



NARRATIVE REPORT FORM

Facility Name: MIPC LLC Chelsea TerminalPrimary Facility ID: 634737

Inspection Date: 5-13-26		Inspection Time: 10:30 – 12:50		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			Responsible Official Address:		
Title:			920 Cherry Tree Rd Aston, PA 19014		
Responsible Official Telephone: 610-364-8395			Interviewee Name: Elizabeth Clapp		
Email Address: Elizabeth.Clapp@monroe-energy.com			Affiliation:		
			Email Address:		
Entities Present at Site: - Monroe Energy LLC – Elizabeth Clapp, Abdul Bambgose - Langan – Andres Valenzuela - Chester Water Authority – Larry Cowan, Steve Farney					
Inspection Purpose: To inspect Chester Water Authority (CWA) utility vault where oily material was reportedly observed and to observe sub-slab depressurization system (SSDS) installation at [REDACTED].					
Weather: Sunny, 60s to 70s °F					
PADEP Staff Present: Simon Mullen, P.G. (SM)					
Narrative: SM arrived at the location of the CWA utility vault (located in front of 1323 Cherry Tree Road) at 10:30. CWA and Monroe Energy LLC (Monroe) personnel were present to view the interior of the vault. CWA personnel explained that the vault houses an Air Release Valve (ARV) which is directly above the water distribution line. CWA will be replacing the ARV's and the associated vaults along Cherry Tree Road. When the pit was opened, it was observed that standing water with a minor sheen on the surface was present within the vault. Headspace within the vault was screened with a MultiRae, and no VOCs or other gases were detected above background levels. A slight petroleum odor was noted within the vault. CWA and Monroe personnel explained that the prior week when the pit was viewed, the conditions appeared different. During that prior visit, only a small amount of liquid was observed, and it appeared oily in nature. CWA further explained that the vault had been pumped out prior to observing the oily liquid. Monroe personnel explained that two samples of the oily liquid had been collected at that time, one for CWA and one for Monroe. Monroe reportedly analyzed the sample and determined that it is neither gasoline-range nor diesel-range. CWA indicated that their sample is currently at their shop. At 10:55, SM traveled to the CWA shop to observe the CWA sample. CWA personnel indicated that the sample had been stored in a plastic container in a locked office at room temperature. Upon opening the container, a strong petroleum odor was noted. PID readings ranged up to 55 ppm in the headspace of the container. At 11:15, SM traveled to [REDACTED]. Monroe and Langan personnel were onsite, as were the residents of the home. The residents asked questions, primarily related to concerns about returning home and human health safety. Monroe, Langan, and PADEP answered the residents' questions. The residents had certain requests of Monroe, which Monroe asked to be put into written correspondence. Langan/Monroe described that 2 indoor air samples would be collected within the first week of the vapor mitigation system (VMS) startup and then another sample would be collected approximately 2 weeks later. Monthly system checks would also be completed for the first 6 months following VMS startup. It was also discussed that a separate VMS would be installed in the detached garage. We then entered the basement to look at the VMS. Because the PVC pipes had very recently been installed, the PVC primer/glue could be smelled in the basement. Low level PID readings (approximately 2 ppm) were observed. A total of three vertical extraction points, one horizontal extraction point, and 4 vapor pins were installed. Langan stated that all basement floor openings had been sealed. PADEP personnel departed the site at 12:50.					
DEP Representative Name		DEP Representative Signature		Title	
Simon Mullen, P.G.				Licensed Professional Geologist	
				Date: 5/13/26	
				Telephone: 484-250-5770	
<i>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.</i>					
Interviewee Name		Interviewee Signature		Title	
Elizabeth Clapp				Environmental Leader	
				Date: 5/13/26	
				Telephone: 610-364-8395	

MAPS / PHOTOGRAPHS / ATTACHMENTS



Site Location



Water with sheen in ARV vault

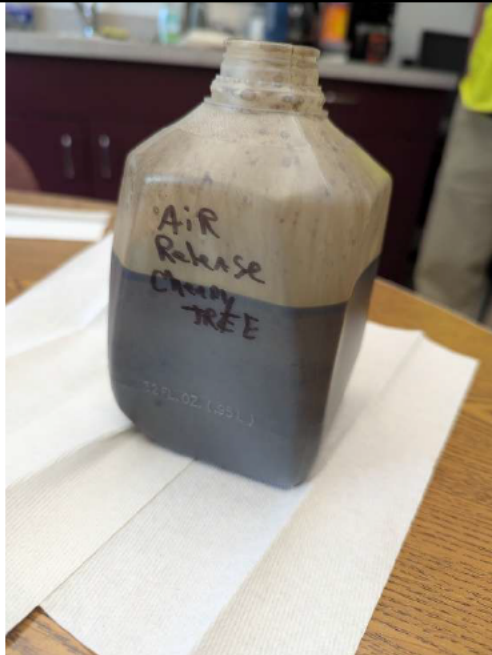
DEP Representative Name Simon Mullen, P.G.	DEP Representative Signature	Title Licensed Professional Geologist	Date: 5/13/26 Telephone: 484-250-5770
<i>Signature by the person interviewed does not necessarily imply concurrence with the findings on this report but does acknowledge that the person was shown the report or that a copy was left with the person.</i>			
Interviewee Name Elizabeth Clapp	Interviewee Signature	Title Environmental Leader	Date: 5/13/26 Telephone: 610-364-8395

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Sample of oily liquid



Horizontal extraction point and vapor pin

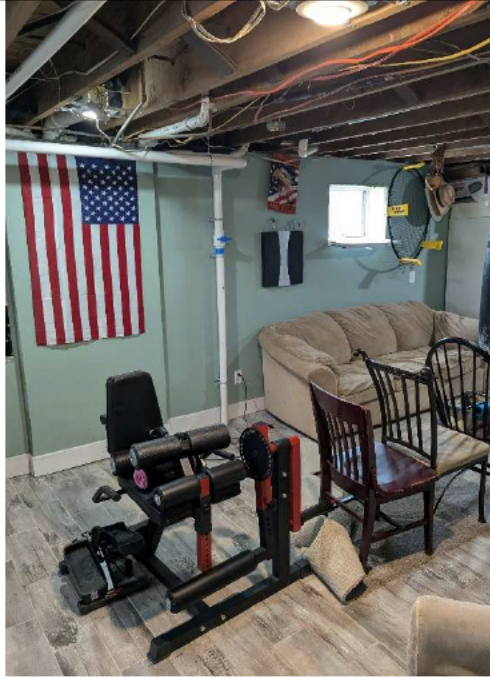
DEP Representative Name Simon Mullen, P.G.	DEP Representative Signature	Title Licensed Professional Geologist	Date: 5/13/26 Telephone: 484-250-5770
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Interviewee Name Elizabeth Clapp	Interviewee Signature	Title Environmental Leader	Date: 5/13/26 Telephone: 610-364-8395

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Vertical extraction point



Planned fan and discharge location

DEP Representative Name

Simon Mullen, P.G.

DEP Representative Signature
Title

Licensed Professional Geologist

Date: 5/13/26

Telephone: 484-250-5770

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Interviewee Name

Elizabeth Clapp

Interviewee Signature
Title

Environmental Leader

Date: 5/13/26

Telephone: 610-364-8395