

**PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
FOR THE ST. MARY'S VILLA PROPERTY LOCATED AT
701 SOUTH BETHLEHEM PIKE,
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

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1.0 SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by Penn Environmental & Remediation, Inc. (Penn E&R) for the benefit of Endeavor Property Group, LLC (Endeavor). The Phase I ESA was completed for the St. Mary's Villa property located at 701 South Bethlehem Pike in Upper Dublin Township, Montgomery County, Pennsylvania (the Site). The Site is currently owned by the Sisters of the Holy Family of Nazareth and utilized as an institution for troubled youths. Penn E&R understands that Endeavor plans to purchase the Site.

The Phase I ESA was completed in general conformance with the American Society for Testing and Materials (ASTM) standard (ASTM E 1527-05) recommended for ESAs. Based on the results of the Phase I ESA, Penn E&R identified one Recognized Environmental Condition (REC) and four de minimis conditions associated with the Site.

ASTM defines the term recognized environmental condition as: "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 following REC was identified at the Site:

- Based on information provided in Stradley Ronon's letter dated October 2, 2001, three heating oil underground storage tanks (USTs) were removed from the Site. According to the information provided in the letter, all three USTs showed evidence that they had leaked. Approximately 45 tons of contaminated soil was removed from the Site and impacted soil down to bedrock was reportedly identified beneath one of the tanks. However, no additional information regarding the closure of these USTs was provided for review during the implementation of this Phase I ESA.

De minimis conditions are defined by ASTM as those that "generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action."

The following de minimis conditions were identified at the Site:

- The presence of several heating oil aboveground storage tanks (ASTs) at the Site. Staining was observed on the concrete floor under the abandoned AST located in the basement of the Castle.
- The presence of several electrical transformers at the Site including one located in an underground vault to the south of Cardinal Hall.
- Evidence of illegal dumping was observed near Honey Run and St. Mary's Lake on the eastern portion of the Site. The waste material included concrete, tires, empty drums, and construction/demolition debris.

- In May 2005, the private septic system that serviced the Gatehouse along Bethlehem Pike overflowed. As a result, a local resident filed a complaint with Upper Dublin Township indicating that the event created a puddle of sewage in his backyard. In response to the complaint, the Township required that the Gatehouse be connected to the public sewer. Penn E&R reviewed photographs and other records indicating that the connection work was completed in 2005.

In addition, it should be noted that asbestos and lead-based paint surveys were not completed as they are beyond the scope of a Phase I ESA. However, it is likely that asbestos-containing materials (ACM) and lead-based paint (LBP) are present at the Site as the buildings on the property were constructed prior to 1970.

The remaining portions of this report document the results of the Phase I ESA completed at the Site and are divided into seven sections. Section 1.0 presents this summary and Section 2.0 presents an introduction, including the purpose and limitations of this report. Section 3.0 provides a general description of the Site and adjacent properties. Section 4.0 presents the results of the background records review and the results of the Site reconnaissance and interviews are presented in Section 5.0. Section 6.0 summarizes the findings of the investigation and Section 7.0 includes the signatures and qualifications of the environmental professionals preparing this report.

2.0 INTRODUCTION

2.1 Purpose

Penn E&R was retained by Endeavor to conduct a Phase I Environmental Site Assessment (ESA) for the property located at 701 South Bethlehem Pike in Upper Dublin Township, Montgomery County, Pennsylvania (the Site). The Phase I ESA was completed in general conformance with the American Society for Testing and Materials (ASTM) standards recommended for ESAs (ASTM E 1527-05). The primary objective of the Phase I ESA was to identify any potential recognized environmental conditions at the Site. As defined in the ASTM Standard, the term recognized environmental condition 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, ground water, or surface water of the property.”

Penn E&R professionals have successfully completed several hundred Phase I ESAs over the course of the past seventeen years and have developed considerable expertise and professional judgment in these types of studies. We are thoroughly familiar with state and federal technical guidance and industry standards governing Phase I ESAs, the most prominent among them being ASTM Standard E 1527-05.

2.2 Scope of Services

The following tasks were implemented as part of the Phase I ESA:

- Penn E&R contacted the Pennsylvania Department of Environmental Protection (PADEP or the Department) Southeast Regional office in an effort to review any files that the Department may maintain for the Site.
- Penn E&R contacted Upper Dublin Township and the Montgomery County Health Department to determine if these agencies maintain information regarding environmental reports and/or violations or any other information regarding the environmental condition of the Site.
- Penn E&R obtained and reviewed a commercial database report of federal and state environmental records to identify the location of potential sites of environmental concern (i.e., NPL, CERCLA, RCRA, ERNs, LUST, and UST sites) reported to the USEPA and/or the PADEP to be located within a 1-mile radius of the Site.
- Penn E&R obtained and reviewed an environmental lien search report, Sanborn fire insurance maps, historical aerial photographs, and historical topographic maps of the Site and surrounding areas to document past usage.
- Penn E&R interviewed knowledgeable Site personnel and completed a Site reconnaissance.

