



MIPC, LLC
920 Cherry Tree Road
Aston, PA 19014

January 2, 2025

Dear Neighbor,

As the work at our Chelsea Tank Farm continues, we want to provide you with an update of the incident, our investigation and remediation efforts, as well as our path forward. To that end, please find the enclosed Fact Sheet. We understand that you may have additional questions and as such, in the near future we will be scheduling a community meeting to better address those questions or concerns. However, in the meantime, we remain available to speak with you at your convenience either over the phone or at your home if you prefer. Please contact us at 610-364-8426 if you would like to discuss things in more detail.

Furthermore, we would like to highlight two additional communications that you have or will soon receive from us regarding this event: (1) a drinking water survey, and (2) if you have a potable water well on your property, an offer to provide you with bottled water service.

- **Drinking Water Survey:** this is a survey asking whether you have a private water well or you are connected to a public water source. We ask that you please take the time to fill that out with the information you have available and return it. Alternatively, if you need assistance with the survey, please contact us and we can have someone call or come to your home to discuss more thoroughly. For your convenience, and in the event you have not yet received this survey, we have enclosed it here for your review.

If you do have a well on your property, it is our hope that you will grant us access so that we can sample your well water. MIPC will provide an independent testing consultant to arrange and collect the sample and will pay for the required testing at no cost to you. Additionally, once the test results are available, we will provide them for your review.

We are asking you to complete the questionnaire as soon as possible, using either the enclosed self-addressed stamped envelope or the other means provided. It is important that you complete and return the questionnaire even if you do not maintain a well on your property so that our records are updated, and to ensure that you will not be unnecessarily contacted in the future.

- **Bottled Water Service:** If you have a private water well and would like us to provide bottled water service to your property, please contact us at 610-364-8426 or via email at MIPC1@monroe-energy.com with your name, address, and number of persons in your household, and we will have the bottled water service begin at your property within 24 hours of your request.

Your safety, health and peace of mind are a priority to MIPC, and we value and appreciate your assistance and trust. We continue to work closely with all relevant agencies, we are also regularly reporting on our efforts to local officials, and we will keep you informed as we work to clean up the impacted area.

Please contact us at 610-364-8426 if you would like to discuss this further. Thank you, and we appreciate your understanding and cooperation.



CHELSEA TANK FARM GASOLINE RELEASE

MIPC CONTACT: **610-364-8426** OR **MIPC1@MONROE-ENERGY.COM**

DATE: **12/31/25**

DEAR NEIGHBOR,

AS YOU MAY KNOW, MIPC IS CURRENTLY WORKING TO REMEDIATE AN UNDERGROUND GASOLINE LEAK THAT WAS RECENTLY CONFIRMED AT OUR CHELSEA TANK FARM. THIS DOCUMENT SEEKS TO PROVIDE YOU WITH A GREATER LEVEL OF DETAIL ON WHAT HAPPENED AND WHAT YOU CAN EXPECT FROM US GOING FORWARD.

WHAT HAPPENED?

On August 18th, an MIPC operator noticed a faint odor while making routine checks in the northwest corner of our Chelsea Tank Farm. The source of the odor was determined to be a light gasoline and water mixture (approximately 2% gasoline to 98% water), emanating from a concrete stormwater drainage pipe. Upon discovery, MIPC immediately began implementing measures to contain and clean up the impacted water.

At the same time, MIPC notified state and county agencies, as well as municipal officials and our community emergency responders. MIPC also notified nearby neighbors in Bethel and Upper Chichester that there would be increased maintenance activity at the site. Additionally, fence line air quality readings were repeatedly taken, and results confirmed there were no impacts at the fence line of our facility.

INVESTIGATION PROCESS

After our initial mitigation efforts, MIPC began what would become a multi-month investigatory process to identify the source of the leak. Simultaneously, MIPC sought and received a PA Dep. of Environmental Protection permit to install a water treatment unit that has remained in operation to this day. Over the subsequent weeks, MIPC worked methodically to identify and rule out potential sources, which involved excavation of the concrete pipe, several soil digs (some to depths of 17 feet), numerous field tank valve and flange inspections, checking underground test stations, reviewing tank level data, and historical site data, and conducting static pressure tests and hydro tests of tanks in the impacted area. All investigatory efforts over this time did not yield a clear source or even the presence of a broader issue.

