2600-FM-BECB0013 Rev. 11/2017
Electronic Version

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

NARRATIVE REPORT FORM

Facility Name: MIPC LLC Chelsea Terminal **Primary Facility ID:** 634737

Inspection Date: 6-15-26	**Inspection Time:** 12:05 – 14:30	**Lat/Long:**	
Program:ECB	☐ **Storage Tanks**	☐ **HSCA**	☒ **LRP**
Owner Name: Monroe Energy LLC		**Inspection ID:**	**Site ID:** 634737

Facility Location (911) Address: 920 Cherry Tree Rd Aston, PA 19014	**Municipality:** Bethel Township, Aston Township, Upper Chichester Township **County:** Delaware
Responsible Official Name: Elizabeth Clapp **Title:**	**Responsible Official Address:** 920 Cherry Tree Rd Aston, PA 19014
Responsible Official Telephone: 610-364-8395 **Email Address:** Elizabeth.Clapp@monroe-energy.com	**Interviewee Name:** **Affiliation:** **Email Address:**

Entities Present at Site:

- Langan – Joshua Querrazzi (JQ)

Inspection Purpose: To observe sub-slab depressurization system (SSDS) installation at [redacted].

Weather: Sunny, 70s ºF

PADEP Staff Present: Simon Mullen, P.G. (SM)

Narrative:

SM arrived at [redacted] at 12:30. Langan personnel were onsite. One vertical extraction point was installed and utilized for pilot testing. Based on pilot testing, the system was designed to include two vertical extraction points, two horizontal extraction points, and three vapor pins. Cracks in the floor were sealed as necessary. JQ indicated that the system had been turned on on 6/12, with only the initial vertical extraction point installed and connected to the system. The system was turned off on 6/15/26 morning to finish installation. One of the horizontal extraction points pulls from a void area behind a wall. Therefore, during system operation, this point will need to be closed most of the way to ensure sufficient capture from the other extraction points.

SM had a conversation with the owner and the residents of the property. Specifically, the owner of the property operates a lumber yard on a portion of the property. The owner stated that during the winter, the detached garage is used for the lumber yard operations and is occupied by workers with the doors closed and heaters running. The owner questioned whether a SSDS should be installed in the detached garage. A number of other topics were also discussed during the conversation.

The system had not yet been turned on and adjusted at the time of PADEP departure; however, system startup was anticipated to occur within the next few hours, once all glue, grout, etc. had cured.

PADEP personnel departed the site at 14:30.

DEP Representative Name	DEP Representative Signature	Title	Date: 6/15/26
Simon Mullen, P.G.		Licensed Professional Geologist	Telephone: 484-250-5770

Signature by the person interviewed does not necessarily imply concurrence with the findings on this report but does acknowledge that the person was shown the report or that a copy was left with the person.

Interviewee Name	Interviewee Signature	Title	Date:
			Telephone:

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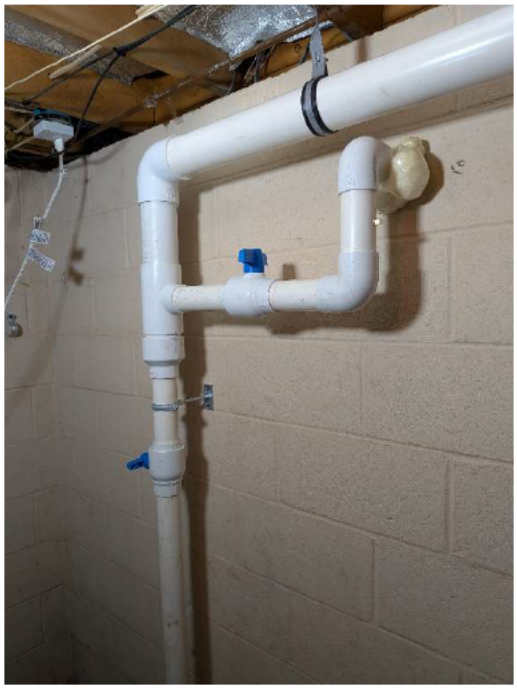
MAPS / PHOTOGRAPHS / ATTACHMENTS

Site Location



Vertical and horizontal extraction point

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Location of horizontal vapor pin

Grout filling opening around vertical extraction point

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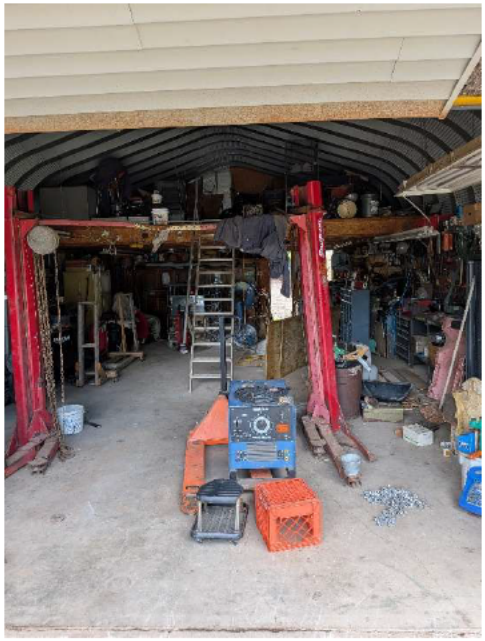
MAPS / PHOTOGRAPHS / ATTACHMENTS

Effluent discharge and fan



Detached garage used for lumber yard operations

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