

July 28, 2026

**Transmitted via e-mail to: [cdbrown@pa.gov](mailto:cdbrown@pa.gov)**

C. David Brown, P.G., Environmental Program Manager  
Environmental Cleanup and Brownfields  
Department of Environmental Protection, Southeast Regional Office  
2 East Main Street  
Norristown, PA 19401

**RE: Weekly Progress Report No. 31  
MIPC Chelsea Facility  
PADEP Facility ID No. 634737  
920 Cherry Tree Road, Aston, PA 19014  
Bethel Township, Upper Chichester Township, Aston Township, Delaware County  
Langan Project No. 220240201**

Dear Mr. Brown:

On behalf of MIPC, LLC (MIPC) and in accordance with Part 1.f. of the Order issued by the Department of Environmental Protection (DEP) to MIPC on December 23, 2025, Langan Engineering and Environmental Services, LLC (Langan) is submitting this 31<sup>st</sup> Weekly Progress Report for the MIPC Chelsea Facility in Aston, Delaware County, PA. This progress report summarizes activities performed by MIPC regarding the release for the period July 18 through 24, 2026, and includes the required information per Part 1.f. of the Order.

Weekly progress reports are submitted electronically each Tuesday to report activities completed for the prior week (Saturday through Friday). It is understood that, with DEP's approval, the frequency of the progress reports may be reduced at a future time.

Laboratory reports for property well sampling received within the preceding seven-day (calendar) period, as required by Part 1.h. of the Order, are appended to this progress report, as applicable.

The second quarterly remedial action progress report was submitted to DEP on June 19, 2026 and includes a summary of site characterization and interim remedial action activities and results through early June 2026. Therefore, weekly progress reports submitted after June 19, 2026 do not re-present information and results included within the second quarterly remedial action progress report.

***i. Groundwater Supply Wells Identification & Sampling Overview***

*Numbers to date of groundwater supply wells identified, groundwater supply wells sampled, laboratory results received, and scheduled potable well sampling.*

| # GW Supply Wells Identified <sup>1</sup> | # GW Supply Wells Sampled | # Laboratory Results Received                                             | # Scheduled Potable Well Sampling |
|-------------------------------------------|---------------------------|---------------------------------------------------------------------------|-----------------------------------|
| 46                                        | 40                        | Initial <sup>2</sup> : 52                                                 | 19                                |
|                                           | Extra <sup>2</sup> : 12   | Resample <sup>3</sup> : 57<br>Resample (results pending) <sup>3</sup> : 2 |                                   |

<sup>1</sup> – Potable groundwater supply wells within Order-stipulated area of interest (i.e., 1,000 feet from western site boundary). This number does not include non-potable wells that are either unused or used for irrigation/landscaping only. This number was updated to reflect private wells that were isolated or abandoned after MIPC connected certain properties to the CWA public water system (see **Table 1**).

<sup>2</sup> – The number of extra groundwater supply wells sampled and number of initial laboratory results received include:

- seven residences with potable wells located beyond the area of interest;
- one unused, non-potable well that is located beyond the area of interest (residence connected to and uses public water but requested sampling of their private well);
- three non-potable wells that are located within the area of interest but are used for landscaping only (these residences are connected to and use public water but requested sampling of their non-potable private wells); and
- one unused, secondary well (the newer, deeper well is the used well for this property, but both wells were sampled).

<sup>3</sup> – 22 private drinking water wells have been resampled for Round 2 testing, 13 private drinking water wells have been resampled for Round 3 testing, 11 private drinking water wells have been resampled for Round 4 testing, 9 private drinking water wells have been resampled for Round 5 testing, and 4 private drinking water wells have been resampled for Round 6 testing (see Table 1).

Refer to attached **Figure 1** and **Table 1** for information about groundwater supply wells.

## ii. Potable Well Results to Date

*Numbers to date of tested potable wells exceeding MSCs for VOCs, and tested potable wells with detections of VOCs that do not exceed MSCs.*

| # Tested Potable Wells Exceeding MSCs for VOCs | # Tested Potable Wells with Detections of VOCs below MSCs |
|------------------------------------------------|-----------------------------------------------------------|
| 0                                              | 4<br>(and 1 Non-Potable, Unused Well)                     |

Laboratory results have been received for 47 potable wells (including seven potable wells located outside the area of interest) and five non-potable wells to date. Additionally, laboratory results have been received for 22 potable wells that were re-sampled (Rounds 2, 3, 4, 5 and/or 6 testing). Drinking water samples were analyzed for gasoline-related constituents (i.e., the PADEP petroleum product list for unleaded gasoline) via EPA Method 524.2. None of the analyzed compounds were detected at concentrations above the most stringent PA Act 2 MSCs for groundwater, as well as the PA Act 2 Vapor

Intrusion Screening Values for Groundwater and U.S. EPA MCLs and regional screening values (TR=1E-06, THQ=0.1).