2.3 Limitations

This report was prepared for the use of Endeavor. Penn E&R is not responsible for any use or interpretation of this report by any other party. The findings and conclusions reached in this report are based solely on the information reported herein. Additional information regarding this or nearby sites, which was unavailable to us at the time this assessment was prepared, as listed below, could modify the stated conclusions. Performance of this ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Site.

No sampling of any kind was conducted as part of this Phase I ESA as these activities are beyond the scope of the ASTM standard.

2.4 Data Gaps

Penn E&R was not provided with a 60-year chain-of-title for the Site and this was initially identified as a data gap. However, as discussed in Section 4.0, Penn E&R was able to document Site use through the review of historical Sanborn fire insurance maps and aerial photographs, as well as, interviews with knowledgeable Site personnel. Therefore, this data gap is not expected to have an impact on the findings of this Phase I ESA.

3.0 DESCRIPTION OF SITE AND VICINITY

3.1 Site Description

The Site, identified as St. Mary's Villa, is located at 701 South Bethlehem Pike in Upper Dublin Township, Montgomery County, Pennsylvania. The Site is approximately 72 acres in size located to the southeast of the intersection of South Bethlehem Pike and Lindenwold Terrace. The Site is located in an area of Upper Dublin Township consisting primarily of residential properties. The approximate center of the Site is located at Latitude 40° 09' 12.73" North and Longitude 75° 12' 37.43" West. A Site Location Map is provided as Figure 1 and a Site Layout Map, in the form of an aerial photograph, is provided as Figure 2.

There are several structures and improvements on the Site including the following:

- Castle: This large structure is located near the center of the property and serves as the main administrative building at the Site. The original stone and masonry building was erected in approximately 1850. The Castle, as it appears today, was constructed in 1912. This stone and masonry structure was built entirely around the old 1850s structure. The Castle is served by public water and sewer and is heated by fuel oil. There are fuel oil tanks in the basement of the building that service three furnaces and a boiler.
- Chapel: This structure is located to the northwest of the Castle and was constructed in the early 1960s. This structure is also served by public water and sewer and heated via fuel oil. The boiler for the Chapel was reportedly replaced in 1995. The Chapel is serviced by a heating oil UST located to the left of the building.
- Convent: This structure is located to the rear of the Castle and Chapel buildings. The Convent was constructed circa 1963 and is serviced by public water and sewer.
- St. Joseph Building: This stone and masonry structure is located to the east of the Castle and was constructed around 1900. The St. Joseph Building can house over fifty people and is serviced by public water/sewer and is heated via natural gas.
- Cardinal Hall: This structure is located to the northeast of the St. Joseph Building and was constructed circa 1968. Cardinal Hall can house roughly twenty students and is serviced by public water/sewer and is heated via natural gas.
- Maintenance Building/Garage: This structure is located to the south of Cardinal Hall and serves as the offices for the maintenance personnel as well as storage space for lawn care equipment and supplies.
- St. Theresa Building: This structure is located to the south of the Maintenance Building/ Garage and serves as residential housing for nearly twenty people. The St. Theresa Building is serviced by public water and a portion of the building is serviced by public sewer. The other portion of the building is connected to a 750-gallon septic tank.

- Newman Center: This building is located to the southeast of the St. Theresa Building and is a converted barn structure that was utilized as a residence for approximately ten students. The Newman Center is serviced by public water/sewer and heated via fuel oil. Also, there is a small shed in front of the Newman Center which is primarily used for storage.
- Pool Filter Room: This small wooden structure is located to the west of the Newman Center next to the pool and is used to store pool supplies and chemicals (primarily chlorine).
- Family Services Center: This building is located to the south of the St. Joseph Building and was constructed circa 1965. The Family Services Center is serviced by public water/sewer and is heated via fuel oil.
- Cafeteria and Auditorium: These buildings are located to the west of the Family Services Center and were both constructed around 1965. The Cafeteria and Auditorium are serviced by public water and heated via fuel oil. The Cafeteria utilizes a septic system connected to a grease trap. Natural gas is used for cooking purposes in the Cafeteria.
- Gatehouse along Bethlehem Pike: This residence is located on the southwestern corner of the property and is serviced by public water and sewer. However, it should be noted that this gatehouse was historically connected to a private septic system.
- Gatehouse along Lindenwold Terrace: This residence is located on the north-central portion of the property and is serviced by public water and sewer.

3.2 Current Site Use and Ownership

The Site is currently owned by the Sisters of the Holy Family of Nazareth and utilized as an institution for troubled youths.

3.3 Past Site Use and Ownership

At the time this report was prepared, Penn E&R had not received a complete 60-year chain-of-title for the Site. However, based on our review of deed information, the subject property was purchased in 1935 by the Sisters of the Holy Family of Nazareth. Prior to that time, the Site was utilized as a private estate by Richard Mattison (Mattison Estates Inc.).

