



NARRATIVE REPORT FORM

Facility Name: Alliance 51st Street Primary Facility ID: 855927

Inspection Date: October 24, 2024		Inspection Time: 9:40 – 11:05		Lat/Long: 39.93496631230625, -75.20914844926827	
Inspecting Program:		<input type="checkbox"/> Storage Tanks	<input checked="" type="checkbox"/> HSCA	<input checked="" type="checkbox"/> LRP	
Owner Name: Alliance 51 st Street LLC		Inspection Number: N/A		Site ID: N/A	
Facility Location (911) Address: <u>1646 South 51st Street</u>			Municipality: Philadelphia		
<u>Philadelphia, PA</u>			County: Philadelphia		
Responsible Official Name: Max Ryan Responsible Official Title: Director of Development and Construction – Alliance 51st Street LLC			Responsible Official Address: <u>40 Morris Avenue, Suite 230</u>		
Responsible Official Telephone: 856-699-1105			<u>Bryn Mawr, PA 19010</u>		
Responsible Official Fax: Not Applicable			Email Address: <u>mryan@alliancehsp.com</u>		

Narrative:
 Attendee List

- PADEP – Matthew Sabetta, Christine McCarthy, and Jenna Kokoskie

Purpose of Visit

- DEP on site to collect confirmatory post cleanup soil analytical samples along the pedestrian bike path that runs along the east edge of the Alliance property boundary.

Discussion

- 9:40 – Department personnel arrive at the beginning of the Bartram’s trail. There is no activity occurring on the Alliance property (i.e. no vehicles or personnel observed on the property). However, one of the gates to the Alliance property is noted as being open. The section of Bartram’s trail is still closed. The weather is ~60°F, sunny and windy.
- 9:50 – Begin walking Bartram’s trail to locate and mark out proposed sample locations.
- 10:10 – Finish marking out the locations and begin prepping to collect soil samples.
- Sampling is performed in accordance with the October 23, 2024 Sampling and Analysis Plan for the Site.
- Sediment socks are still in place on the trail in front of all drainpipes/ports. No accumulation of sediment or standing water is observed on the asphalt trail.

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			Telephone: 484-250-5788 484-250-5725
<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>			
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- Samples are collected from the first occurrence of surface soil at each location using disposable scoops.
- A duplicate sample is collected from the DEP51-S21 location. Soil is placed on plastic and mixed prior to filling the sample and duplicate sample jars.
- 10:50 – Finish collecting soil samples. A total of eight sample locations with nine total samples are collected for the following analyses: Total Metals TAL List by 6020B, Hexavalent Chromium by 7196A, Trivalent Chromium Calculation by 7196A Lab Calculation, Mercury by 7471B, and Percent Moisture.
- 11:05 – Department personnel depart from the site.
- All samples (8 soil, 1 soil duplicate) are transported back to DEP office in Norristown for transfer to Eurofins courier. All samples transferred to Eurofins courier by 1500 for same day transport to Eurofins Lancaster Laboratories Environmental. A 5-day Rush Turn Around Time was ordered.

Table 1 – Summary of Soil Samples Collected on October 24, 2024

Location ID	Media	Latitude	Longitude	Sample Date	Sample Time	Description of Location
DEP51-S3	Soil	39.935354	-75.207100	10/24/2024	10:22	collected from original location underneath added stone
DEP51-S5	Soil	39.935191	-75.206825	10/24/2024	10:45	collected from downgradient side of drain pipe (i.e. river side). This is the first visible drain pipe that drains runoff from the trail
DEP51-S6	Soil	39.935211	-75.206853	10/24/2024	10:45	Located about 15ft downgradient of DEP51-S5 as close to the river as possible before concrete
DEP51-S8A	Soil	39.935079	-75.206838	10/24/2024	10:47	Collected riverside downgradient of second drain; collected ~5ft from drain and original location
DEP51-S16A	Soil	39.935311	-75.207040	10/24/2024	10:27	Collected 10ft south of the edge of the stone added to cleanup area

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

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DEP51-S21 DEP51-SDUP	Soil	39.935255	-75.206827	10/24/2024	10:36	Sample collected from an area not affected by the discharge of the site. This location sits ~3ft above the trail level with the concrete wall on the river side of the trail.
DEP51-S24	Soil	39.935473	-75.207023	10/24/2024	10:30	Collected from opposite side of the trail from the discharge area.
DEP51-S25	Soil	39.935556	-75.207086	10/24/2024	10:33	Collected about 30ft to the north of DEP51-S24.

