

Lexington Technology Park, Pittsburgh, Pennsylvania Executive Summary of Environmental Status

Chester Engineers (Chester) has prepared this document to provide a brief summary of the environmental history of the property known as the Lexington Technology Park (subject property). The summary was based on the review of multiple site environmental documents provided to Chester by the Urban Redevelopment Authority of Pittsburgh (URA), and from an informal file review performed at Pennsylvania Department of Environmental Protection (PADEP) offices (case file LRP No. 5-2-1-18808). It is recommended that any prospective purchaser who is interested in the property perform their own due diligence (All Appropriate Inquiry) on the subject property prior to acquisition.

The subject property has a street address of 400 N. Lexington Street, Pittsburgh, Pennsylvania (many of the environmental site documents refer to a street address of 400 Lexington Avenue). The property consists of approximately 16.5-acres of land in the Point Breeze neighborhood of Pittsburgh. Currently, there are two main buildings (Building #1 and Building #2) that occupy a major portion of the land. Parking areas fill much of the remaining property area. A third building (Building #3), which was located immediately south of Building #1 was demolished in 2008. The footprint of Building #3 was converted into additional parking.

Industrial activities at the subject property are reported to date back to 1914 when the Pittsburgh Model Engine Company began manufacturing automotive motors. Rockwell International Corporation (Rockwell) acquired the property in 1925 for use as various manufacturing and warehousing needs. The primary activities involved the manufacturing of water meters, valves and sealants/lubricants. The property was sold to BTR Sealants, Inc., in 1989 which occupied the property until 1995 at which time the property was reacquired by Rockwell. The property was then donated to the URA in 1996 and has since been used for beneficial light industrial and municipal services.

Subsurface Site Characterization/Act 2 Work

Subsurface soil and groundwater contamination was first indicated in 1988 at the subject property. As a result of the early investigations, remedial actions were conducted to address the areas of concern. These actions included the removal of four underground storage tanks (USTs) along with impacted soils, the slip-lining of leaking sewer lines, and the plugging of floor drains in the buildings. The presence of soil and groundwater contamination led to a series of site characterizations and remedial actions through the late 1980s and the 1990s. Ultimately this work led to enrollment of the property in the Pennsylvania Land Recycling Program, referred to as Act 2 (25 Pa Code, section 250) in 2003 in order to obtain cleanup liability protection.

Impacted groundwater was determined to be present beneath the subject property in the perched, unconsolidated, and bedrock aquifers. Groundwater flow was determined to be generally in a northeasterly direction. A non-use aquifer designation was requested by Rockwell and granted by PADEP as it was determined that impacted groundwater migration would be limited, and that groundwater was not used downgradient of the impacted plume. Nonetheless, volatile organic compounds (VOCs) were determined to be present at the subject property above the non-use aquifer medium specific concentrations (MSCs).

Although, impacted soil was remediated as part of the UST removals, some limited impacted soil remained. Several areas contained impacted soil (arsenic, iron, and trichloroethene) at concentrations either above the direct contact MSC or the non-use aquifer soil-to-groundwater MSC.

Due to the presence of impacted groundwater beneath an adjoining property located to the east and owned by the University of Pittsburgh, both the Lexington Technology Park and the University of Pittsburgh properties were included as part of the Act 2 'site'. Although ownership of the subject property belonged to URA at that time, environmental liability remained with Rockwell until such time as attainment of site specific standards as required under the Act 2 closure. This Act 2 closure was obtained by Rockwell on February 7, 2005.

An excellent overview of the site investigations and Act 2 work was completed by Blasland, Bouck, & Lee (BBL) in their correspondence titled "Project Closeout Letter" to the Pennsylvania Department of Environmental Protection (PADEP), dated August 17, 2006. It is highly recommended that this letter be reviewed for a more complete summary of the subsurface environmental and Act 2 submission work completed in the past.

