



January 16, 2020

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Mr. Andrew MacKnight  
Ian D MacKnight Family Trust  
4089 Red Bud Circle  
Doylestown, PA 18902

Re: Arbonite  
3826 Old Easton Road  
Doylestown, PA 18902

Easton Road PFC HSCA Site  
Doylestown, Plumstead, Buckingham Townships, Bucks County

Dear Mr. MacKnight:

This letter serves as notification that the Pennsylvania Department of Environmental Protection (DEP) has investigated the Easton Road PFC HSCA Site. The DEP has determined that further response action is appropriate. Pursuant to Section 501(a) of the Pennsylvania Hazardous Sites Cleanup Act (HSCA), Act of October 18, 1988 (P.L. 756, No. 108), 35 P.S. Section 6020.501(a), the DEP is required to notify the owner, operator or other known responsible persons when the DEP determines that further response is appropriate pursuant to HSCA.

The Easton Road PFC HSCA Site is located along portions of, without limitation, Sandy Knoll Drive, Cedar Woods Circle, Pine Run Road, Cedar Woods Drive, John Dyer Way, Sandy Ridge and Meetinghouse Road in Doylestown, Plumstead and Buckingham Townships, Bucks County. DEP's investigation revealed that Perflourooctane sulfonate (PFOS) and Perfluorooctanoic acid (PFOA) contamination has been detected in residential privately-owned potable wells above the United States Environmental Protection Agency's (EPA) published lifetime Health Advisory Limit (HAL). The compounds identified above are considered "contaminants" as that term is defined by Section 103 of HSCA, 35 P.S. § 6021.103, and Section 9601 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S. Code § 9601.

In November 2019, DEP's contractor Tetra Tech sampled soil, surface water and groundwater at 3826 Old Easton Road in Doylestown Township. The investigation confirms the presence of PFOS, PFOA, as well as chlorinated solvent, contamination on and leaving the property.

Ian D MacKnight Family  
Trust

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Our information indicates that Ian D MacKnight Family Trust is the current owner of the property located at 3826 Old Easton Road. Therefore, the Ian D MacKnight Family Trust could be responsible for any environmental investigations or cleanup actions necessary at the Easton Road PFC Site.

This letter is not a final action by the DEP, nor is any action being required of you by this letter. If you have any questions regarding the above, please contact Josh Crooks at 484.250.5784 or ask your attorney to contact Brian Glass Esq. at 484.250.5870.

Sincerely,



Bonnie McClennen  
Environmental Group Manger  
Environmental Cleanup and Brownfields

cc: Mr. McCauley III, Esq. via email  
Mr. Crooks  
Mr. Glass, Esq.  
Doylestown Township  
Plumstead Township  
Buckingham Township  
Bucks County Health Department  
File