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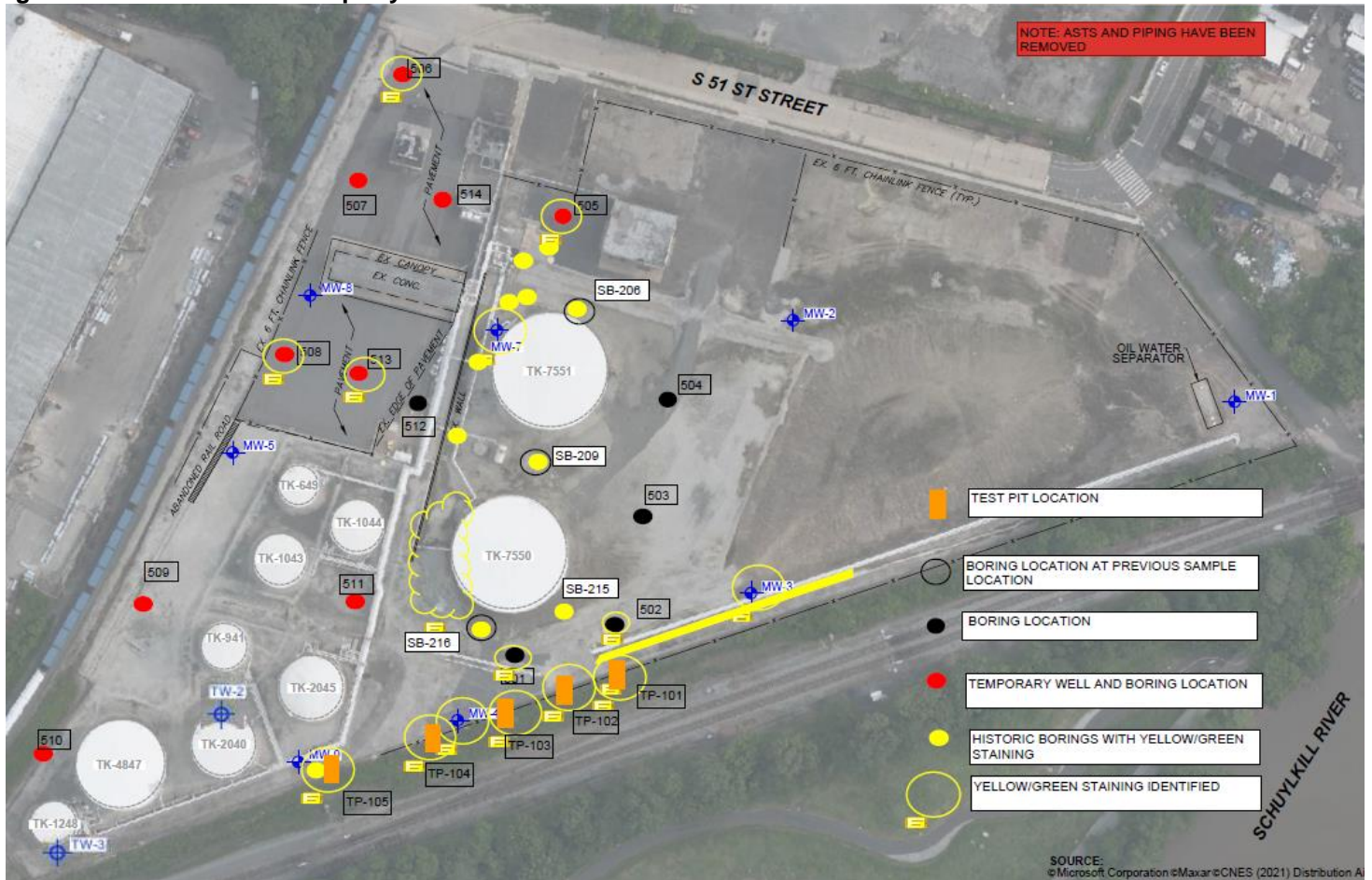
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MAPS / PHOTOGRAPHS / ATTACHMENTS

Figure 1 – Alliance 51st St Property



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Figure 2 – 9/16/2024 Alliance/Arcadis Sample Locations. Samples were collected from S3, S5, S6, S8A, S16, S18, S19, S20, S21, S22, and S23.



