

Table 1
Numerical Site-Specific Standards in Ground Water
Transit America Inc. - Philadelphia, PA

VOC Plume Area	Point of Compliance (POC) Wells	PCE Standard ¹ (ppb)	Max ² PCE (ppb)	TCE Standard ¹ (ppb)	Max ² TCE (ppb)	cis-1,2-DCE Standard (ppb)	Max ² cis-1,2-DCE (ppb)
Area 1	BR-17, OB-23, RO-12, RO-13	320	120	490	35	N/A ³	37
Area 2	BR-18, BR-19, OB-24, RO-04	1060	390	400	77	N/A ³	8
Area 3	BR-20, OB-25, RO-14, RO-15	700	52	N/A ⁴	< 5	N/A ³	<5
Area 4	OB-32, RO-9, RO-10, RO-11	1060	85	490	49	2100	55
Area 5	OB-22, RO-16	400	13	490	64	N/A ³	20

¹ The 1060 and 490 ppb values for PCE and TCE, respectively, are from vapor intrusion modeling; other standards are from the ground water fate and transport modeling.
² Maximum concentration measured in point of compliance wells since inception of ground water monitoring in 1988.

³ Not applicable. Cis-1,2-DCE was not modeled and no numerical standard is established for these VOC plume areas because cis-1,2-DCE (a) has not been associated with a specific source within these plume areas, (b) has not exceeded the Statewide Used Aquifer MSC of 70 ppb in the point of compliance wells, (c) is present within the PCE/TCE plume areas, and (d) has not been consistently detected.

⁴ Not applicable. TCE was not modeled and no numerical standard is established for VOC Plume Area 3 because TCE (a) has not been associated with a specific source within Area 3, (b) has not been detected in the point of compliance wells, (c) is present within the PCE plume, and (d) has not been consistently detected.



Pennsylvania Department of Environmental Protection

COPY

Lee Park, Suite 6010
555 North Lane
Conshohocken, PA 19428
March 10, 2000

Mr. Robert S. Hyams
Site Manager
Transit America, Inc.
One Red Lion Road
Philadelphia PA 19115

RECEIVED
MAR 13 2000

Re: Act 2 – Approval of Report
ID No. 1-51-0-27116
Transit America, Inc.
One Red Lion Road
City of Philadelphia

Dear Mr. Hyams:

Please be advised that the Department has completed review of the "Ground Water Final Report for the Transit America Inc. Red Lion Road Facility" dated December 17, 1999. The report constitutes a Final Report which was submitted in accordance with the provisions of the Land Recycling and Environmental Remediation Standards Act (Act 2).

The site is a 214-acre parcel located in both Philadelphia and Montgomery Counties. Groundwater has been impacted by former manufacturing activities, however Transit America has attained an Act 2 Site-Specific Standard in accordance with the provisions of the approved Cleanup Plan. Attainment was demonstrated by making a pathway elimination demonstration. The liability protections for attainment of an Act 2 cleanup standard are set forth in Chapter 5 of Act 2.

The following constituents have met the Act 2 site-specific standards for groundwater: polychlorinated biphenyls (Aroclors 1016, 1232, 1242 and 1248), benzene, bis(2-ethylhexyl)phthalate, carbon tetrachloride, chlorobenzene, chloroform, chloromethane, 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethane, cis- and trans-1,2-dichloroethenes, 1,2-dichloropropane, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dieldrin, ethylbenzene, methylene chloride, naphthalene, phenols, tetrachloroethene, toluene, trichlorobenzenes, 1,1,1-trichloroethane, trichloroethene, trichlorofluoromethane, vinyl chloride, m-, o- and p-xylenes, arsenic, beryllium, cadmium, chromium, copper, cyanide, lead, mercury, nickel, selenium, silver and zinc.

Thank you for your cooperation in working with the Department in the remediation of this site. If you need any additional information regarding this matter, please contact us.

