RETTEW

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130 Court Street, Suite 200, Williamsport, PA 17701● Phone: (800) 738-8395
E-mail: rettew@rettew.com ● Website: rettew.com

Engineers
Environmental Consultants
Surveyors
Landscape Architects
Safety Consultants

November 12, 2019

Mr. Jason Fink
President
Williamsport Ballpark, Inc.
102 West Fourth Street
Williamsport, PA 17701

RE: Limited Environmental Due Diligence Assessment
and Hazardous Material Survey
Danneker/Susquehanna Supply Company Properties, Williamsport, PA
RETTEW Project No. 117742000

Dear Mr. Fink:

RETTEW Associates, Inc. (RETTEW) prepared this report on behalf of Williamsport Ballpark, Inc. (WBI) summarizing findings of a limited environmental due diligence (EDD) assessment and hazardous material survey for a 28.38-acre site (Site) comprised of two contiguous parcels hereafter referred to as the Susquehanna Supply Company (SSC) and Danneker properties located in the City of Williamsport, Pennsylvania. RETTEW understands that WBI proposes to redevelop the properties into turf athletic fields with supporting outbuildings. RETTEW also understands that the EDD assessment is not requested as part of a financial transaction screening, but rather to support future environmental planning associated with the proposed redevelopment efforts. This report includes recommendations to support redevelopment efforts based on the findings of the assessment and suspected hazardous material survey.

LIMITED EDD ASSESSMENT

Property Description

The 28.38 acre Site is comprised of two contiguous parcels located at the southern termination of Rose Street in the City of Williamsport, Lycoming County, Pennsylvania. The southern parcel (SSC property - Parcel ID: 66-019-102) is 18.38 acres and currently owned by Susquehanna Supply Real Estate Holding, LLC. The northern parcel (Danneker Property - Parcel ID: 66-019-200) is 10.0 acres and currently owned by Norman J. Danneker, Jr. The Site is located among industrial and commercial properties, bordered by:

- SEDA-COG Joint Rail Authority followed by Penn College to the north
- Warehousing property to the east
- State Route 220 followed by the Susquehanna River to the south
- Matthew Bower Trucking Inc., Rose Street, and several commercial/industrial properties on Dix Street to the west.

The Site is located on the Williamsport, PA 7.5-Minute Topographic Quadrangle Map at an elevation of approximately 520 feet above mean sea level (**Figure 1**). Topography slopes generally towards the Susquehanna River located approximately 640 feet south of the Site and flows west to east.

Standard Environmental Record Sources

RETTEW contracted with Environmental Risk Information Services (ERIS) to review Federal and State environmental database records to identify facilities in the area that may potentially impact the Site. A copy of the database report is provided as **Attachment A**. The SSC property was listed in the ERIS report in association with 10 database entries:

- AST – Aboveground Storage Tank Program
- DELISTED ECBF – Delisted Environmental Cleanup or Brownfields
- CLEANUP EFACTS - Environmental Cleanup or Brownfields
- FINDS/FRS – EPA Facility Registry System
- ICIS – EPA Integrated Compliance Information System
- LUST – Leaking Underground Storage Tank
- RCRA CESQG – Very Small Quantity Generator of Hazardous Waste
- UST - Underground Storage Tank Program
- UNREG TANK – Unregulated Storage Tanks (2 Entries)

The Danneker property was listed in the ERIS report in association with 4 database entries:

- FED BROWNFIELDS – Brownfields Database
- CERCLIS NFRAP – EPA No Further Remedial Action Planned
- CLEANUP EFACTS – Environmental Cleanup or Brownfields
- SEMS ARCHIVE – Superfund Enterprise Management System Archived Site Inventory

In addition, RETTEW obtained an environmental liens and access and limitations report from ERIS (**Attachment B**), who assessed the Lycoming County Recorder of Deeds Office for information pertaining to the SSC property. The search concluded that there were no known environmental liens or use limitations associated with the SSC property. A search was not completed for the Danneker property, since this was recently completed in 2016 to support a Phase I ESA (discussed later in this report).