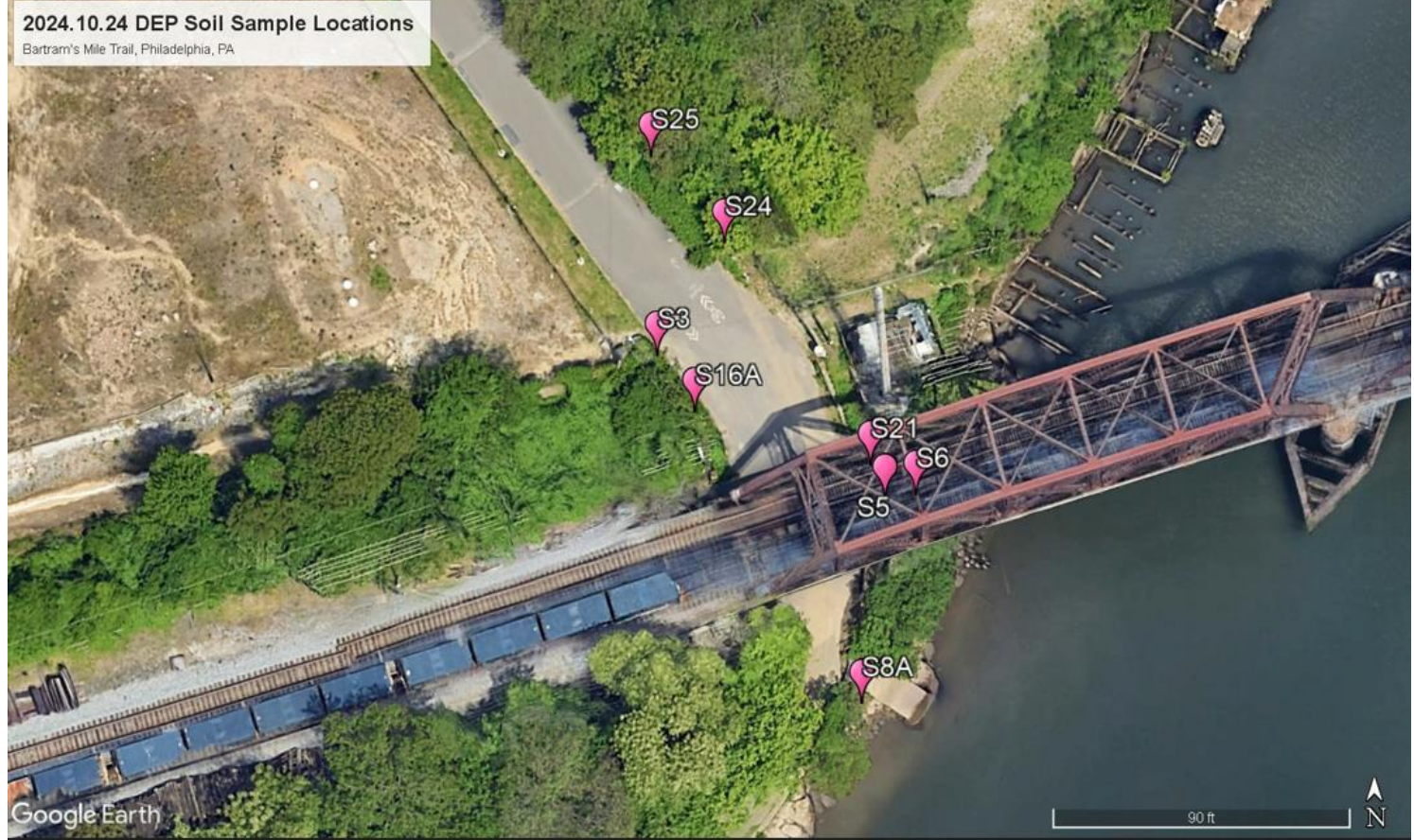
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Figure 3 – 10/24/2024 DEP Sampling Locations