Sincerely,

Bruce D. Beitler
Program Manager
Environmental Cleanup

MAR 14 2000



Pennsylvania Department of Environmental Protection

Lee Park, Suite 6010
555 North Lane
Conshohocken, PA 19428
September 8, 2000

Southeast Regional Office

610-832-5949
Fax 610-832-6143

Mr. Robert S. Hyams
Site Manager
Transit America, Inc.
One Red Lion Road
Philadelphia, PA 19115

COPY

Re. Act 2 - Approval of Report
ID No. 1-51-0-27116
Transit America, Inc.
City of Philadelphia

Dear Mr. Hyams:

Please be advised that the Final Report titled "Supplemental Groundwater Final Report for the Transit America, Inc. Red Lion Road Facility" has been approved by the Department of Environmental Protection, in accordance with the provisions of the Land Recycling and Environmental Remediation Standards Act (Act 2). The liability protections for attainment of the selected cleanup standard are set forth in Chapter 5 of Act 2.

The Supplemental Final Report, in conjunction with the previously approved Final Report dated December 17, 1999, demonstrates attainment of an Act 2 standard for groundwater at this site. The facility has attained a residential Site-Specific Standard for the compounds listed on page 49 of the December 17, 1999 "Ground Water Final Report for the Transit America, Inc. Red Lion Road Facility" for the portion of the site along Red Lion Road in Philadelphia County, as shown in Figure 2 of the Supplemental Final Report.

This approval in no way replaces the need to obtain local zoning and land use approvals for future proposed development.

Thank you for your cooperation in working with the Department in the remediation of this site. If you need any additional information regarding this matter, please contact us.

SEP 17 2000

Sincerely,



Bruce D. Beitler
Regional Manager
Environmental Cleanup

cc: Mr. Day-Lewis
Mr. Reyda
Ms. Pantelidou
Ms. Tremont
Ms. Fries
Mr. Hess
Mr. Fidler
Ms. Thompson
Lower Moreland Township
Philadelphia Health Department
Philadelphia Department of Licenses and Inspections
Montgomery County Health Department
Mr. Nowlan - O'Brien and Gere
Mr. Gold - Manko, Gold and Katcher
Ms. Berke - The Budd Company
Regional File
Re 30 (SLP)



Pennsylvania Department of Environmental Protection

Lee Park, Suite 6010
555 North Lane
Conshohocken, PA 19428

January 16, 2003

Southeast Regional Office

Phone: 610-832-5950

Fax: 610-832-6143

Mr. Jose Ramos
White Pine Partners, LP
1 Red Lion Road
Philadelphia, PA 19115

Re: Act 2 – Approval of Report
ID No. 1-51-0-27116
Island Green Country Club
(former Transit America, Inc.)
One Red Lion Road
City of Philadelphia

Dear Mr. Ramos:

During the year 2000, the Department of Environmental Protection (Department) worked with several parties in completing the cleanup of the former Transit America site and in facilitating the redevelopment of the site into the Island Green Country Club. This project was conducted pursuant to the provisions of the Land Recycling and Environmental Remediation Standards Act (Act 2).

Among the submissions required by Act 2 was a Cleanup Plan for the site. This plan, which was approved by the Department, was based upon the assumption that groundwater would not be utilized at the site. This served as the basis for the Department's approval of the Final Report. Subsequent to completing the Act 2 process, the Department was notified that the owners of the Island Green Country Club desired to extract groundwater from beneath the site for use in irrigating the country club's golf course. To accommodate this proposal, a "Revised Cleanup Plan" was prepared and submitted to the Department on December 3, 2002. The Department recognizes this plan as both an amended Cleanup Plan and amended Final Report submitted in accordance with the provisions of the Land Recycling and Environmental Remediation Standards Act (Act 2).

The Department has reviewed and, hereby, approves the Revised Cleanup Plan. The plan demonstrates that the site will continue to meet a Site-Specific Cleanup Standard for groundwater by insuring that extracted groundwater is treated prior to use in irrigating the site. Specifically, extracted groundwater will be treated to attain the Statewide Health Standard for the contaminants tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, and arochlor-1242 (polychlorinated biphenyl). You are reminded that, since this revised plan calls for the use of a new engineering control, an appropriate deed acknowledgement is required in accordance with Section 304 of Act 2. The liability protections for attainment of an Act 2 cleanup standard are set forth in Chapter 5 of Act 2.

Mr. Jose Ramos

- 2 -

January 16, 2003

Thank you for your cooperation in working with the Department in the remediation of this site. If you need any additional information regarding this matter, please contact us.