The ERIS report also identified 26 mapped facilities within one mile of the Site (including the SSC and Danneker properties). The “Old City Dump” is assumed to be associated with the Site. Of the identified mapped facilities that did not include the SSC or Danneker properties, none are considered to represent a potential environmental risk to the Site. The database report also identified 36 unplottable (orphan) facilities which included one listing that appeared to be associated with the Site. Based on review of information provided for the orphan facilities, attempts were made to identify their approximate location in comparison to the Site. It was determined the identified orphan facilities outside of the Site do not pose a potential environmental risk.

Historical Aerial Photography and Topographic Maps

RETTEW contracted with ERIS to provide historical aerial photographs and topographic maps for the Site. Aerial photographs were available for the period between 1938 and 2017. Topographic Maps were

available for the period between 1921 and 2016. **Tables 1** and **2** below summarize the findings from these resources. Historic aerial photos and topographic maps are provided in **Attachment C**.

Table 1– Aerial Photographs	
1938	The Site was generally wooded and undeveloped with a clearing in the center of the Danneker property. Ponds were located east and west of the clearing. Railroad tracks trended northwest/southeast along their present position just north of the Danneker property. A linear clearing divided the Danneker and SSC properties trending northeast/southwest. This was depicted as a rail spur on historical topographic maps (**Table 2**).
1956	A road following the present State Route 220 was constructed along the southern border of the SSC property. The area along the north side of this road was cleared. The eastern pond was filled, and the western pond bordered the cleared area. Earth disturbance was observed at the Danneker property.
1962	Additional clearing of wooded areas was visible. New structures were present at the Danneker property.
1973	The western pond appeared to have been filled and large-scale landfill operations were visible for the Danneker and SSC properties. New structures were visible on the adjacent property west of Rose Street. State Route 220 was under construction along the southern border of the property.
1977	The Site appeared to be filled and leveled. State Route 220 was completed.
1983	The SSC main office building and garage with attached boiler room was constructed. Construction equipment and materials were staged throughout the SSC property. Some construction materials from SSC operations were staged in the east area of the Danneker property. Penn College buildings were constructed to the north.
2004	Several additional storage buildings were constructed on the SSC property. Construction equipment and materials were still staged throughout the SSC property. A debris pile was observed in the east area of the Danneker property. Additional development was observed at the Penn College campus.
2006	Little to no change observed for the Site.
2008	Little to no change observed for the Site.
2010	Little to no change observed for the Site.
2013	Little to no change observed for the Site. It appeared gravel was added to access road for the Danneker property leading to a small pile of stockpiled material.
2015	Little to no change observed for the Site.
2017	Most of the construction equipment and materials staged at the SSC property were removed. Additional vegetation growth observed for the Danneker property.

Table 2 – Topographic Maps	
1921	Large ponds were depicted on the Danneker and SSC properties. There were no buildings. The Philadelphia and Reading railroad was depicted running northwest/southeast north of the Danneker property, with a rail spur bisecting the Danneker and SSC properties. The city of Williamsport was depicted to the north.

1923	Little to no change was observed for the Site.
1944	The ponds were no longer depicted on each of the properties.
1953	The ponds were again depicted on each property, but smaller in size. The rest of the two properties were shaded green, suggesting wooded or undeveloped land.
1965	The southern portion of the SSC property was no longer depicted in green, and the eastern area of the property depicted topographic changes related to development. The ponds on each property increased in size.
1973	The topographic map depicted purple features indicating new construction in the Williamsport area. Part of State Route 220 was constructed to the east and west. Little to no change was observed for the SSC property.
1986	The topographic map depicted purple features indicating new construction in the Williamsport area. State Route 220 was constructed. The ponds were no longer depicted for the Danneker and SSC properties. A structure was depicted on the SSC property.
1994	The rail spur bisecting the Danneker and SSC properties is no longer depicted. Several additional structures were depicted on the SSC property and Penn College campus.
2016	The topographic map did not depict buildings. Little to no change was observed for the Site.