3.4 Characteristics of Adjacent and Surrounding Properties

The Site is located in an area of Upper Dublin Township that is mainly comprised of residential properties. The Site is bound to the north by Lindenwold Terrace and Lake Drive; to the east by Loch Alsh Avenue; to the west by South Bethlehem Pike; and to the south by Villa Drive and Farm Lane.

3.5 Topography and Surface Water Drainage

The Site location appears on the U. S. Geological Survey (USGS) 7.5-minute series topographic quadrangle map of Ambler, PA (see Figure 1). Based on our review of this map, the ground surface elevation at the Site ranges between approximately 240 and 300 feet above mean sea level (National Geodetic Vertical Datum of 1929). A gradual slope towards the southwest is evident at the Site.

There are two surface water bodies located within the boundaries of the Site. St. Mary's Lake and Honey Run are located on the eastern portion of the property. Storm water run-off at the Site either infiltrates the ground surface or leaves the Site via overland flow discharging into the two aforementioned water bodies.

4.0 RECORDS REVIEW

Penn E&R reviewed various reasonably ascertainable records to complete the Phase I ESA. The results of our review are discussed below.

4.1 Chain-of-Title

At the time this report was prepared, Penn E&R had not received a complete 60-year chain-of-title for the Site. However, based on our review of historical Sanborn fire insurance maps and deed information for the Site, Penn E&R has been able to document Site use back to at least 1921. The Site was utilized as a private estate by Richard Mattison until 1935 when the property was purchased by the Sisters of the Holy Family of Nazareth who utilized the Site as an institution for troubled youths. The Site has been utilized as such since that time.

4.2 Environmental Liens

There are no environmental liens or activity and use limitations (AULs) that exist on the Site based on a search conducted by Environmental Data Resources, Inc. (EDR). The EDR Environmental Lien Search Report is included in Appendix A. Limited ownership information for the Site was also provided in the Environmental Lien Search Report as follows:

- Richard V. Mattison conveyed the property to Mattison Estates, Inc as indicated on the deed dated January 25, 1934.
- Mattison Estates, Inc. conveyed the property to Sisters of the Holy Family of Nazareth as indicated on the deed dated January 1, 1935.

4.3 Historical Fire Insurance Maps

Historical Sanborn fire insurance maps for the years 1921, 1930, 1945, and 1954 were obtained from EDR for the Site. The results of our review of these maps are summarized below and copies of the Sanborn maps have been included in Appendix B.

1921

A review of the 1921 fire insurance map reveals that the Site was developed and identified as the Lindenwold Estate owned by Dr. R.V. Mattison. The buildings currently identified as the Castle, St. Joseph's Building, and Newman Center were present at the Site during this time. Two gatehouses are also present at the Site located at the entrances to the property along Bethlehem Pike and Lindenwold Avenue. A large greenhouse/garage is also evident to the south of the St. Joseph's Building. Several other smaller structures are present on the Site including garages, sheds, and a pump house. Three large water fountains are also evident at the Site located to the west and north of the Castle. There are two surface water bodies located on the eastern portion of the property including St. Mary's Lake and Honey Run. The properties surrounding the Site appear to be utilized solely for residential purposes.

1930

A review of the 1930 fire insurance map reveals no significant changes to the Site or surrounding area when compared to the 1921 fire insurance map.

1945

A review of the 1945 fire insurance map reveals that the Site was occupied by the St. Mary's Home for Children. A girls' dormitory was constructed to the east of the St. Joseph's Building. This structure is currently identified as the St. Theresa Building.

1954

A review of the 1954 fire insurance map reveals that the eastern portion of the current-day school has been constructed at the Site to the south of the St. Joseph's Building. The greenhouse structure further to the south has been demolished except for the northeast portion of the building that continued to be utilized as a dwelling.

4.4 Historical Aerial Photographs

Historical aerial photographs for the years 1942, 1950, 1958, 1965, 1971, 1973, 1987, 1992, 1999, 2001, 2005, 2008, and 2010 were obtained from EDR for the Site. The results of our review of these photographs are summarized below, and copies of the aerial photographs are provided in Appendix C.

1942

A review of the 1942 aerial photograph shows the Site is occupied by what appears to be a large estate. There are driveways and courtyards on the western portion of the Site, large buildings near the center of the Site (the Castle, St. Joseph's Building, St. Theresa Building, and Newman Center), and a lake on the eastern portion of the Site. Gatehouse buildings are evident at the driveway entrances on the southwest portion of the Site along South Bethlehem Pike and on the northern portion of the Site along Lindenwold Avenue. Also, a large greenhouse/garage structure is located to the south of the St. Joseph's Building along the southern property boundary. The surrounding properties appear to be utilized for residential purposes; however, two orchards are evident located to the south and southeast. Also, a large pond is evident further to the south.

1950

A review of the 1950 aerial photograph reveals no significant changes to the Site when compared to the 1942 aerial photograph. The orchards previously identified to the south and southeast of the Site are no longer evident on the photograph.