Sincerely,



Bruce D. Beitler
Regional Manager
Environmental Cleanup

cc: Mr. Campbell, ERG
Mr. Day-Lewis
Ms. Pantelidou
Mr. Reyda
Ms. Tremont
Mr. Hess
Mr. Fidler
Ms. Fries
Philadelphia Health Department
Montgomery County Health Department
Regional File
Re 30 (AR03ECP)016-5

Table 1
Transit America Inc.
Regulated Substances in Soil Meeting Act 2 Standards

Acetone	Cyclohexane	Methylpropenylbenzene
Acid Esters	Cyclohexene	Molybdenum
Alkanes	Cyclopentane	Naphthalene
Aluminum	Decahydromethylnaphthalene	Nickel
Anthracene	Decahydronaphthalene	Nitrate
Antimony	Dibromodichloromethane	N-nitrosodiphenylamine
Arsenic	Dichlorobenzene	Nonane
Barium	Diethylbenzene	Octane
Benzene	Dimethylanisole	o-Xylene
Benzo(a)anthracene	Dimethylethylbenzene	PCB – 1016
Benzo[b]thiophene	Dimethylnaphthalene	PCB – 1221
Beryllium	Di-n-butyl phthalate	PCB - 1232
Bicyclo[2.2.1]heptan-2-one	Di-n-octyl phthalate	PCB – 1242
Bis(2-ethylhexyl)phthalate	Ethyl Acetate	PCB – 1248
Bismuth	Ethyl Ether	PCB – 1254
Boron	Ethylbenzene	PCB – 1260
Bromodichloromethane	Ethylidimethylbenzene	Pentane
Bromoform	Ethylmethylbenzene	Phenanthrene
Bromomethane	Ethylmethylbenzene	Phenol
Butyl-cyclohexane	Ethylmethylbenzene	Phosphorus
Cadmium	Fluoranthene	Potassium
Carbon Disulfide	Fluorene	p-xylene
Carbon Tetrachloride	Heptane	Pyrene
Chlorobenzene	Hexane	Selenium
Chloroethane	Iron	Styrene
Chloroform	Lead	Tetrachlorobenzene
Chloromethane	m-Xylene	Tetrachloroethene
Chromium	Magnesium	Tetrahydromethylnaphthalene
Chrysene	Manganese	Tetramethylbenzene
cis-1,2-Dichloroethene	Mercury	Thallium
Cis-1,3-Dichloropropene	Methyl ethyl ketone	Tin
Cobalt	Methylbenzene	Toluene
Copper	Methylene chloride	Trans-1,2-Dichloroethene
Cyanide	Methylethylhexane	trans-1,3-Dichloropropene
Cycloalkane	Methylnaphthalene	Trichlorobenzene

Table 1 (Cont'd)
 Transit America Inc.
Regulated Substances in Soil Meeting Act 2 Standards

Trichloroethene	1,2,3,6,7,8-HXCDF	2,4-Dimethylphenol
Trichloromonofluoromethane	1,2,3,7,8-PeCDD	2-Butanone
Trimethylbenzene	1,2,3,7,8-PeCDF	2-Chloroethylvinyl ether
Vanadium	1,2,3-Trichlorobenzene	2-Chlorophenol
Vinyl Acetate	1,2,4-Trichlorobenzene	2-Hexane
Vinyl Chloride	1,2-Dichlorobenzene	2-Hexanone
Xylene (total)	1,2-Dichloroethane	2-Hexene
Zinc	1,2-Dichloroethene	2-Methyl,2-methoxy Propane
1,1,1,2-Tetrachloroethane	1,2-Dichloropropane	2-Methylnapthalene
1,1,1-Trichloroethane	1,3-Dichlorobenzene	2-Methylpentane
1,1,2,2-Tetrachloroethane	1,4-Dichlorobenzene	3-Hexane
1,1,2-Trichloroethane	1-Methylnapthalene	3-Hexene
1,1-Dichloroethane	2,2,3-Trimethylhexane	4-Chloro-3-methylphenol
1,1-Dichloroethene	2,3,4,7,8-PeDF	4-Methyl-2-Pentanone
1,2,3,4,7,8-HXCDF	2,3,7,8-TCDF	

