

Penn's Trail Environmental, LLC

21 E. Lincoln Ave. - Suite 160

Hatfield, PA 19440

Phone: (215) 362-4610

e-mail: staff@pennstrail.com

February 23, 2024

Mr. Mark Bergey
Bergey's Realty Company
462 Harleysville Pike
Souderton, PA 18964

**RE: Phase II Geophysical Investigation
1151 N. Broad Street Site
Hatfield Township, Montgomery Co., PA
PTE# 6740**

Dear Mr. Bergey:

Penn's Trail Environmental, LLC has completed the Phase II Geophysical Investigation of the 1151 N. Broad Street site. The investigation did not identify metal anomalies on the site indicative of buried underground tank(s). The investigation also included confirming no hazardous material discharges were evident on the site, existing and former inground lifts were marked out, the garage floor drains are connected to public sewer and that the soil and rock cuttings from the monitoring wells installation are considered clean fill. The following provides details of the investigation.

The Phase II Geophysical Investigation work was initiated due to the findings of the Phase I Environmental Assessment of the Harris Site completed on May 21, 2019 by Boucher & James, Inc. The Phase I Environmental Assessment noted that two underground tanks, a gasoline and waste oil/#2 fuel oil, were reportedly removed from the property with limited documentation of their removal. The Phase I also noted the potential for hazardous material discharges from the aboveground waste oil tank and other containers noted on the site, existing inground lifts and removed lifts which lacked documentation or confirmation testing and whether the garage floor drains are connected to the public sewer system. As a follow up to the Phase I Assessment monitoring wells were installed on the site to determine the overall groundwater quality. The results for the monitoring well testing is provided in a August 22, 2019 letter report by Boucher & James, Inc. The report notes that the soil and rock cuttings, stored in drums, from the monitoring wells installation is clean fill unless the materials have a overwhelming petroleum odor.

The geophysical investigation primary investigative tools included a ground penetrating radar (GPR) scan and electromagnetic (EM) scan. The GPR scan is used to identify underground features such as previous excavations and utilities. The EM scan is used to identify underground metal anomalies. A copy of the geophysical report is attached and provides additional details.

The geophysical investigation focused on the areas surrounding the existing building as well as interior / garage portion of the structure. Investigation of the exterior parking lot revealed several underground utilities, primarily west and south of the structure. Two metal anomalies were noted however neither were large enough to represent a storage tank. One area was identified as previously having been excavated. This location corresponds with the location (east side of building) of an underground gasoline tank noted on older site plans. No other excavations were identified, however, two copper tubes were noted protruding from the floor in the east portion of the garage. The copper tubes are similar to supply and return lines for fuel oil tanks. Based on this information it appears a past addition to the building was constructed

over the fuel oil tank and that a newer reinforced concrete pad in the eastern garage bay is the apparent location of the former tank.

During the geophysical investigation the area of the aboveground waste oil tank as well as other exterior and interior portions of the building were inspected for indications of discharges of hazardous materials. None were noted and the majority of the hazardous material containers previously noted within the building have been removed.

Within the garage portions of the structure the areas of the former removed lifts were delineated and the existing hydraulic lines were marked out.

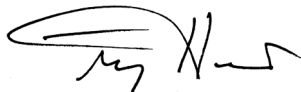
GPR scanning of the interior of the building, as well as the use of tracer dye, indicate that the garage floor drains within the central portion of the building are connected to the public sewer system piping toward the front of the building. Floor drains in south portion of the building are connected to a pump tank located immediately south of the structure. The pump tank discharges to a line which runs along the western side of the building discharging to the public sewer line near the front of the property.

Lastly the soil and rock cuttings in the drums were inspected. The previously noted letter from Boucher & James, Inc. indicated the material in the drums could be considered clean fill as long as the materials did not have a petroleum odor. All of the drums were opened and none of the materials had a petroleum odor. Therefore the soil and rock cuttings in the drums can be considered clean fill.

If you require further details concerning our investigation, please feel free to contact me.

Sincerely;

Penn's Trail Environmental, LLC by;



Mr. Terry Harris
Environmental Science Division Manager

Attachment