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Figure 4 – Octoer 2024 DEP Soil Sample Chain of Custody

Client Information		Sampler		Lab PI#:		Carrier Tracking Note(s):		CODC No:	
Client Contact: Glorinés Suárez Rivera		Jenna Kokoske		Sachtleben, Kerri S				410-134203-38341.1	
Company: Pennsylvania Dept of Env Protection		Phone: 484-250-5725		E-Mail: Kerri.Sachtleben@et.eurofinsus.com		State of Origin: PA		Page: Page 1 of 1	
Address: 2 East Main Street		Due Date Requested:		Analysis Requested		Job #:		Preservation Codes:	
City: Norristown		TAT Requested (days): 5 day rush		7199 - CR-3 - Trivalent Chrom		Total Number of Containers:		Other:	
State, Zip: PA, 19401		Compliance Project: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		60206 - Total Metals					
Phone: 484-250-5724(Tel)		PO #: 188260		74716 - Mercury					
Email: gsuarezriv@pa.gov		WOC #:		7196A - Hex Chrom					
Project Name: PA DEP 51 st		Project #: 41020738		Moisture - % Moisture					
Site:		SSOW#:		Field Filtered Sample (Yes or No)					
Sample Identification	Sample Date	Sample Time	Sample Type (C=comp, G=grab)	Matrix (Water, Solid, Gas, etc.)	Field Filtered Sample (Yes or No) <th>Personnel Initials (Yes or No) <th>Analysis</th> <th>Containers</th> <th>Special Instructions/Note:</th> </th>	Personnel Initials (Yes or No) <th>Analysis</th> <th>Containers</th> <th>Special Instructions/Note:</th>	Analysis	Containers	Special Instructions/Note:
DEP-51-S3-241024	10/24/24	1022	G	S	X	X	X	X	
DEP 51-S16-241024		1027							
DEP 51-S21-241024		1030							
DEP 51-S25-241024		1033							
DEP 51-S21-241024		1036							
DEP 51-S DUP-241024		-							
DEP 51-S5-241024		1042							
DEP 51-S6-241024		1045							
DEP 51-S8A-241024		1047							
DEP 51-S JK 10/24/24									
Possible Hazard Identification <input type="checkbox"/> Non-Hazard <input type="checkbox"/> Flammable <input type="checkbox"/> Skin Irritant <input type="checkbox"/> Poison B <input type="checkbox"/> Unknown <input type="checkbox"/> Radiological					Sample Disposal (A fee may be assessed if samples are retained longer than 1 month) <input type="checkbox"/> Return To Client <input type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For _____ Months				
Deliverable Requested: <input checked="" type="checkbox"/> III, IV, Other (specify)					Special Instructions/QC Requirements:				
Empty Kit Relinquished by:		Date:		Time:		Method of Shipment:			
Relinquished by: Christine McCarthy		Date/Time: 10/24/24 1320		Company: PA DEP		Received by:		Date/Time:	
Relinquished by:		Date/Time:		Company:		Received by:		Date/Time:	
Relinquished by:		Date/Time:		Company:		Received by:		Date/Time:	
Custody Seals Intact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Custody Seal No.:		Cooler Temperature(s) °C and Other Remarks:					

