

NOTICE OF INTENT TO REMEDIATE

Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained (if known) and attach a scaled site map (if available).

Property Name Alliance 51st Street

Former Name(s) / AKA 51ST Street Terminal, PBF Logistics Products Terminal, Plains Products Terminals, Allied Oil Company, Hess Oil & Chemical Corporation

Address / Location 1646 South 51st Street

City Philadelphia Zip Code 19143

Municipality(s) Philadelphia County(ies) Philadelphia

Latitude 39 ° (deg). 56 ' (min) 08 " (sec) Longitude -75 ° (deg). 12 ' (min) 34 " (sec)

Horizontal Collection Method EMAP

Horizontal Reference Datum NAD83 Reference Point CNTAR

Wish to participate in the DEP/EPA MOA. Contact the Land Recycling Program Manager at landrecycling@pa.gov for details.

EPA ID#, if known PAD069021830

DEP ID#(s), if known Site ID 452917

(i.e., eFACTS site ID#, storage tank facility ID#, water quality permit #, watershed permit, air quality permit #, etc.)

Date Release Occurred (if known) _____

Provide a brief description of the site contamination in plain language (e.g. fuel oil spill, historical chemical industrial area contamination), the names of any know primary contaminants to be addressed, and the intended future use of the property.

Site contamination is primarily associated with the former use of the property as a fuel oil terminal from appx 1951-2021 by companies incl. Allied Oil, Hess Oil & Chemical, Plains Products Terminals and PBF Logistics (PBF). PBF recently closed demolished, and removed the ASTs. Soil borings in the former AST and piping area identified exceedances of the non-residential (NR) direct contact and/or soil to GW MSCs for petroleum hydrocarbons (incl. benzene, 1,2,4-trimethylbenzene), PAH (incl. benzo(a)pyrene), and lead. 1,2,4-trimethylbenzene in the soil exceeded NR vapor intrusion screening levels. Groundwater samples from temporary wells had exceedances of the NR used aquifer GW MSCs for benzene, 1,2,4-trimethylbenzene, and lead. The site is intended for non-residential future use.

Provide a general description of proposed remediation measures.

The groundwater and soils at the site will be further characterized. The remedy for this site is expected to include, but not be limited to, implementation of a monitored natural attenuation program for groundwater and the filing of an environmental covenant.

Remediation Standard(s) planned (if known at this time):

- | | | |
|--|--|---|
| <input type="checkbox"/> Unknown at this time | <input type="checkbox"/> Soil | <input type="checkbox"/> Groundwater |
| <input type="checkbox"/> Background Contaminants: | <input type="checkbox"/> Soil | <input type="checkbox"/> Groundwater |
| <input type="checkbox"/> Statewide Health - Residential Contaminants: | <input type="checkbox"/> Soil | <input type="checkbox"/> Groundwater |
| <input checked="" type="checkbox"/> Statewide Health – Non-Residential Contaminants: VOCs, Base Neutrals, and metals | <input checked="" type="checkbox"/> Soil | <input checked="" type="checkbox"/> Groundwater |
| <input type="checkbox"/> Site Specific Contaminants: | <input type="checkbox"/> Soil | <input type="checkbox"/> Groundwater |
| <input type="checkbox"/> Special Industrial Area* Contaminants: | <input type="checkbox"/> Soil | <input type="checkbox"/> Groundwater |

*NOTE: Specific standard or Special Industrial Area require a 30-day municipal comment period

Remediator / Property Owner / Consultant. Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Remediator		
Contact Person/Title	<u>Max Ryan/Director of Development and Construction</u>	eFACTS Client ID* _____
Relationship to Site	<u>Remediator</u>	Client Type* <u>Limited Liability Company</u>
(e.g. owner, remediator, participant in cleanup, consultant, etc.)		
Phone Number	<u>(856) 699-1105</u>	Email Address <u>mryan@alliancehsp.com</u>
Company Name	<u>Alliance 51st Street LLC</u>	EIN or Federal ID # _____
Address (street, city, state, zip) <u>40 Morris Ave, Ste 230, Bryn Mawr, PA 19010</u>		

Property Owner		
Contact Person/Title	<u>Max Ryan/Director of Development and Construction</u>	eFACTS Client ID* _____
Relationship to Site	<u>Owner</u>	Client Type* <u>Limited Liability Company</u>
(e.g. owner, remediator, participant in cleanup, consultant, etc.)		
Phone Number	<u>(856) 699-1105</u>	Email Address <u>mryan@alliancehsp.com</u>
Company Name	<u>Alliance 51st Street LLC</u>	EIN or Federal ID # _____
Address (street, city, state, zip) <u>40 Morris Ave, Ste 230, Bryn Mawr, PA 19010</u>		

Consultant		
Contact Person/Title	<u>Lawrence G. Brunt P.E./Principal Engineer</u>	eFACTS Client ID* <u>249905</u>
Relationship to Site	<u>Consultant</u>	Client Type* <u>Other (Non-governmental)</u>
(e.g. owner, remediator, participant in cleanup, consultant, etc.)		
Phone Number	<u>(908) 526-1000</u>	Email Address <u>larry.brunt@arcadis.com</u>
Company Name	<u>Arcadis US, Inc.</u>	EIN or Federal ID # <u>570373224</u>
Address (street, city, state, zip) <u>1 Harvard Way, Ste 5, Hillsborough, NJ 08844</u>		

*Include eFACTS Client ID (if known) – “Client Types” below:

Association/Organization	Limited Liability company	Partnership-General
Authority	Limited Liability Partnership	Partnership-Limited
County	Municipality	School District
Estate/Trust	Non-Pennsylvania Government	Sole Proprietorship
Federal Agency	Other (Non-Government)	State Agency
Individual	Pennsylvania Corporation	

Preparer of Notice of Intent to Remediate		
Name	<u>Anthony Reitano, Esq.</u>	Title <u>Attorney</u>
Phone Number	<u>(908) 647-1022</u>	Email Address <u>areitano@heroldlaw.com</u>
Company Name	<u>Herold Law, P.A.</u>	eFACTS Client ID _____
Address (street, city, state, zip) <u>25 Independence Blvd. Warren, New Jersey 07059</u>		