1958

A review of the 1958 aerial photograph reveals the eastern portion of the current-day school building has been constructed to the south of the St. Joseph's Building and the greenhouse/garage structure has been demolished. The surrounding area appears more developed with the addition of residential neighborhoods to the south and west of the Site.

1965

A review of the 1965 aerial photograph shows the buildings currently identified as the Chapel and the Convent have been constructed at the Site to the northwest and north of the Castle, respectively. The surrounding area appears slightly more developed with the addition of a residential neighborhood to the northeast of the Site.

1971

A review of the 1971 aerial photograph shows that Cardinal Hall has been constructed at the Site to the northeast of the St. Joseph Building. Also, it appears that the remainder of the current-day school has been constructed including the Family Services Center and Cafeteria/Auditorium. The surrounding area appears relatively unchanged when compared to the 1965 aerial photograph.

1973

A review of the 1973 aerial photograph shows that the Maintenance Building/Garage was constructed at the Site to the north of the St. Theresa Building. No other significant changes to the Site or surrounding properties were noted when compared to the 1971 aerial photograph.

1987

A review of the 1987 aerial photograph reveals no significant changes to the Site or surrounding properties when compared to the 1973 aerial photograph.

1992

A review of the 1992 aerial photograph reveals that a swimming pool and associated filter room were constructed at the Site to the west of the Newman Center. Also, a new residential neighborhood was constructed on the adjacent property to the south of the Site.

1999 & 2001

A review of the 1999 and 2001 aerial photographs reveal no significant changes to the Site when compared to the 1992 aerial photograph. However, a small residential development is evident on the adjacent property to the north of St. Mary's Lake.

2005, 2008, & 2010

A review of the 2005 through 2010 aerial photographs reveals no significant changes to the Site or surrounding area when compared to the 2001 aerial photograph.

4.5 Historical Topographic Maps

Topographic maps for the years 1899, 1952, 1956, 1966, 1973, 1983, and 1999 were obtained from EDR for the Site. The results of our review of these maps are summarized below, and copies of these maps are provided in Appendix D.

The Site is currently (as of 1999) located on the Ambler, PA quadrangle. A review of these quadrangles reveal no additional or intricate details of the Site or surrounding area beyond which were already identified above in the historical Sanborn maps and aerial photographs.

4.6 Federal and State Environmental Records

A computerized database search of various pertinent files maintained by the United States Environmental Protection Agency (USEPA) and the PADEP, dated July 10, 2013, was conducted through EDR. The database search conforms to ASTM standards for Phase I ESAs. The most current version of each database was searched for this Phase I ESA. EDR updated most of these databases in 2013; however, several of the databases have not been updated for several years, and may therefore underreport the number and types of facilities within the search criteria of the Site.

A copy of the EDR report is included as Appendix E and a complete list of the federal, state, and relevant ASTM standard database files searched is included on page GR-1 of the EDR report. The results of this database search are summarized below.

Target Property

- St. Mary's Villa
701 Bethlehem Pike (Box 388)
Ambler, PA 19002

The Site is listed in the EDR database report as an ARCHIVE UST facility. According to the database report, a 2,000-gallon gasoline UST was registered at the Site. Although the status of the UST was not reported, Penn E&R understands that this UST was removed as discussed in further detail below.

Sites Located Within a 1/8-Mile Radius of the Site

There were no sites identified in the EDR database report within this radius.

Sites Located Within a 1/8 to 1/4-Mile Radius of the Site

The following site was identified in the EDR database report within this radius:

1. Penn Square Exxon
181 North Street
Ambler, PA 19002

This site is listed in the EDR database report as a Historical Auto Station facility. According to the database report, this facility was identified as the Penn Square Exxon between 2003 and 2009. However, no additional information regarding this facility was provided. This site is located approximately 1,105 feet northwest of the Site at a lower relative elevation.

Sites Located Within a 1/4 to 1/2-Mile Radius of the Site

The following sites were identified in the EDR database report within this radius:

1. Herald Contractors, Inc.
254 South Main Street
Ambler, PA 19002

This site is listed in the EDR database report as a LUST and UNREG LTANKS facility. According to the database report, there was a release from an UST containing petroleum on August 5, 1989 for which the status was listed as cleanup completed on November 7, 1995 and subsequently listed as Administrative Close Out (ACO) on May 6, 2005. There is also a release of fuel oil No. 2 listed in the database report for this facility; however, the status of this release was not reported. This site is located approximately 2,150 feet west-southwest of the Site at a lower relative elevation.

2. Boiler Erection & Repair Co. Inc.
200 South Main Street
Ambler, PA 19002

This site is listed in the EDR database report as an ACT 2-DEED and VCP facility. According to the database report, there was fuel oil No. 6, chlorinated solvents, inorganics, polynuclear aromatic hydrocarbons (PAHs), and lead found in the groundwater and soils at this site. The chlorinated solvents were remediated to site-specific standards while the remaining contaminants were remediated to the statewide health standard. This site is reportedly located approximately 2,375 feet west of the Site at a lower relative elevation.