MIPC also provided regulatory agencies with updates and has complied with every request and recommendation conveyed to us.

SOURCE DISCOVERY

As we continued to investigate the area of impact, we installed soil borings (up to depths of 35 feet), and in early December, we discovered gasoline impacted soil. In some cases, we found gasoline impacted groundwater in one area of the site, including within 30 feet of our fence line. At this point, we made notifications to all Federal, State and County agencies as well as municipal officials, emergency responders, and elected officials. MIPC also conducted door-to-door community outreach, notifying our fence line neighbors living within roughly 1,000 feet of the impacted area.

On December 13th, one of our storage tanks, which was previously taken out of service and emptied as part of this investigation, was confirmed to have a 1/4-inch hole in the interior floor. This discovery then initiated a process by which we could calculate a maximum potential release total based on data and evidence. And this is how we arrived at the potential total release of 9,000 barrels of gasoline in the northwest corner of our property, which we reported to the Pipeline and Hazardous Materials Safety Administration (PHMSA).





OUR PATH FORWARD

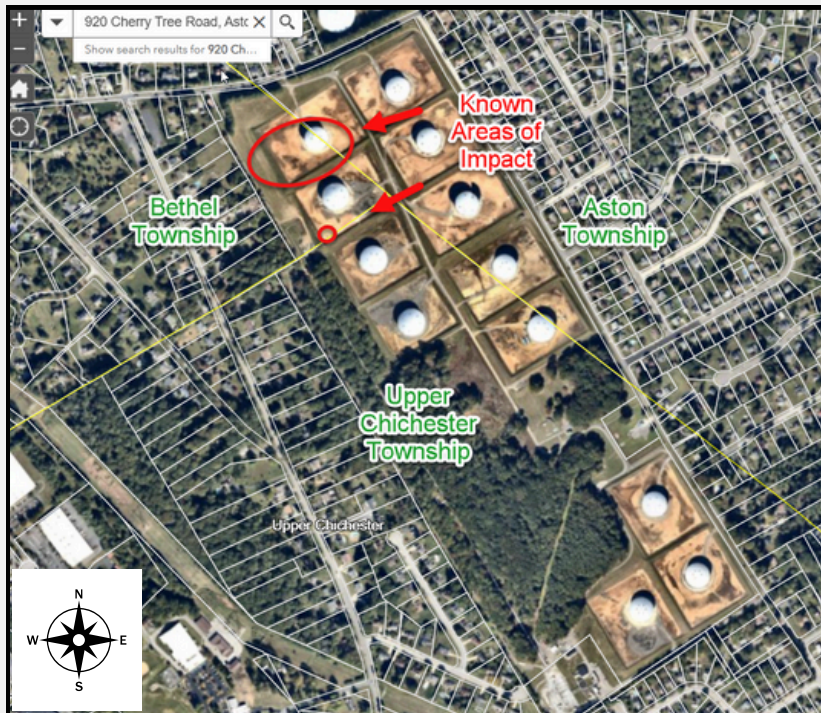
MIPC is working with Langan, a specialized engineering and environmental firm widely known for its expertise in ground contamination, investigations, and recovery, as we continue to identify the extent of the impact as well as to conduct ongoing remediation efforts. We have begun to collect product from the borings that we dug, and we are developing a plan to present to PADEP for the long-term remediation of the site. MIPC is committed to ensuring that the entire affected area is remediated and returned to its original condition, and we remain steadfast in working with regulatory agencies, elected officials, and our local municipalities throughout this process.

KEY TAKEAWAYS

- No odors have been detected offsite or sheens observed in surface water.
- Nearby residential groundwater wells that have been tested by a third-party, EPA-certified lab had no petroleum compounds detected.

Per PADEP Requirements:

- Bottled water has been offered and will be provided, if requested, to residents within 1,000 ft. of our western boundary who utilize wells for potable water.
- MIPC has increased the frequency of fence line monitoring to a daily schedule utilizing prevailing EPA methodology.
- MIPC will hold public meetings in conjunction with our local municipalities as well as with state and federal agencies to continue communicating updates with our neighbors.
- An informational website will be established which will provide important information to our neighbors.



