

These are the findings, opinions, and conclusions of a certified Phase 1 Environmental Site Assessment conducted by Moody and Associates, Inc. in August of 2026. If you would like the complete (468) page report please contact Susan at Hunyady Auction Company (215) 361-9099

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A Freedom of Information Act Request was submitted via email to Hempfield Township on July 9, 2026. Mr. Aaron Siko responded on July 13, 2026 and provided an erosion control plan for the ROW and installation of the digital billboard on the Subject Property. It appears wetlands are identified on this engineering drawing.

All Freedom of Information Act requests and corresponding documents can be found in **Appendix I**.

7.0 FINDINGS

A cursory summary of findings is provided below. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The Subject Property has been utilized as a residence since the mid-1950s.
- The site reconnaissance revealed no signs of odors, staining, or distressed vegetation present around the Subject Property. No large quantities of chemicals were present beyond cleaners.
- Surface water and shallow groundwater are expected to migrate east toward an unnamed tributary and subsequently northeast toward Mountain Valley Lake located across State Route 30.
- One (1) AUL, institutional control, or engineering control facility is listed within 0.5 miles of the Subject Property

- No evidence of hazardous substances was observed on the Subject Property during the site reconnaissance other than small quantities of household cleaning and maintenance products.
- No USTs were observed on the Subject Property at the time of the reconnaissance.
- No ASTs were observed on the Subject Property at the time of the reconnaissance.
- Two pole-mounted electrical transformers, which may contain PCBs, were observed on the Subject Property along State Route 30 and Everglade Road. No staining or distressed vegetation was observed.
- No petroleum products were observed on the Subject Property.
- No waste dumpster was located on the Subject Property.
- No evidence of on-site landfilling was observed during the Subject Property reconnaissance.
- No evidence of radiological hazards was observed during the Subject Property reconnaissance.
- One (1) septic tank was reported during Subject Property reconnaissance.
- No pits, ponds, or lagoons were observed during the Subject Property reconnaissance.
- Two (2) stormwater drains were observed along State Route 30 and Everglade Road.
- One (1) domestic groundwater well was identified on the Subject Property.
- No NPL sites are located within one (1) mile of the Subject Property.
- No SEMS facilities are located within 0.5 miles of the Subject Property.
- No SEMS-ARCHIVE facilities are located within 0.5 miles of the Subject Property.
- No Federal RCRA CORRACTS TSD facilities are listed within one (1) mile of the Subject Property.
- No RCRA Non-CORRACTS TSD facilities are listed within 0.5 miles of the Subject Property.
- No RCRA NonGen/NLR facilities are listed within 0.25 miles of the Subject Property.
- Four (4) RCRA generator facilities are listed within 0.25 miles of the Subject Property.
- Two (2) state and tribal storage tank facilities are listed within 0.25 miles of the Subject Property.
- Two (2) LUST facilities are listed within 0.5 miles of the Subject Property.
- No LAST facilities are listed within 0.5 miles of the Subject Property.
- One (1) PA VCP site is listed within 0.5 miles of the Subject Property.
- No PADEP Act 2-Deed sites are listed within 0.5 miles of the Subject Property.
- One (1) institutional control site is listed within 0.5 miles of the Subject Property for State and Tribal Institutional/Engineering Controls.
- Nine (9) manifest facilities are listed within 0.25 miles of the Subject Property.

- Three (3) orphan sites were listed in the EDR Radius Report.
- No high-risk historical auto sites are listed within one (1) mile of the Subject Property.
- No high-risk historical dry cleaner sites are listed within one (1) mile of the Subject Property.
- No brownfield sites are listed within 0.5 miles of the Subject Property.
- No NPDES permits were listed for the Subject Property and/or adjoining properties.
- No landfill facilities were listed within 0.5 miles of the Subject Property.
- No PFAS facilities were listed within 0.25 miles of the Subject Property.

8.0 OPINIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property located at 6184 Route 30, Hempfield Township, Westmoreland County, Pennsylvania. Any exceptions to, or deletions from, this practice are described in the Limitations and Exceptions Section of this report.

The present and historical use of the Subject Property does not indicate the presence of hazardous substances or petroleum products on the Subject Property and is a relatively low risk property use. The Subject Property digital billboard is not considered a REC. Any hazardous substances associated with the billboard would be limited to contained electronic components and do not represent a release unless the equipment were damaged or improperly disposed of. No odors, staining, or distressed vegetation was observed below the billboard.

Based on the nature of the fire and emergency incidents, the absence of documented spills or releases, and the lack of evidence indicating environmental impact or migration potential, the fire and emergency response records for Hempfield Square do not represent a REC for the Subject Property.

Facilities in the surrounding area were reviewed through the EDR Radius Report and other regulatory resources. These facilities either had no compliance violations or had violations that were returned to compliance. Storage tank facilities located upgradient of the Subject Property had no record of documented environmental releases. Two orphan sites identified in the database search are located approximately 2 miles from the Subject Property and would not be expected to impact the site due to

their distance. Potential spills occurring at the Goodyear Auto Service Center, located approximately 0.25 miles east and cross-gradient from the Subject Property, would be expected to be directed away from the Subject Property and therefore does not pose a migration concern.

The remaining facilities in the surrounding area which may have the potential to contribute to environmental contamination are located downgradient and/or are separated geographically or geologically from the Subject Property and potential contamination from these facilities would be anticipated to migrate away from the Subject Property.

9.0 CONCLUSIONS

This assessment has revealed **no evidence of a CREC** in connection with the Subject Property.

This assessment has revealed **no evidence of an HREC** in connection with the Subject Property.

This assessment has revealed **no evidence of RECs** in connection with the Subject Property.

While no RECs have been identified, the age of the residence indicates that building materials may contain LBP and ACM. Prior to any demolition or renovation activities, an ACM inspection survey will be required to identify, manage, and properly dispose of any ACM in accordance with applicable regulations. In addition, any disturbance of painted surfaces should be conducted in compliance with applicable USEPA and OSHA requirements for LBP during renovation and demolition activities.

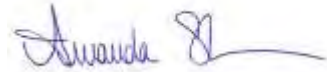
10.0 STANDARD OF CARE

Moody has completed a Phase I ESA for the Subject Property in conformance with the scope and limitations of ASTM Practice E 1527-21. We believe this investigation constitutes a diligent Phase I ESA of the Subject Property. The conclusions, opinions, and statements presented in this report are based on available information and have been prepared to the best of Moody's knowledge and ability.

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This ESA was performed in accordance with the procedures included in ASTM E 1527-21, Standard Practice for Environmental Site Assessments. This Phase I ESA was performed by Ms. Amanda S. Love, Environmental Professional. The report was reviewed by Ms. Jessie Bobrzynski, P.G., LRS, Environmental Professional. *We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.*

Qualifications for the Environmental Professionals are located in **Appendix J**.



Amanda S. Love
Project Manager II



Jessie Bobrzynski, P.G., LRS
Senior Project Manager