Regulatory File Review – SSC Property

RETTEW submitted a request to the PA DEP Northcentral Regional Office to view available files for the SSC property on October 15, 2019. PA DEP responded by telephone indicating that files related to the SSC property were available for review, and RETTEW scheduled a file review on November 4, 2019. RETTEW reviewed the following documents (**Attachment D**):

Underground Storage Tank Closure Report Form (February 19, 1997) – West Branch Petroleum Equipment Company:

- On January 8, 1997, four underground storage tanks (USTs) were closed by removal by West Branch Petroleum Equipment Company, which included the following:
  - 4,000-gallon unleaded gasoline
  - 6,000-gallon diesel fuel
  - 3,000-gallon diesel fuel (off-road)
  - 6,000-gallon tank that was out of service (noted in a later report to formerly contain on-road diesel).
- Soil and groundwater impacts were reportedly encountered during the UST closures. However, it was commented by the contractor that it was difficult to determine if the observed impacts were from the fuel tanks or the existing conditions at the property, referencing the "Old City of Williamsport uncontrolled landfill".
- The tanks were noted as being in "good" condition. The backfill surrounding the tanks was described as 1B stone, garbage (landfill materials), and soil. Soil and groundwater samples were collected from the excavations.
- The closure report indicated samples contained "high levels" of naphthalene but did not indicate actual concentrations or whether these samples were of soil or groundwater.

Underground Storage Tank Investigation Results (July 28, 1997) – Nittany Geoscience, Inc:

- The report summarized the results of a subsurface investigation to assess soil and groundwater quality in the vicinity of the four former USTs.
- Eight soil borings were installed to characterize soil conditions, and one temporary piezometer was installed to a depth of 22 feet below ground surface (bgs) to assess groundwater conditions. Soil and groundwater samples were collected for laboratory analysis.
- Laboratory analytical results indicated that petroleum constituents were detected in soil and groundwater samples, but below Act 2 non-residential Statewide Health Standards (SHS) Medium Specific Concentrations (MSCs).
- The report noted that based on field observations, water encountered at 22 feet bgs was most likely representative of perched conditions, and that additional investigation was warranted to assess the regional groundwater table beneath the property.

Underground Storage Tank Site Characterization Report (April 1998) – Nittany Geoscience, Inc:

- The purpose of the report was to summarize efforts to fully delineate the extent of impacts associated with former UST operations, select an Act 2 remediation standard, and complete groundwater modeling to assess contaminate migration.
- Seven monitoring wells were installed into the aquifer underlying the landfill in March 1998. Groundwater samples were collected from these wells in April 1998.
- Soil samples were collected during the monitoring well installation activities for chemical analyses. The sample results indicated that no exceedances of non-residential Act 2 SHS MSCs were encountered.
- Several petroleum constituents were detected in groundwater samples at concentrations greater than their respective non-residential Act 2 SHS MSCs (used aquifer conditions). However, Nittany stated that the results met the standard under non-use aquifer conditions.

Underground Storage Tank Site Characterization Report (March 1999) – USFilter Operating Services:

- The purpose of the report was to summarize the results of previous site investigation activities to meet the requirements of an Act 2 Remedial Investigation Report/Final Report. The report was also written to demonstrate attainment of the Act 2 Site-Specific Standard (SSS) to allow for release of liability protection associated with impacts resulting from former UST operations.
- USFilter concluded that:
    - Groundwater impacts have been delineated.
    - Soil samples collected at the property met UST closure standards.
    - Groundwater modeling demonstrated that existing groundwater impacts will not leave the property now or in the future.
    - There are no current or future exposure pathways at the property.
    - There is no significant ecological risk.

Remedial Action Completion Letter (April 28, 1999) – PA DEP:

- The letter was drafted by the PA DEP stating that the March 1999 report adequately demonstrated attainment of Act 2 SSS, requiring no further action for the cleanup and granting

SSC liability protection for soil and groundwater impacts associated with historical UST fueling operations.