3. Mattison Avenue Elementary School
131 Rosemary Avenue
Ambler, PA 19002

This site is listed in the EDR database report as a LUST facility. According to the database report, there was a release from an UST containing petroleum on August 5, 1989 for which the status was listed as cleanup completed on March 23, 1993. This site is reportedly located approximately 2,400 feet west-northwest of the Site at a lower relative elevation.

Sites Located Within a 1/2 to 1-Mile Radius of the Site

The following site was identified in the EDR database report within this radius:

1. Borit Asbestos Site
6 Maple Street
Ambler, PA 19002

This site is listed in the EDR database report as a National Priorities List (NPL) and CERCLIS facility. The Borit Asbestos Site was reportedly used from the early 1900s to the late 1960s to dispose of asbestos-containing material (ACM) that came from a nearby asbestos products manufacturing plant. The Borit Asbestos Site is comprised of three parcels including the asbestos waste pile, a reservoir, and a closed park.

The asbestos waste pile, approximately 25-feet high, sits on a six-acre piece of land owned by Kane-Core, Inc. The waste pile covers approximately 2 ½ acres. The reservoir is owned by the Wissahickon Waterfowl Preserve. The berm of the reservoir is believed to be constructed of asbestos shingles, millboard, and soil. Asbestos product waste, such as piping and tiles were reportedly evident surrounding the reservoir and the stream banks. A closed, 11-acre park parcel is owned by Whitpain Township. This former disposal area was filled with asbestos wastes and eventually used as a park and playground. In the mid-1980s, the park was closed and fenced due to asbestos contamination.

The Borit Asbestos Site was added to the USEPA's NPL list on April 9, 2009, making it eligible for cleanup using federal Superfund program funding. The USEPA retains the right to pursue responsible parties for reimbursement of funds at this and all Superfund sites. The site is on the NPL list because the nearby residential population could potentially be exposed to airborne asbestos and to asbestos contamination in and along Tannery Run, Rose Valley Creek, and the Wissahickon Creek. This site is located approximately 3,835 feet west-northwest of the Site at a lower relative elevation.

2. Ambler Asbestos Piles
Locust Street
Ambler, PA 19002

This site is listed in the EDR database report as a Delisted NPL, CERCLIS, US ENG CONTROLS, US INST CONTROL, CONSENT, ROD, and PRP facility. According to the database report, there are two asbestos waste piles that cover approximately 15 acres in a residential area. The total volume of asbestos-contaminated waste in the piles is estimated to exceed 1.5 million cubic yards. This site was formerly occupied by an asbestos manufacturing plant since circa 1867 and asbestos waste was dumped on the property until 1974 when the state ordered the facility to stop dumping and to cover the waste piles. In the 1980s, the USEPA committed funds to cover the piles and establish vegetation at the Site. This site is reportedly located approximately 4,165 feet west of the Site at a lower relative elevation.

Unmappable Sites

The database search identified 10 unmappable (orphan) sites. An unmappable site is a site that is located within the same zip code and/or an adjacent zip code for which an exact location could not be determined. These sites are listed on page 41 of the attached EDR report. During our review of the databases and our reconnaissance of the general area surrounding the Site, Penn E&R did not find any evidence that these facilities were directly impacting the environmental condition of the Site. However, additional information regarding each of these facilities would have to be obtained and reviewed to confirm this conclusion.

4.7 Local Environmental Records

On July 1, 2013, Penn E&R contacted Upper Dublin Township and the Montgomery County Health Department in an effort to review any available environmental files or records associated with the Site. A representative from the Montgomery County Health Department subsequently responded to our request and indicated that the County maintained no applicable Site records.

A representative from Upper Dublin Township responded to our request on July 8, 2013 and a file review was subsequently conducted by Penn E&R on July 18, 2013. The following information was identified during the file review:

- A complaint was made to the Township in May 2005 by the resident of 38 Villa Drive, reporting that the septic system that serviced the St. Mary's Gatehouse along Bethlehem Pike was overflowing. The resident reported that the event created a puddle of sewage in his backyard. In response to the complaint, the Township required that the gatehouse be connected to public sewer system. Based on our review of photographs and other associated records, the sewer connection work was completed in 2005.

4.8 PADEP File Review

On July 1, 2013, Penn E&R submitted a request to the PADEP Southeast Regional Office in an effort to review any available environmental records or files for the Site. The PADEP subsequently responded to our request and provided Penn E&R with the following salient documents that they maintain for the Site on August 28, 2013:

- "PADEP Underground Storage Tanks Closure Report Form" dated April 15, 1996 prepared by J and J Spill Service & Supplies, Inc. (J&J)

This tank closure report memorialized the removal of a 2,000-gallon unleaded gasoline UST from the Site on March 13, 1996 by J&J. The UST was located outside near the southwest corner of the Newman Building and was reportedly used to store fuel for private vehicles and lawn equipment at the Site.

