402  
Part A Recv Date: 970418  
Part B Recv Date: 970501  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSDF ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 11041  
Units: P - Pounds  
Number of Containers: 034  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Year: 97

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

EDR ID Number  
CPA ID Number  
Database(s)

DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Document ID: NYB8545626  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: 70857SNY  
Trans2 State ID: Not reported  
Generator Ship Date: 970110  
Trans1 Recv Date: 970110  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970110  
Part A Recv Date: 970207  
Part B Recv Date: 970228  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSDf ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00447  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00075  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00154  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00207  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Year: 97

Document ID: NYB8545698  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: 14095HNY  
Trans2 State ID: Not reported  
Generator Ship Date: 970106  
Trans1 Recv Date: 970106  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970113  
Part A Recv Date: 970207  
Part B Recv Date: 970219  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109

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Distance  
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DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Trans2 CPA ID: Not reported  
TSDF ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00001  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00058  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Year: 97

Document ID: NYG0472275  
Manifest Status: Completed after the designated time period for a TSDF to get a copy to the DEC  
Trans1 State ID: 70857SNY  
Trans2 State ID: Not reported  
Generator Ship Date: 970813  
Trans1 Recv Date: 970813  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970814  
Part A Recv Date: 970911  
Part B Recv Date: 970917  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSDF ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00082  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00009  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00025  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Year: 97

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DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Document ID: NYG0142236  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: 31047FNY  
Trans2 State ID: Not reported  
Generator Ship Date: 970507  
Trans1 Recv Date: 970507  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970508  
Part A Recv Date: Not reported  
Part B Recv Date: 970623  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYDD57770109  
Trans2 EPA ID: Not reported  
TSDf ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00030  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00052  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Year: 97

Document ID: NYB8545671  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: 70857SNY  
Trans2 State ID: Not reported  
Generator Ship Date: 970110  
Trans1 Recv Date: 970110  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970110  
Part A Recv Date: 970207  
Part B Recv Date: 970228  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSDf ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00097  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00041  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)

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DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00002  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00069  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Year: 97

Document ID: NYG0092502  
Manifest Status: Completed after the designated time period for a I SDF to get a copy to the DEC  
Trans1 State ID: PAAH0376  
Trans2 State ID: Not reported  
Generator Ship Date: 970616  
Trans1 Recv Date: 970616  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970617  
Part A Recv Date: 970711  
Part B Recv Date: 970725  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSD ID: NYD057770109  
Waste Code: D002 - NON-LISTED CORROSIVE WASTES  
Quantity: 00227  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00518  
Units: P - Pounds  
Number of Containers: 002  
Container Type: DM - Metal drums, barrels  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00151  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00192  
Units: P - Pounds

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DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Year: 97

Document ID: NYG0474066  
Manifest Status: Completed after the designated time period for a TSD to get a copy to the DEC  
Trans1 State ID: 35726ANY  
Trans2 State ID: Not reported  
Generator Ship Date: 970923  
Trans1 Recv Date: 970923  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 971001  
Part A Recv Date: 971027  
Part B Recv Date: 971024  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSD ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00391  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00084  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Year: 97

Document ID: NYG0473454  
Manifest Status: Completed after the designated time period for a TSD to get a copy to the DEC  
Trans1 State ID: 35726ANY  
Trans2 State ID: Not reported  
Generator Ship Date: 970908  
Trans1 Recv Date: 970908  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970909  
Part A Recv Date: 970919  
Part B Recv Date: 971105  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSD ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 00085  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)

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DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00127  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Year: 97

Document ID: NYB8545718  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: 70857SNY  
Trans2 State ID: Not reported  
Generator Ship Date: 970110  
Trans1 Recv Date: 970110  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970110  
Part A Recv Date: Not reported  
Part B Recv Date: 970228  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSDf ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 08465  
Units: P - Pounds  
Number of Containers: 023  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00800  
Units: P - Pounds  
Number of Containers: 007  
Container Type: CF - Fiber or plastic boxes, cartons  
Handling Method: R Material recovery of more than 75 percent of the total material  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00271  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00156  
Units: P - Pounds  
Number of Containers: 002  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Year: 97

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DEFENSE SUPPORT CENTER PHILADELPHIA (Continued)

1000208464

Document ID: NYG0472293  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: 70857SNY  
Trans2 State ID: Not reported  
Generator Ship Date: 970813  
Trans1 Recv Date: 970813  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970814  
Part A Recv Date: 970911  
Part B Recv Date: 970917  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSDf ID: NYD057770109  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Quantity: 02338  
Units: P - Pounds  
Number of Containers: 005  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 03157  
Units: P - Pounds  
Number of Containers: 004  
Container Type: CF - Fiber or plastic boxes, cartons  
Handling Method: R Material recovery of more than 75 percent of the total material.  
Specific Gravity: 100  
Waste Code: Not reported  
Quantity: 00151  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning  
Specific Gravity: 100  
Year: 97

Document ID: NYG0094059  
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC  
Trans1 State ID: 843730NY  
Trans2 State ID: Not reported  
Generator Ship Date: 970702  
Trans1 Recv Date: 970702  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 970703  
Part A Recv Date: 970804  
Part B Recv Date: 970825  
Generator EPA ID: PA0971590005  
Trans1 EPA ID: NYD057770109  
Trans2 EPA ID: Not reported  
TSDf ID: NYD057770109  
Waste Code: D002 - NON-LISTED CORROSIVE WASTES  
Quantity: 00197  
Units: P - Pounds  
Number of Containers: 001  
Container Type: DF - Fiberboard or plastic drums (glass)