For the soil and groundwater concentrations which remained above the applicable MSCs, a risk evaluation was performed to determine where complete exposure pathways existed. Based on that evaluation, there were limited exposure risks that were to be addressed by deed notices and restrictions in order to limit direct contact and/or ingestion risks. The URA indicated that these restrictions and notices would be officially recorded on the deed as part of any future property transfer. The deed restrictions were to indicate that the property shall remain non-residential and that future groundwater use is prohibited. Also, deed notices should indicate that, 1) two locations on the subject property exceed the non-residential medium specific concentrations (MSCs); 2) future on-site or construction/utility workers need to ensure protection from contact with impacted groundwater; and 3) there was historical presence of light non-aqueous phase liquids (LNAPL) at the locations of wells DM-6 and MW-1A (see attached figure from BBL, Final Report, October 2004). While not officially recorded on the deed, these restrictions were immediately implemented in practice by the URA. In addition to these aforementioned deed notices and restrictions, a long-term management care plan was also implemented. All monitoring wells installed as part of site characterization work were abandoned following Act 2 closure. The long-term management care plan will need to be maintained by any future landowners should the property be acquired from the URA.

In addition to the deed notice and restriction requirements identified above, the Pennsylvania Uniform Environmental Covenants Act (UECA), Act 68 of 2007, establishes standardized requirements for the implementation of deed notices and restrictions. A Uniform Environmental Covenant will need to be created for the subject property either prior to or at the time of property disposition. The Covenant is signed by the property owner as grantor, other grantees or holders, and the PADEP. After the Covenant is signed, PADEP places the Covenant into a Public Registry of completed Covenants.

Other Environmental Inspection/Abatement Work

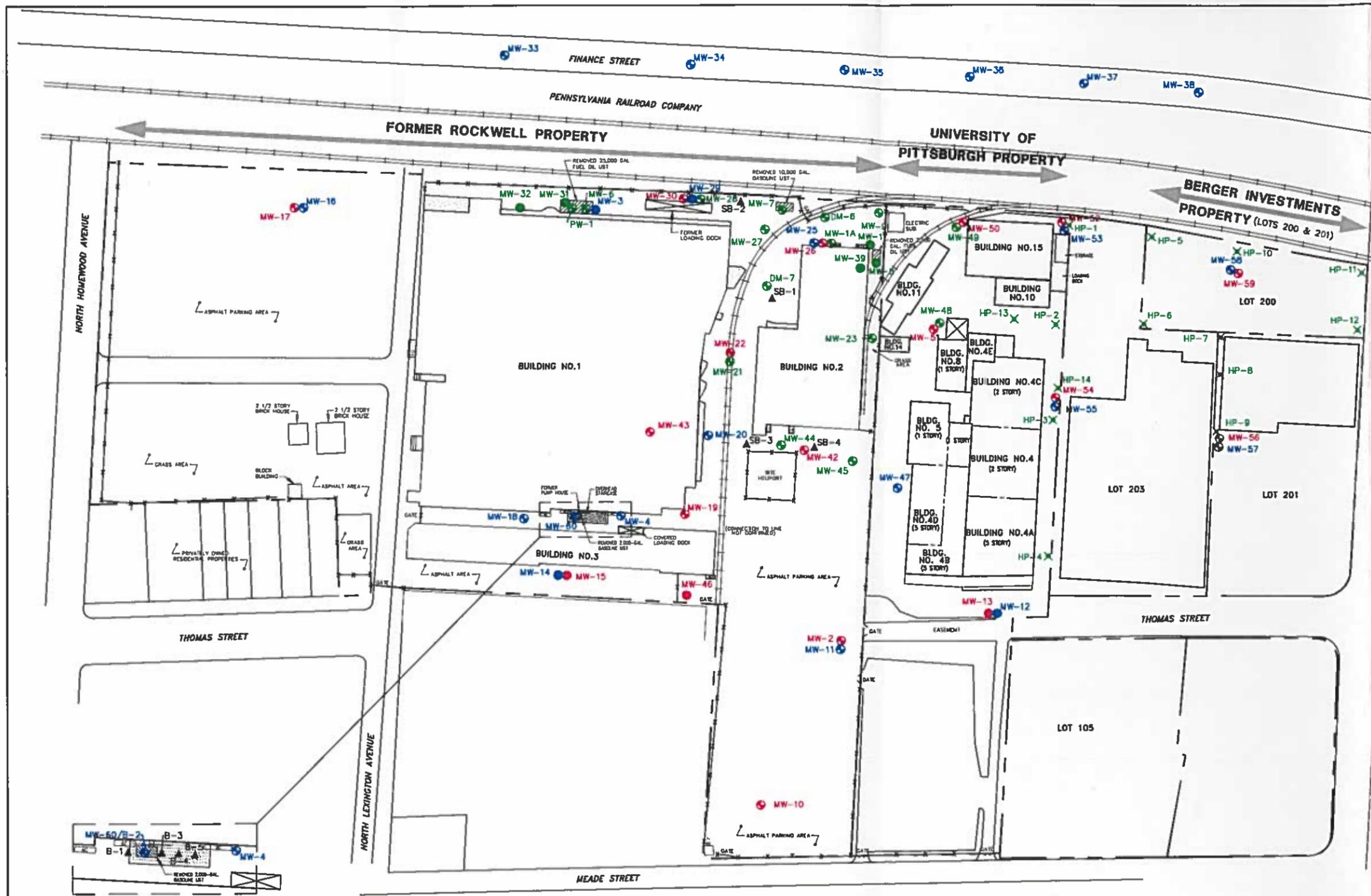
In addition to the subsurface investigation work, certain other assessments were completed regarding the existence of asbestos containing materials (ACMs), lead-based paint, radon levels, and lead in drinking water within the interior of Building #1. These inspections date back to 1997. The inspections did indicate the presence of ACMs and lead paint throughout Building #1. Chester could not confirm if any abatement activities did occur in Building #1, but suspect that they have not. Water sampling did indicate the presence of lead in potable water above the U.S. EPA MCL in two of eight samples collected.