MAP KEY

- Please note that the 'Areas of Impact' are representative, and not drawn exactly to scale.
- The yellow lines correlate to municipal boundary lines.
- White lines correlate to private property lines.

OUTREACH

We understand that you may have additional questions, and we are available to speak with you at your convenience either on a call or in person at your home, if you prefer.

Thank you, and we appreciate your understanding as we work to fully remediate our site.

CONTACT INFO

610-364-8426

MIPC1@monroe-energy.com

**MIPC, LLC care of
Langan Engineering and Environmental Services, LLC
1818 Market Street, Suite 3300
Philadelphia, PA 19103**

Well Information Questionnaire Form and Request for Sampling

Please complete this form by providing the requested information in the spaces provided or by circling the most appropriate response and return the completed form to us within 10 days of receipt either by using the enclosed pre-paid self-addressed envelope, by emailing the form to MIPC1@monroe-energy.com, or by calling 610-364-8426 to request that form be picked up.

Date: _____

Property Street Address: _____

1. Indicate your relationship to this property. (Circle one)

Property Owner Renter/Lessee Other (Please explain) _____

Please provide your contact information/mail address and indicate if it is permissible for us to contact you.

NAME: _____

ADDRESS: _____

PHONE #: _____ (home) _____ (work) _____ (cell)

E-MAIL ADDRESS: _____

Please circle the phone number or email above that you prefer we use to contact you.

If you are a renter or tenant, please provide the owner's contact information.

NAME: _____

ADDRESS: _____

PHONE #: _____ (home) _____ (work) _____ (cell)

2. Is there a private water well located on the referenced property? **YES** **NO**
(If **NO**, please stop here and return the form)

3. Regarding the water well on the property, if known:
- What is the depth of the well? _____ feet
 - What is the depth of the well casing? _____ feet

- c. What is the depth of the well pump? _____ feet
- d. What is the pump capacity? _____ gallons per minute
4. Does the well supply water for any other residences? **YES NO unknown**
 If **YES**, how many, and what are the addresses of those residences?

5. Do you use the well water for drinking and/or cooking? **YES NO**
 (If **NO**, what is the source of your drinking/cooking water? _____)
6. Do you use the well water for:
- | | | |
|--------------------------------------|------------|-----------|
| bathing? | YES | NO |
| washing clothes | YES | NO |
| lawn/irrigation | YES | NO |
| watering food garden? | YES | NO |
| filling swimming pool/
recreation | YES | NO |
7. Has this well been tested recently?
- If **YES**, please enclose a copy of the results if possible.
- a) What date was it most recently tested? _____
- b) Who tested the well water? _____
- c) What was the well tested for? (circle all that apply)
- Bacteria
- Volatile Organics
- Metals
- Other (please explain) _____
- d) Did the sampling detect any contaminants? **YES NO**
 If **YES**, please specify

8. Do you have any treatment system(s) on the well? YES NO

If YES,

a) What type of water treatment system(s) do you have? (circle all that apply)

Softener

Iron removal

Sediment filter

Carbon filter

Turbidity removal

pH adjustment

Disinfection

Chlorinators

Acid neutralizer

Other (please specify): _____

b) Can the treatment system be bypassed to collect an untreated water sample? YES NO NOT SURE

If YES, how can the system be bypassed? (Circle all that apply)

Outside spigot bypasses treatment

Faucet in basement

Faucet on holding tank

Treatment system can be shut off

If NO,

Is there an outside spigot YES NO

Where is the spigot located? _____

9. ***Would you allow us to collect a water sample from your well for analysis?*** YES NO

10. Please provide any other information that you feel would be helpful for us to know about your well.

Please sign at the space provided below and return a signed copy of this Questionnaire either by using the enclosed self-addressed stamped envelope, by emailing the form to MIPC1@monroe-energy.com, or by calling 610-364-8426 to request that form be picked up.

Signature _____ Date _____

Please locate your well, septic system, and any underground tank (if applicable) relative to your house and the street. If there are any landmarks that help locate these features, please draw them in. Also, please indicate the street name in the blank provided.



(street name)

Property Owner/Resident's Name _____