**Table 2**, attached, summarizes the private well drinking water results received since submission of the second quarterly remedial action progress report on June 19, 2026, and the laboratory analytical report(s) for the potable well samples that were not previously submitted as part of prior Weekly Progress Reports are included as **Attachment 1**. The locations and IDs of the private wells sampled to date are depicted on **Figure 1**, attached.

### iii. **POET Systems Overview - Numbers**

*Numbers to date of POETs installed by MIPC, POETs installed by others that are known by MIPC, and planned POETs by MIPC and by others.*

No POETs have been installed by MIPC or others to date, and no POETs are planned to be installed by MIPC or others at this time. As indicated in the response to 1.f.ii. above, all results to date have been below the most stringent PA Act 2 MSCs for groundwater, as well as the PA Act 2 Vapor Intrusion Screening Values for Groundwater and U.S. EPA MCLs and regional screening values (TR=1E-06, THQ=0.1); therefore, POETs are not warranted at this time.

### iv. **POET Systems Overview - List**

*A list of properties with potable wells, to date, known to MIPC with operating POETs or other treatment systems for VOCs, a list of properties with potable wells with VOC detections that do not have POETs or other treatment systems, a list of properties with potable wells with planned POETs, and a list of properties with potable wells with VOC detections where MIPC does not know whether the property has a POET or other treatment system.*

Properties with potable wells, to date, known to MIPC with:

| Operating POETs for VOCs | VOC Detections and No POETs <sup>1</sup>                         | Planned POETs | VOC Detections and Unknown POETs |
|--------------------------|------------------------------------------------------------------|---------------|----------------------------------|
| None                     | 1) [REDACTED]<br>2) [REDACTED]<br>3) [REDACTED]<br>4) [REDACTED] | None          | None                             |

<sup>1</sup> As described in prior weekly progress reports, one *non-potable* well has a low-level detection of total xylenes in one of two samples collected and analyzed. This property is connected to the public water supply, and the non-potable well is unused.

Low-level detection(s) of one or more analyzed VOC(s) were reported for one or more prior samples collected from the above-listed properties. Results from the most recent

three to four rounds of drinking water samples collected from the first two above-listed properties did not have detections of analyzed VOCs. These wells are included in a monthly monitoring program.

**v. POET System Requests - Number**

*Numbers to date of properties that have requested POETs from MIPC and where MIPC has declined to install or pay for the installation of a POET.*

None (0). No property owners have requested POETs from MIPC to date.

MIPC has or intends to connect several properties to the CWA public water supply, pending the owners' agreement and approval for access. Public water connection has been made for two properties that adjoin the western boundary of the Site (see **Table 1**), and connection to the public water supply is planned for several other properties that adjoin the western boundary of the Site.

**vi. POET System Requests - List**

*A list of properties, to date, which have requested POETs and where MIPC has declined to install or pay for the installation of POETs, and the reasoning for declining.*

None (0). No property owners have requested POETs from MIPC to date.

**vii. Property Well Results Tables - Sample Analytical, Gauging, and Wellhead Field Screening**

*Tables of all property well sampling analytical results, property well gauging results, and wellhead field screening results.*

See **Table 2**, attached, which presents a summary of the private well drinking water analytical results received since submission of the second quarterly remedial action progress report on June 19, 2026.

For private property wells sampled after issuance of the DEP Order on December 23, 2025, Langan retained a PA-licensed well driller to open and close property wells for access to screen and gauge the wells, to the extent practical, as stipulated in the Order. During the meeting among MIPC, Langan, and DEP on January 7, 2026, the DEP stated that it is appropriate to limit the initial wellhead screening and gauging requirement to only those properties closest to the facility. Therefore, as of January 7, 2026, only those private wells located on properties immediately west of the site (i.e., to the east of Chichester Avenue and south of Concord Road), are targeted for opening, wellhead field screening and gauging. Note that several potable wells on adjoining properties are either unable to be opened because of denied access or well condition (e.g., rusted shut).

**Table 3**, attached, presents Photoionization Detector (PID) wellhead screening and depth-to-water gauging data for the potable well(s) that have been opened for screening and gauging since submission of the second quarterly remedial action progress report on June 19, 2026. No LNAPL has been detected or measured using a decontaminated interface probe and/or a bailer in any of the potable wells that have been opened to date, and all PID readings have been below 1 part per million (ppm) at the potable wellheads.