According to the closure report form, the tank was initially emptied of its pumpable liquids. No usable product remained in the UST; however, there was approximately 35 gallons of unleaded

gasoline present which contained a small amount of dirt and grit. The fuel was reportedly filtered on-site and used in J&J company vehicles.

The UST was reportedly in fair condition and no corrosion holes were evident. There was approximately three feet of galvanized steel piping that connected that tank to the pump. The piping was reportedly in good condition and disposed of with the tank shell at the Recycle Metals Corp. facility located in Conshohocken, Pennsylvania. The soil surrounding the tank was identified as uncontaminated sandy material and was subsequently used as backfill for the excavation. The excavation was approximately 10 feet wide by 16 feet long by 9 feet deep. All excavated soils were stockpiled adjacent to the excavation and staged on/covered with plastic sheeting while awaiting sampling results.

Once the UST was removed from the ground, five post-excavation soil samples were collected. The soil samples were identified as Sample #1 through Sample #5 and collected as follows: Sample #1 (endwall near the building), Sample #2 (beneath the piping), Sample #3 (center of the excavation), Sample #4 (endwall near the pool), and Sample #5 (beneath the pump). The five soil samples were submitted to Wayne Analytical & Environmental Services, Inc. located in Royersford, Pennsylvania for laboratory analysis of the benzene, toluene, ethylbenzene, and xylene (BTEX) compounds. A review of the analytical results reveals that no tested compounds were detected above method detection limits in any of the five soil samples.

The PADEP responded to the closure report submission via letter dated April 26, 1996 which indicated that the Department had received the closure report and would only review the report if contamination was known to be associated with the tank. As no known contamination was reported, the closure report was sent to the Department's file and maintained for future reference.

4.9 Previous Environmental Reports

Endeavor provided Penn E&R with copies of the following documents that were previously developed for the Site by others:

- "Phase I Environmental Site Assessment for Tax Parcel 54-26-19 in Upper Dublin Township, Montgomery County, Pennsylvania" dated January 2001 prepared by Gilmore & Associates, Inc. (Gilmore) for Sisters of The Holy Family of Nazareth.

Based on the results of their site evaluation, Gilmore concluded that the past and present uses of the Site have not had an adverse environmental impact on it or the surrounding properties. However, Gilmore noted the following areas of concern and recommendations:

Due to the age of the Site buildings, Gilmore recommended that a hazardous materials inspection of the interior of the structures be performed prior to any type of reconstruction or demolition. Gilmore noted that if such materials exist, they should be disposed of properly.

1. Gilmore noted that there were three existing heating oil USTs located at the Site and were probably too old to be registered with the PADEP. Therefore, given the unknown

condition of the USTs, Gilmore recommended tightness testing be performed if the tanks were to remain in use. The three USTs were used to store heating oil for the Chapel, Family Services Center, and Auditorium/Cafeteria. The UST that services the Chapel is buried to the left of the building and is of an unknown capacity. The UST that services the Family Services Center is estimated to be approximately 3,000 gallons and is buried under the paving between the Family Services Center and The St. Joseph's Building. The UST that services the Auditorium/Cafeteria is also estimated to be approximately 3,000 gallons and is located under the grassy area between the Family Services Center and the Auditorium. Penn E&R understands that these three USTs were removed from the Site as documented in the October 2, 2001 letter which is discussed below.

2. Due to the age of the Site buildings, Gilmore recommended that a hazardous materials inspection of the interior of the structures be performed prior to any type of reconstruction or demolition. Gilmore noted that if such materials exist, they should be disposed of properly.
- Letter from Stradley Ronon Stevens & Young, LLP (Stradley Ronon) to the Sisters of the Holy Family of Nazareth dated October 2, 2001.

According to the letter, three USTs were recently removed from the Site. All three tanks showed evidence that they had leaked, but contaminated soils were reportedly removed (approximately 45 tons). It was noted that soil contamination down to bedrock was identified beneath one of the tanks. Penn E&R understands that these tanks were the existing USTs identified in Gilmore's Phase I ESA report discussed above.

The letter indicated that it may be appropriate to seek an Act 2 release of liability for the tank remediations. However, it was noted that if an Act 2 release were pursued, monitoring wells would need to be installed and sampled to demonstrate no impact to ground water. The letter also indicated that asbestos and lead-based paint were identified at the Site most notably in the crawlspace of the Castle.