Historical Environmental Reports – Danneker Property

WBI provided two historical environmental reports associated with the Danneker property: A Phase II Environmental Site Assessment (ESA) Report dated October 20, 2005, and a Phase I ESA Report dated March 3, 2016. These historical reports are provided as **Attachment E** and are summarized below.

- *Phase II ESA – Williamsport Landfill (October 20, 2005) – Converse Consultants*: The Phase II ESA was performed to assess historical landfill operations conducted at the Danneker property from 1960 to 1978 and the use of waste oils for dust control during and after this period. A Phase I ESA was not referenced in this report; therefore, it is unknown if one was completed (per WBI). Below is a summary of these activities:
    - Seventeen soil borings were installed to 8 feet bgs. Six soil samples were collected from intervals representing "worst case conditions" in the subsurface based on photoionization detector (PID) and flame ionization detector (FID) screening. The samples were submitted for laboratory analysis of volatile organic compounds (VOCs), semi VOCs (SVOCs), polychlorinated biphenyls (PCBs), pesticides, and priority pollutant metals (PP metals).
    - Six groundwater monitoring wells were installed within historical landfill materials to depths ranging from approximately 38 to 42 feet bgs. Groundwater samples were collected from the monitoring wells two weeks after development. The samples were submitted for laboratory analysis of VOCs, SVOCs, PCBs, pesticides, and PP metals.
    - Soil gas screening was performed during the monitoring well installation activities. A FID was used to screen for VOCs associated with typical landfill gases in the boreholes installed for the monitoring wells. The FID was calibrated to screen for methane gas.
    - Review of the results of the Phase II ESA indicated the following:
        - Landfill materials were encountered from 2 feet to 36 feet bgs.
        - Two soil samples contained various constituents at concentrations above their respective Act 2 residential SHS MSCs. These constituents included metals (antimony and lead in SB-8.4), one VOC (naphthalene in SB-16.3), and one SVOC (benzo(a)anthracene in SB-16.3). Please note: Following review of the soil analytical results summary in the Phase II Report, RETTEW determined that multiple additional SVOCs were inaccurately cited by Converse to have exceeded their Act 2 SHS MSCs. They are not presented in this summary.
        - Groundwater was encountered at depths ranging from 19 feet to 31 feet bgs.
        - Laboratory analysis results for the groundwater samples indicated several metals and one VOC were detected above Act 2 SHS MSCs. These included antimony, arsenic, beryllium, chromium, lead, mercury, nickel, selenium, thallium, zinc in groundwater from multiple wells, and methyl tert-butyl-ether (MTBE) in groundwater from one well (MW-5) located at the downgradient property boundary. Please note: Following review of the groundwater analytical results summary in the Phase II Report, RETTEW determined that chlorobenzene was inaccurately cited by Converse to have exceeded its Act 2 SHS MSCs. It is not included in this summary.

  - Soil gas screening conducted in the field during monitoring well installation indicated that VOCs were present at total concentrations greater than 1,000 parts per million (ppm), which is the maximum measurable concentration of the FID used. The report did not indicate which boreholes these measurements were recorded from.
  - Converse Consultants concluded that both soil and groundwater were impacted by historical landfill activities at concentrations exceeding Act 2 SHS MSCs, and that fill materials were generating landfill gas.

- *Phase I ESA – Rose Street Property (March 3, 2016) – Pennsylvania Tectonics, Inc.*: The Phase I ESA was performed at the request of Mr. Norman Danneker. Review of the Phase I ESA indicated the following:
  - The property comprised of approximately 10-acres of undeveloped land and was previously used as a log pond (1800s to 1920s), a municipal landfill (1960 through 1978), a storage site for road salt and cinders (1960s to early 2000s), and a snow storage site as of the publish date of the report.
  - No environmental liens or activity and use limitations were found for the property.
  - Pennsylvania Tectonics reviewed an environmental database search report to identify facilities in the area that may potentially impact the property. While several facilities were identified within a one-mile search radius, none were considered to represent a material threat to the property. It is worth noting the SSC property was listed in the database report.
  - Pennsylvania Tectonics concluded that Recognized Environmental Conditions (RECs) existed for the Danneker Property relative to historical landfill activities. They also stated that a vapor intrusion investigation would be warranted for any proposed inhabitable structures based on the conclusions of the Converse Consultants 2005 Phase II ESA.