Parameters Attaining Site Specific Standards for Soil
1 Red Lion Road, City of Philadelphia

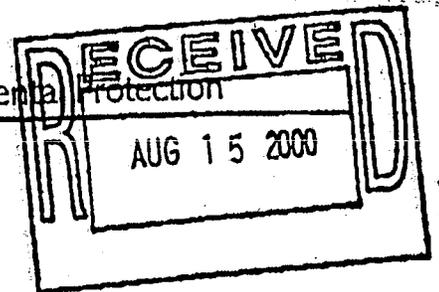
Parameter
Polychlorinated biphenyls (Aroclors 1016, 1232, 1242, and 1248)
tetrachloroethene
cis- and trans-1,1-dichloroethenes
ethylbenzene
toluene
benzene
vinyl chloride
xylene (total)
trichlorobenzenes
arsenic
vanadium
beryllium

Note: Soil parameters attaining the Site-Specific Standard are identified in the Executive Summary of the *Final Report for Soils for the Transit America Inc. Red Lion Road Facility, June 2000* and in prior Act 2 regulatory submittals.



Pennsylvania Department of Environmental Protection

Lee Park, Suite 6010
555 North Lane
Conshohocken, PA 19428
August 14, 2000



610-832-5949
Fax 610-832-6143

Southeast Regional Office

COPY

Mr. Robert S. Hyams
Site Manager
Transit America, Inc.
One Red Lion Road
Philadelphia, PA 19115

Re: ECP-Special Projects-Act 2
Transit America
ID No. 1-51-0-27116
One Red Lion Road
City of Philadelphia

Dear Mr. Hyams:

The Department of Environmental Protection (DEP) has completed the review of the report titled "Final Report for Soils for the Transit America Inc., Red Lion Road Facility," dated June 2000. The report was prepared by O'Brien & Gere Engineers, Inc. The report was submitted to DEP in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2). The June 2000 report constitutes a "Final Report" as defined in Chapter 3, Sections 303 and 304 of Act 2.

The Final Report documents the remedial measures undertaken on this former 214-acre industrial property. Remediation of the property was completed in accordance with the report titled, "Cleanup Plan for the Transit America, Inc., Red Lion Road Facility; Document 3," dated March 1998. The Cleanup Plan was approved by DEP on May 7, 1998.

Based upon the information submitted in the Final Report, DEP approves the report for soils which have been investigated, characterized and remediated. Volatile organic compounds (VOC's), semi-volatile organic compounds (SVOC's), polychlorinated biphenyls (PCB's), pesticides and inorganic compounds listed in Table I titled "Regulated Substances in Soil Meeting Act 2 Standards," dated June 9, 2000, meet the Residential, Non-Residential or Site Specific Standard as set forth in Figure 3 titled "Deed Restricted Areas for Soils; File No. 26216.001-14" also dated June 9, 2000 and incorporated in the June 2000 Final Report. Chapter 3, Section 303(g) and Section 304(m) requires a Deed Acknowledgement for areas of the property where attainment of the Non-Residential Statewide Health Standard and the Site-Specific Standard have been demonstrated. Chapter 5 Section 501 of the Act, provides liability protection to sites where attainment of cleanup standards are demonstrated.

Mr. Robert S. Hyams

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August 14, 2000

Thank you for your cooperation in working with DEP in the remediation of this site. This has been a very interesting and rewarding case. Together, Transit America and the Department have succeeded in transforming a site with a long industrial history into a site with a bright future. If you need additional information regarding this matter, please contact the Environmental Cleanup Program.

Sincerely,



Bruce D. Beitler
Regional Manager
Environmental Cleanup

cc: Mr. Day-Lewis
Ms. Pantelidou
Mr. Reyda
Ms. Tremont
Ms. Fries
Mr. Hess
Mr. Fidler
Ms. Thompson
Lower Moreland Township
Philadelphia Health Department
Philadelphia Department of Licenses and Inspections
Montgomery County Health Department
Mr. Nowlan - O'Brien and Gere
Mr. Gold - Manko, Gold and Katcher
Ms. Berke - The Budd Company
Regional File
Re 30 (GJE00)221-1