5.0 SITE RECONNAISSANCE AND INTERVIEWS

5.1 Interviews

Prior to the Site reconnaissance, a representative from the Sisters of the Holy Family of Nazareth completed an Interview Questionnaire for the subject property, a copy of which has been included in Appendix F. The following information regarding the Site was provided by the “Key Site Manager” in the Interview Questionnaire:

- The Site and adjoining properties are currently and have historically been utilized for residential purposes only.
- An unknown quantity of aboveground storage tanks (ASTs) is located at the Site.
- At least two underground storage tanks (USTs) have been decommissioned at the Site.
- There is possibly asbestos in pipe coverings at the Site.
- The Maintenance Building/Garage is the only equipment maintenance area at the Site.
- There have been no reports of the following at the Site:
 - Accidental spill/releases of chemicals or petroleum products;
 - Fill dirt originating from an unknown or contaminated site;
 - Pits/ponds/lagoons associated with waste treatment/disposal;
 - Stained/odiferous soils;
 - Sumps or dry wells;
 - Vent/fill pipes protruding from the ground or adjacent to on-site structures; or
 - Flooring/drains/walls that are stained or emitting a foul odor.
- The property is not served by a private well or non-public water system.
- There are no oil/gas wells or vents located at the Site.
- There is a private septic system on-Site located behind the St. Theresa Building.

In addition, Mr. Peter Monaghan, a representative from Endeavor, completed an ASTM Environmental Due Diligence User Questionnaire for the Site, a copy of which has been included in Appendix F. Mr. Monaghan indicated that he was unaware of any environmental cleanup liens against the property or any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the Site. Mr. Monaghan indicated that he did not have any specialized knowledge or experience related to the Site or nearby properties. According to Mr. Monaghan, the purchase price being paid for the Site reasonably reflects the fair market value. Mr. Monaghan indicated that the Site was historically utilized as a private residence prior to its current institutional usage and it is possible that asbestos is present within the building materials of the structures. Mr. Monaghan also indicated that he was unaware of any spills or other chemical releases that have taken place at the Site, any environmental cleanups that have taken place at the Site, or any obvious indicators that point to the presence or likely presence of contamination at the Site.

5.2 Site Reconnaissance

The Phase I reconnaissance was completed for the Site on July 18, 2013 by Robert Willey and Joseph Scott of Penn E&R. The results of the Site reconnaissance are discussed below and copies of the photographs taken during the Site reconnaissance are provided in Appendix G.

Underground Storage Tanks (USTs)

No apparent evidence of USTs were identified at the Site during the reconnaissance. However, as discussed in Section 4.0, at least four USTs have been removed from the Site including a 2,000-gallon unleaded gasoline UST and three heating oil USTs. Penn E&R understands that the three heating oil USTs that were removed from the Site were the same tanks referenced in Gilmore's 2001 Phase I ESA report. The heating oil tanks included two 3,000-gallon USTs and one UST of unknown capacity.

Aboveground Storage Tanks (ASTs)

Penn E&R observed several ASTs at the Site during the reconnaissance including the following:

- Two 275-gallon heating oil ASTs and an abandoned 275-gallon AST were identified in the basement of the Castle. Staining was observed on the concrete floor below the abandoned tank.
- The Family Services Center contained two 275-gallon heating oil ASTs in a storage room and three 275-gallon heating oil ASTs in the boiler room.
- A small propane AST was identified outside the western face of the Chapel.
- An approximate 500-gallon abandoned AST was identified outside the southeastern corner of the Newman Center.
- An abandoned AST of unknown capacity was identified in the basement of the St. Theresa Building.

Material Storage

Penn E&R observed typical painting/cleaning materials, detergents, and rock salt stored in several of the buildings at the Site.

Hazardous or Residual Wastes

No hazardous or residual wastes were observed at the Site during the reconnaissance.

Staining, Stressed Vegetation, Disturbed Areas, and Dumping

Penn E&R observed staining in the basement of the Castle under the abandoned AST. Evidence of illegal dumping was observed near St. Mary's Lake and Honey Run. The dumped materials included concrete, tires, drums, construction debris, and scattered litter.

No evidence of stressed vegetation or disturbed areas were identified at the Site during the reconnaissance.

Polychlorinated Biphenyl (PCB)-Containing Electrical Equipment

Although it is unclear whether they are PCB-containing or not, Penn E&R observed the following electrical transformers at the Site during the reconnaissance:

- An electrical transformer was identified in an underground vault located to the south of Cardinal Hall. This transformer could not be inspected during the reconnaissance.
- An electrical transformer was identified in the basement of the Castle. The transformer was located near a floor drain and appeared to be in good condition.
- An electrical transformer was identified in the boiler room of the Family Services Center. No staining was noted and the transformer appeared to be in good condition.
- A pole-mounted transformer was identified near the northwestern corner of the Maintenance Building/Garage. This transformer appeared to be in good condition with no apparent staining on the ground beneath.
- A pad-mounted transformer was identified near the northern corner of the Chapel. This transformer appeared to be in good condition with no staining on the concrete pad beneath the unit.

It should also be noted that fluorescent lighting was identified in the Castle and Family Services Center. It is unknown whether the ballasts of the light fixtures contain PCB oils.

Hydraulic Equipment

Penn E&R observed no apparent hydraulic equipment at the Site during the reconnaissance; however, it should be noted that the Convent is serviced by an elevator. It is not known whether the elevator is powered by electric or hydraulics.