Visual Reconnaissance – SSC Property

To determine Site characteristics and ascertain areas of environmental impact or the potential for environmental impact, RETTEW performed a visual reconnaissance of the SSC Property on October 17, 2019. Copies of photographs taken during the reconnaissance are included as **Attachment F**. Locations for each of the items described below are depicted on **Figure 2** (*please note*: recent aerial photography still depicts construction equipment and material staged at the SSC property. This equipment and material was not observed on-Site during the visual reconnaissance). The current owners of the property (Timothy and Ruthann Crotty) were present for the start of the reconnaissance to provide access to the property. They were not available to provide a full interview regarding property history. However, they did state that the property is currently unoccupied but was previously used by Susquehanna Supply to operate a construction services company. Prior to that, part of the property was used as a municipal landfill. Improvements at the SSC property included: main building with attached service garage and boiler room (serviced by a fuel oil UST), three storage/warehouse buildings, two storage pavilions, and two office-trailers (one with attached air conditioning unit). These features are depicted on **Figure 2**.

- Interior observations include:
  - Office and reception areas on the west side of the main building
  - Vehicle maintenance garage and storage area in the center portion of the main building (standing water was observed on the concrete floor near the loading dock)
  - A boiler room with oil-supplied firetube boiler
  - Posted registrations for the former 4,000-gallon gasoline UST, 6,000-gallon diesel UST, and 3,000-gallon diesel UST (expired in 1991)
  - Posted Fuel Dealer Users License (Permit No. 010070) for the former 6,000-gallon on-road diesel UST
  - Interior of the two office trailers were mostly empty, with some furniture and debris
  - The other outbuildings at the property were empty.
- Exterior Observations include:
  - Various gravel parking areas and concrete driveways throughout the property
  - Two office trailers:
    - One in the southwest corner of the property (fitted with large AC unit)
    - One in the center of the property beneath a pavilion-like structure.
  - A fuel oil UST with fill and vent pipe against the outside southern wall of the boiler room
  - Two small propane tanks:
    - one attached to the eastern side of the boiler room
    - one attached to the office trailer in the center of the property.
  - Various debris piles consisting of stone, gravel, pieces of broken concrete and asphalt
  - Various filled manholes and cleanouts (some of these features may have been abandoned monitoring wells).

Visual Reconnaissance – Danneker Property

RETTEW performed a visual reconnaissance of the property on October 17, 2019. Photographs of features observed during the Site visit are available as **Attachment F**. Locations of these observations are provided in **Figure 2**. The property access road was roped off and located on the west side of the property. RETTEW observed that the property was an undeveloped, wooded and/or grassy-open area. The vegetated areas were overgrown, and the monitoring wells described in the March 3, 2016 Phase I ESA were not visible. No waste or debris piles were observed at the property during the visual reconnaissance.

HAZARDOUS MATERIALS SURVEY – SUSQUEHANNA SUPPLY PROPERTY

On October 17, 2019, RETTEW conducted an asbestos-containing materials (ACM) and lead-based paint (LBP) survey at the SSC property to confirm the presence or absence of asbestos and lead paint within the Site structures. The purpose of this assessment was to determine if hazardous materials have to be removed and disposed of or mitigated prior to demolition or renovation activities. A copy of RETTEW's final Hazardous Material Survey Report is provided as **Attachment G**. Review of the findings and analytical results presented in the attached report indicate the following:

- ACM was identified at the following locations (**Figure 2**):
    - Remnant pipe insulation in loft above the electric room in the garage/warehouse building
    - White 12”x12” floor tile and mastic in the mobile trailer south of the garage/warehouse building
    - Boiler gaskets in the garage/warehouse building boiler room.
- LBP was identified at the following locations (**Figure 2**):
    - Two steel beams in the warehouse facility (red)
    - Steel beams in outbuilding #3 (red and green)
    - Steel beams in outbuilding #2 (green).

