Summary of Remedial Investigation Report and Cleanup Plan

Former 51st Street Terminal 1630-1646 South 51st Street Philadelphia, Pennsylvania

February 14, 2025

On behalf of Alliance 51st Street LLC (Alliance), Arcadis U.S., Inc. (Arcadis) submitted the Remedial Investigation Report and Cleanup Plan (RIR/Cleanup Plan) for the Former 51st Street Terminal, Facility ID: 51-10420 (the 'Site'), located at 1630-1646 South 51st Street in Philadelphia, Pennsylvania on February 14, 2025. The RIR/Cleanup Plan summarizes investigations completed at the Site and presents Alliance's remediation approach in compliance with Chapter 250 of Title 25 of the Pennsylvania Code, which relates to the administration of Pennsylvania's Land Recycling Program (known as the Voluntary Cleanup Program: Act 2), and Pennsylvania Department of Environmental Protection (PADEP) guidance.

The Site historically contained aboveground storage tanks (ASTs) that held petroleum products. Historical use of the Site has been determined to be the source of petroleum-related constituents present in soil and groundwater. In 2021, all ASTs were emptied and dismantled by PBF Logistics, and their contents and transfer lines were removed from the Site. During the closure of the ASTs, PBF Logistics identified a release of an unknown quantity of petroleum on August 16, 2021, and notified PADEP of the release on August 17, 2021.

In December 2021, Alliance purchased the Site, and soil and groundwater investigations were conducted to identify the site-related constituents of concern (COCs) that were present in soil and groundwater at concentrations above PADEP Non-Residential statewide health standards. Soil, groundwater, and soil gas sampling was conducted at the Site over the next two years to delineate the detected COCs. During this time, plan approval for the Site was obtained for the construction of a 165,000 square foot warehouse. As a result of a change in both financial and warehouse market conditions, the redevelopment is currently paused, and Alliance is seeking lease interest for the Site.

Soil and groundwater samples results have been compared to the PADEP statewide health standards, known as Medium-Specific Concentrations (MSCs). Soil sample results showed concentrations of benzene, naphthalene, bis(2-chloroethyl)ether, biphenyl, lead, total chromium, and hexavalent chromium greater than their Soil MSCs. Soil exceedances have been delineated onsite and soils with COCs above MSCs will be relocated to under the future building as part of raising the Site elevation for construction along with using clean fill. Soils will be capped with asphalt or concrete from the future redevelopment as necessary to protect future receptors.

Groundwater sampling has identified benzene, naphthalene, lead, total chromium, and hexavalent chromium at concentrations greater than Groundwater MSCs. Eight quarters of sampling, except for the total and hexavalent chromium, have been completed which had demonstrated decreasing or stable conditions. Total and hexavalent chromium was initiated in July 2024 in selected wells and quarterly sampling was initiated in all wells in November 2024

and is expected to continue for a minimum of four quarters. A combination of groundwater monitoring and modeling indicated Site-related COCs in groundwater are not expected to travel beyond the Site boundary or adjacent railroad at concentrations greater than MSCs. Analytical results from surface water samples collected in the Schuylkill River confirm that COCs are not impacting surface water. COCs in groundwater will be addressed with use limitations so that there are no people ingesting or physically contacting groundwater at the Site and documenting there are no receptors off the Site. Act 2 ecological screening evaluations confirmed no open exposure pathways to ecological receptors.

Soil gas was evaluated through the comparison of soil, groundwater, and soil gas sampling results to the PADEP Vapor Intrusion Screening Values (SVs). Soil gas sampling identified benzene in soil gas sample SG-5 at a detected concentration greater than the SV. As part of the warehouse construction during Site redevelopment, a passive sub-slab depressurization system (SSDS) will be installed as a proactive vapor intrusion mitigation measure to eliminate potential vapor intrusion into the future building to protect onsite workers. There are no other receptors for soil gas.

In April 2024, yellow-colored water was discovered leaving the Site near the Bartram's Garden Mile Trail by the Philadelphia Water Department (PWD). This prompted numerous phases of sampling of soil, standing water, and surface water. Samples were collected on the Site property, along Bartram's Garden Mile Trail, and in the Schuylkill River. Detections of hexavalent chromium was found exceeding PADEP residential statewide health standards along the trail. Alliance remediated areas of Bartram's Garden Mile Trail with any hexavalent chromium detection by shoveling and scraping, and post-remediation soil sampling results were below the standards and, in many cases, not detected. Following the removal activities, further sampling was performed by PADEP which showed detections along the trail. Both PADEP and Alliance concluded a number of the sample locations are not associated with historical Site operations, but rather with historical filling activities on the Site and in the surrounding area, the deposition of Schuylkill River sediments, as well as tidal influences from the river. A specific human health risk assessment will be performed, as agreed upon with PADEP, to evaluate hexavalent chromium at specified locations along Bartram's Garden Mile Trail. The risk assessment will be submitted to PADEP under separate cover and made available to the public.

PADEP has until May 15, 2025 to review the RIR/Cleanup Plan. Based upon that review, confirmation that chromium and hexavalent chromium are stable in groundwater, and installation and confirmed effectiveness of the cap and SSDS which will require substantial completion of the redevelopment of the Site, Arcadis will prepare and submit a Final Report to PADEP that will propose the recording of a deed restriction, in the form of the PADEP Environmental Covenant (EC) limiting future use of the Site to nonresidential and specifying non-use of groundwater.

Pursuant to the proposed EC, the Site will be subject to the following restrictions that owners and tenants must abide by:

- The Site will remain as non-residential property.
- Groundwater at the Site will not be used for farming, irrigation, agricultural, or potable purposes.
- The proposed asphalt and/or concrete caps will be routinely inspected and maintained.

- A Materials Management Plan will be followed for future Site work that breaks ground, to protect construction workers from exposure to COCs in soil and groundwater.
- The vapor mitigation system (SSDS) for the proposed building will require maintenance and other future buildings will require a vapor intrusion evaluation.