Asbestos and Lead-Based Paint-Containing Materials

Penn E&R did not complete asbestos or lead-based paint surveys at the Site as part of the Phase I ESA, as they are beyond the scope of the ASTM standard. However, it is likely that asbestos

containing materials (ACM) and lead-based paints (LBP) are present as the buildings at the Site were constructed before 1970.

Wells and Septic Systems

Penn E&R did not observe any wells at the Site during the reconnaissance and the Site is connected to the public water system. The Site is also connected to the municipal sanitary sewer system with the exception of the St. Theresa Building and the Cafeteria. A portion of the St. Theresa Building is serviced by a 750-gallon septic tank and the Cafeteria utilizes a septic system connected to a grease trap. In addition, the Gatehouse along Bethlehem Pike was historically connected to a private septic system.

Floor Drains, Pits, and Sumps

Penn E&R identified floor drains throughout the Site buildings during the reconnaissance. The floor drains were identified in the Castle, St. Joseph Building, Family Services Center, and Convent. These floor drains are reportedly all connected to the public sewer system.

Penn E&R also identified several sumps with associated pumps at the Site during the reconnaissance. The sumps were identified in the basements of the St. Joseph and St. Theresa Buildings as well as the Gatehouse along South Bethlehem Pike.

No apparent pits were identified at the Site during the reconnaissance.

Surface Lagoons and Impoundments

No surface lagoons or impoundments were observed at the Site on the day of reconnaissance.

Other Environmental Conditions

No other environmental conditions were observed at the Site during the reconnaissance.

6.0 FINDINGS AND CONCLUSIONS

6.1 Findings

The data sources reviewed for this Phase I ESA included the EDR state and federal environmental database search, an environmental lien search, historical Sanborn fire insurance maps, historical aerial photographs, historical topographic maps, previous environmental reports, and available files maintained at local, county, and state agencies. Also, a Site reconnaissance was conducted and knowledgeable Site personnel were interviewed.

Based on the results of the Phase I ESA, Penn E&R identified one REC and four de minimis conditions at the Site.

The following REC was identified at the Site:

- Based on information provided in Stradley Ronons letter, dated October 2, 2001, three heating oil USTs were removed from the Site. According to the information provided in the letter, all three USTs showed evidence that they had leaked. Approximately 45 tons of contaminated soil was removed from the Site and impacted soil down to bedrock was reportedly identified beneath one of the tanks. However, no additional information regarding the closure of these USTs was provided for review during the implementation of this Phase I ESA.

The following de minimis conditions were identified at the Site:

- The presence of several heating oil ASTs at the Site. Staining was observed on the concrete floor under the abandoned AST in the basement of the Castle.
- The presence of several electrical transformers at the Site including one located in an underground vault to the south of Cardinal Hall.
- Evidence of illegal dumping was observed near Honey Run and St. Mary's Lake on the eastern portion of the Site. The waste material included concrete, tires, empty drums, and construction/demolition debris.
- In May 2005, the private septic system that serviced the Gatehouse along South Bethlehem Pike overflowed. As a result, a local resident filed a complaint with Upper Dublin Township indicating that the event created a puddle of sewage in his backyard. In response to the complaint, the Township required that the Gatehouse be connected to the public sewer. Penn E&R reviewed photographs and other records indicating that the connection work was completed in 2005.

In addition, it should be noted that asbestos and lead-based paint surveys were not completed as they are beyond the scope of a Phase I ESA. However, it is likely that ACM and LBP are present at the Site as the buildings on the property were constructed prior to 1970.

6.2 Conclusions

Penn E&R has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 for the property located at 701 South Bethlehem Pike, Upper Dublin Township, and Montgomery County, Pennsylvania. Any exceptions to, or deletions from, this practice are described in Section 2.4. This assessment identified one REC and four de minimis conditions at the Site as described herein.

6.3 Opinions

Penn E&R understands that as part of site development activities Endeavor will investigate each UST area to confirm that the tanks were removed and to determine whether or not any impacts remain. As part of these investigations, soils down to bedrock in the area of each of the three former USTs should be visually inspected and screened with a photoionization detector (PID) for evidence of impacts. If evidence of impacts are noted (odors, elevated PID readings, staining) soil samples should be collected and analyzed for the PADEP No. 2 fuel oil parameters.

The staining in the basement of the Castle under the abandoned AST should be cleaned up and the abandoned UST properly closed. Also, the dumped materials observed near St. Mary's Lake and Honey Run should be removed and properly disposed of off-site.

7.0 SIGNATURES AND QUALIFICATIONS

This Phase I Environmental Site Assessment report was prepared by the following Environmental Professionals.

Report Prepared by:



Michael D. Lattanze
Project Manager

Report Reviewed by:



Michael A. Christie, P.G.
Executive Vice President

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Resumes outlining the qualifications of these professionals are included in Appendix H.