CONCLUSIONS AND RECOMMENDATIONS

RETTEW understands that WBI wishes to redevelop the Site into turf athletic fields with small supporting outbuildings. Given the known intended use for proposed redevelopment, RETTEW has identified the following environmental concerns and recommendations for consideration:

1. Documented soil and groundwater impacts exist at the Site associated with former historical landfill and UST fueling operations. The proposed end use for the Site is not anticipated to be affected by these conditions. However, it is possible that impacted media may be encountered during regrading activities, if required for the planned construction. It is recommended to develop and implement a waste management plan to maintain worker safety and appropriately manage wastes generated during construction activities.
2. For property redevelopment scenarios such as this, it is common practice for PA DEP to require an administrative control (via Environmental Covenant pursuant to Act 2 regulations) to maintain engineering controls and eliminate potential pathways to impacted media. It is recommended to coordinate with PA DEP to facilitate these efforts.
3. Previous subsurface investigation activities indicated that potential vapor migration pathways exist associated with historical landfill and UST fueling operations. Therefore, it is recommended this pathway is further evaluated pursuant to PA DEP’s vapor intrusion guidance and appropriate measures are implemented to address the pathway, as needed. This is a specific concern if the re-development of the Site will involve the construction of “inhabited structures” as defined in PA DEP’s guidance: buildings with enclosed air space that are used or planned to be used for human occupancy (offices, concession stands, etc.). If engineering controls are required (i.e. vapor barrier or mitigation system), this requirement will also be included in the environmental covenant.
4. A fuel oil UST was observed during the visual reconnaissance at the SSC property. The condition of the UST was unknown. It is assumed that the UST will need to be removed during redevelopment construction activities. It is recommended that a waste management plan is prepared to address impacted soil associated with the UST, if encountered. The waste management plan for the UST removal should be developed to maintain worker safety, prevent the migration of impacted media during construction activities, and assess/document the extent of impacted media remaining in the

subsurface to confirm the property is being managed pursuant to proposed engineering or administrative controls.

5. Several groundwater monitoring wells were installed for historical subsurface investigations at the Site. These monitoring wells were not observed during the visual reconnaissance (with the exception of one suspected abandoned monitoring well on the SSC property), nor was RETTEW able to obtain any records of their proper abandonment. It is presumed that the wells were abandoned or buried. If the monitoring wells have not been properly abandoned, they represent a potential direct conduit to the underlying aquifer and pose a liability for potential environmental risk. Therefore, should any monitoring wells be encountered during property redevelopment activities, they should be properly abandoned per "Well Decommissioning Procedures" listed in PA DEP's Groundwater Monitoring Guidance Manual (PA DEP Document # 261-0300-101).
6. The hazardous materials survey conducted by RETTEW identified limited areas of ACM and LBP at the SSC property as discussed in the full Hazardous Material Survey Report is provided as **Attachment G**. For future demolition/renovation activities, WBI should ensure:
   a. A licensed abatement contractor abates any ACM that could be rendered friable by demolition/renovation operations; and
   b. Contractors are made aware of LBP building components prior to initiating activities to control fugitive dust, mitigate worker safety concerns through engineering controls and personal protective equipment, and properly dispose of LBP construction and demolition debris as necessary.

RETTEW appreciates the opportunity to provide environmental consulting services to WBI. If you have any questions, please do not hesitate to contact me at (570) 244-3570.