These two samples were reported to be in areas of Building #1 which were not occupied and were likely to be caused by lead pipe leaching due to long-term water stagnation. Radon measurements did not indicate any air quality concerns.

A separate lead paint inspection completed in 1996 did indicate the presence of lead paint on riser piping in Building #2. Chester could not find any information regarding lead paint abatement activities and suspects that it was not performed. Lead paint would only be an issue if it was peeling and became a potential ingestion or inhalation concern due to lead dust creation.

As mentioned prior, Building #3 was demolished in 2008. Prior to demolition, ACM and lead-based paint assessments were performed. It appears that ACM abatement did occur prior to demolition according to URA personnel although specifics of that abatement were not readily available for review and comment as part of this Executive Summary. Also, it could not be determined at this time if lead-based paint abatement activities were performed prior to Building #3 demolition. This would not have necessarily been a regulatory requirement for a whole commercial building demolition. Additionally, a portion of Building #3 did contain a sub-grade basement. Chester was not able to ascertain the source of the backfill material.

It should be noted that this Executive Summary is based on the review of site environmental documents primarily as they relate to subsurface remedial activities and PADEP Act 2, and the readily available information reading building assessments. This Summary is not intended to provide any warranty against the presence of any unknown or undiscovered subsurface contaminants. As mentioned prior, it is highly recommended that any prospective purchaser perform a current due diligence assessment as part of any future landowner liability protection.



AOI-1 SOIL BORING LOCATIONS
SCALE: 1"=40'

- LEGEND**
- BUILDING OUTLINE
 - - - PROPERTY LINE
 - - - FENCE
 - ROAD
 - RAILROAD
 - APPROXIMATE LOCATION OF FORMER UNDERGROUND STORAGE TANK (UST)
 - AC AIR CONDITIONER COOLING FANS
 - AREA OF ADDITIONAL EXCAVATION
 - BEDROCK ZONE MONITORING WELL
 - FORMER BEDROCK ZONE MONITORING WELL
 - OVERBURDEN ZONE MONITORING WELL
 - FORMER OVERBURDEN ZONE MONITORING WELL
 - PERCHED ZONE MONITORING WELL
 - FORMER PERCHED ZONE MONITORING WELL
 - ▲ SOIL BORING
 - × 1997 HYDROPUNCH INVESTIGATION LOCATIONS
- NOTES:**
- BUILDING OUTLINES WERE OBTAINED FROM A PLAN OF PROPERTY PROVIDED BY UNIVERSITY OF PITTSBURGH, CIRCA 1953.
 - LOT AND BLOCK MAP FOR PITTSBURGH PROVIDED BY URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, FEBRUARY 21, 1996.
 - ALL HYDROPUNCH LOCATIONS ARE APPROXIMATE.



ROCKWELL AUTOMATION
LEXINGTON AVENUE SITE
PITTSBURGH, PENNSYLVANIA

**MONITORING WELL AND
SOIL BORING LOCATIONS**

BBL
BLASLAND, BOUCK & LEE, INC.
engineers & scientists

FIGURE
2-1

L: ON=*.OFF=REF
P: STD=PCP/DL28
10/18/04 SYR=83-YCC RCB PCL
37518003/ROCKWELL/37518002.DWG