Ver: 10/10/2024

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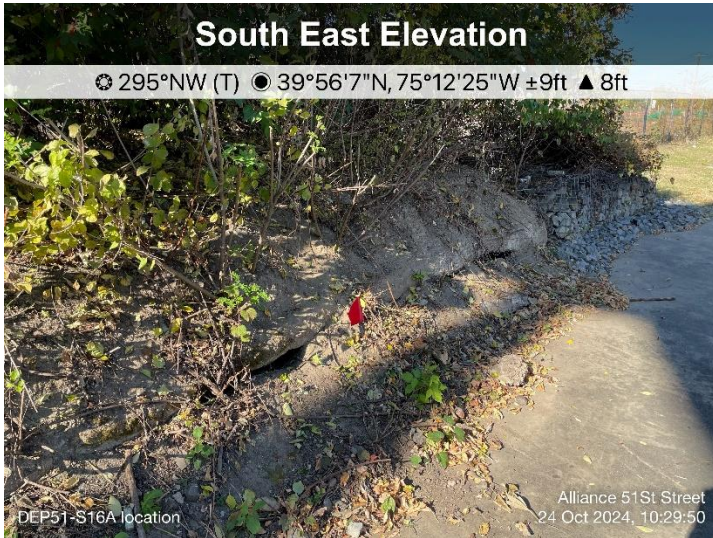
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DEP51-S6 sample location. Soil sample was collected from material at edge of concrete closest to the river.



DEP51-S8A sample location. Sample collected from accumulated soil in cracks.



DEP51-S16A sample location.



DEP51-S21 sample location.

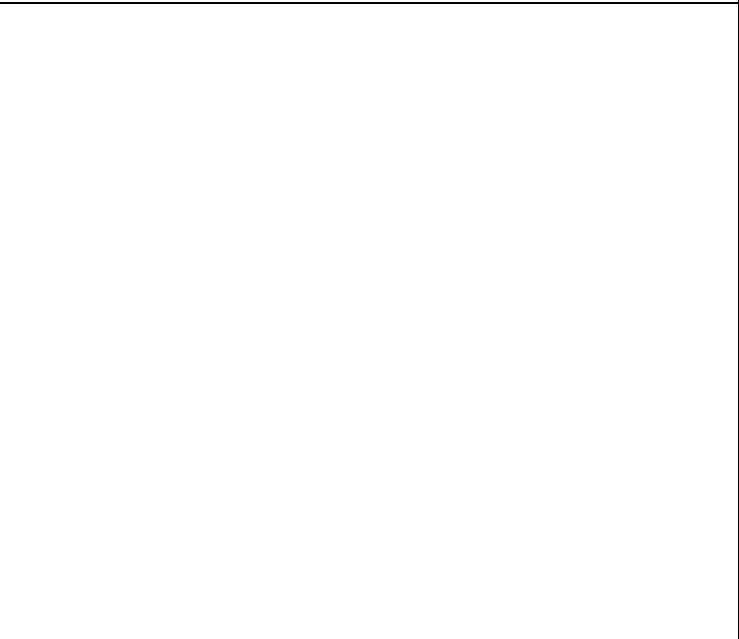
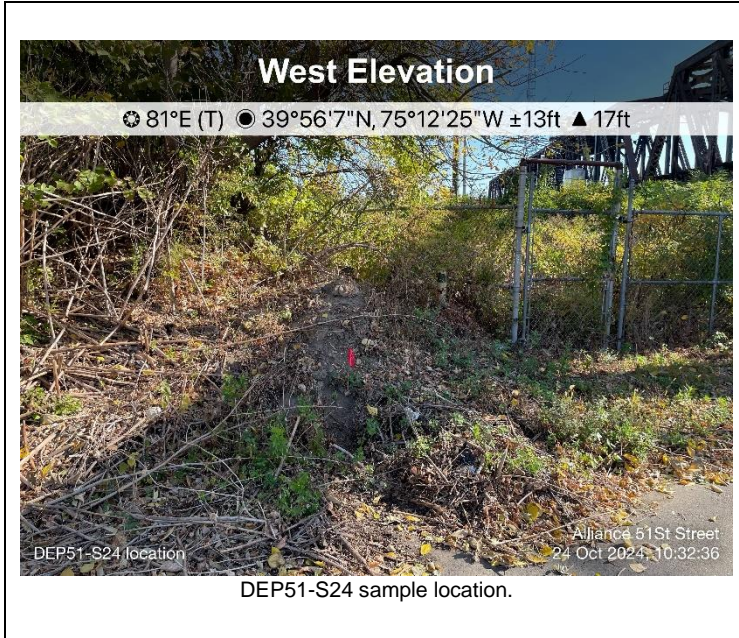
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