Sincerely,

Jason Bukeavich, PG
Project Manager / Geologist

Peter R. Chronowski , PG
GeoEnvironmental Group Manager

Enclosures

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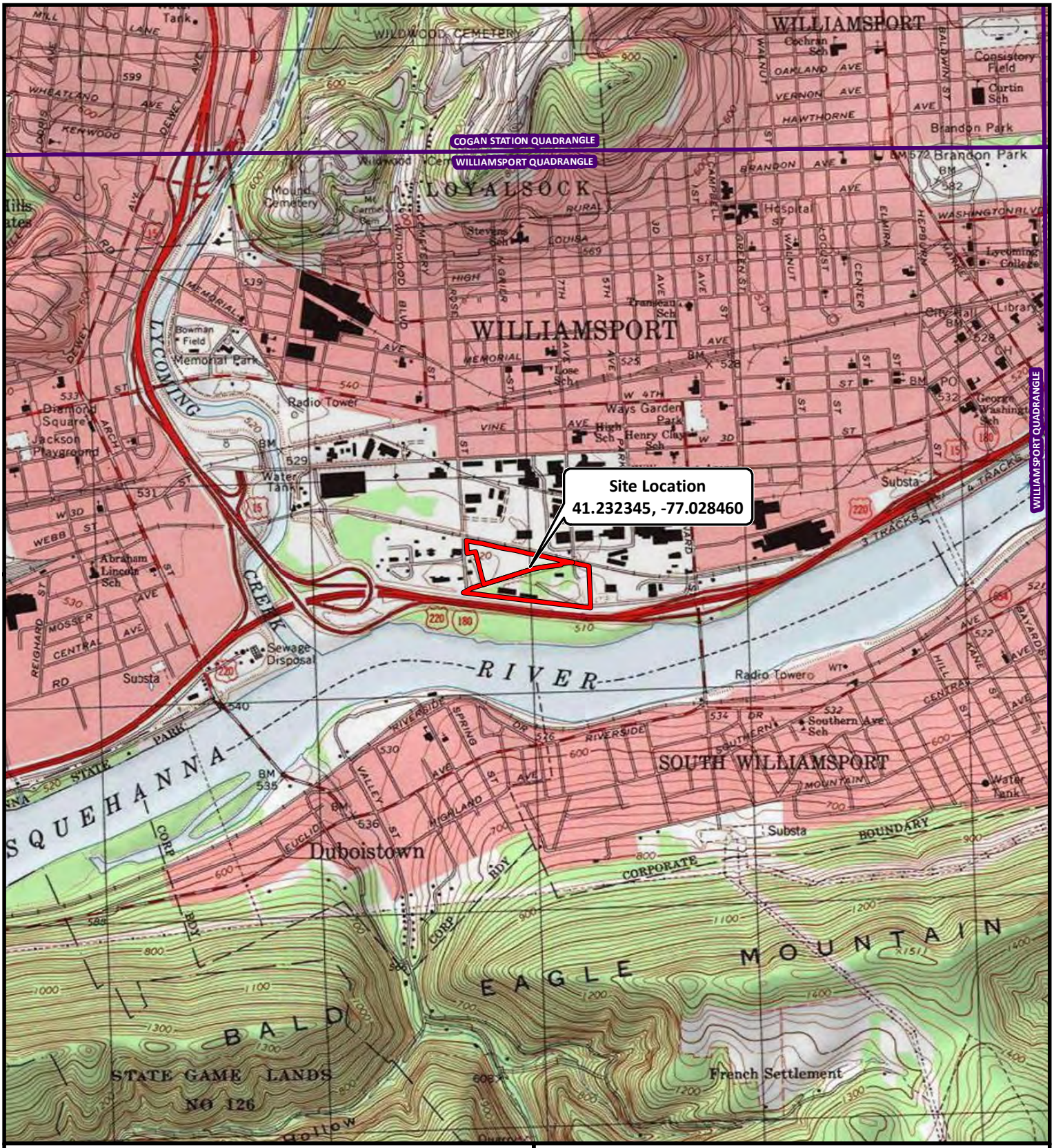
FIGURES



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Williamsport Ballpark, Inc.

Danneker / SSC Property

Figure 2 - Site Overview

City of Williamsport, Lycoming County, PA

Project No. 117742000

Road

Site Boundary

Parcel Boundary

N W E S

0 150 Feet

1 inch = 150 feet

Imagery Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RETTEW

11/12/2019

Drawn By: brian.eaton

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