#### **viii. Site Characterization Activities Overview**

*Site characterization activities performed, including investigations and monitoring of soil, groundwater, LNAPL, surface water, ambient air, and vapor intrusion.*

##### On-Site and Off-site Drilling and Well Installation

MIPC initiated a subsurface drilling investigation in November 2025 that remains ongoing. To date, MIPC has installed 99 groundwater monitoring wells and 11 near-source soil gas (or vapor) monitoring points (VMPs) on the site, as shown on **Figures 1** and **1A**, as well as 16 monitoring wells, 4 near-source soil gas VMPs, and 12 sub-slab soil gas monitoring points (SSMPs) on 14 offsite properties to the west of the MIPC facility (**Figure 1**). Measurable LNAPL is present or was encountered in 52 of the 115 monitoring wells, as indicated by color-coding on **Figures 1** and **1A**.

Offsite drilling and monitoring well installation for further site characterization and delineation to the west and southwest of the Site remains ongoing. Since submission of the last Weekly Progress Report, three additional offsite monitoring wells (MW-J1, MW-J2 and MW-J3) and one near-source VMP (VMP-J) were installed on a western adjoining property (see **Figure 1**). No field indications of petroleum impact were noted during drilling and construction of monitoring wells MW-J2 and MW-J3 and the near source vapor monitoring point (VMP-J). Field indications of petroleum impact were noted during drilling and construction of the eastern-most monitoring well, MW-J1.

##### Soil and Groundwater Sampling

Unsaturated soil samples are collected from soil borings advanced at select monitoring well locations at discrete depths corresponding to the highest measured PID reading and/or from immediately above the apparent water table (i.e., unsaturated soil). Results for a subsurface soil sample collected from soil boring SB-F1, for surface and subsurface soil samples collected from soil borings advanced at the locations of monitoring wells MW-F1 and MW-J3, and for surface soil samples collected from soil borings advanced at MW-J1 and MW-J2 and the vapor monitoring point VMP-J (see **Figure 1**), have been received since submission of the last (30<sup>th</sup>) Weekly Progress Report. Results are pending for subsurface soil samples collected from soil borings advanced at locations MW-J1 and MW-J2 and VMP-J. The soil analytical results are summarized in **Table 4** and are compared to the applicable PA Act 2 Soil MSCs and Vapor Intrusion Screening Values for Soil (SV<sub>SOIL</sub>). Laboratory analytical report(s) for soil samples that were not previously submitted under prior Weekly Progress Reports are presented in **Attachment 2**.

As shown in **Table 4**, no exceedances of the applicable Act 2 Soil MSCs or  $SV_{SOIL}$  were detected in the surface and/or subsurface soil samples collected from the soil borings at locations SB-F1, MW-F1, MW-J1, MW-J2, MW-J3 and VMP-J.

No additional groundwater samples have been collected or results received since submission of the last (30<sup>th</sup>) Weekly Progress Report or the second quarterly remedial action progress report on June 19, 2026.

Vapor Intrusion Investigation, Sampling (Near Source, Sub-Slab, Indoor Air) & Mitigation

As mentioned in the 29<sup>th</sup> Weekly Progress Report, MIPC/Langan mobilized to the off-site property where sub-slab monitoring point SSMP-G is located (see **Figure 1**) on July 22, 2026 to re-locate and re-install SSMP-G. From concrete scanning and drilling conducted on July 22, 2026, it was determined that the slab construction for this home is unique in that there appears to be a 2-inch-thick surface slab followed by gravel and then a *second slab* around 8 inches below floor surface followed by dirt. The initial sub-slab sampling point that was sampled on July 7, 2026 was installed within a hole that did not penetrate the second, deeper slab. Therefore, the results of the sample collected on July 7, 2026, which were discussed in the 29<sup>th</sup> Weekly Progress Report, are not considered representative of actual sub-slab conditions. On July 22, 2026, a new sampling point was installed within a deeper hole that penetrated the second slab and a second sub-slab soil gas sample was collected. The second sample is considered more representative of conditions beneath the basement.

**Table 5**, attached, presents sub-slab soil gas results received since submission of the second quarterly remedial action progress report on June 19, 2026. The lab report(s) for sub-slab soil gas samples that were not previously provided as part of prior weekly progress report are included as **Attachment 3**. Referring to **Table 5**, the sub-slab soil gas analytical results are compared to the applicable PA Act 2 Residential Statewide Health Standard (SHS) Vapor Intrusion (VI) Screening Values for Sub-Slab Soil Gas ( $SV_{SS}$ ) and 1/10th of the Residential SHS VI  $SV_{SS}$ , which are the SHS VI  $SV_{SS}$  reduced by a factor of 10 to account for screening purposes under the PA Act 2 Site-Specific Standard (SSS). As a conservative measure, the results were also compared to the US EPA Target Sub-Slab Soil Gas Concentrations (TCR=1E-06 and THQ=1).

As shown in **Table 5**, two VOCs not attributed to the MIPC Chelsea gasoline release (i.e., acrolein and 1,2-dichloropropane) were detected in the sub-slab soil gas sample collected from the re-installed monitoring point SSMP-G at concentrations above one or more screening value(s). No other VOCs, including benzene which had been detected above one or more screening value(s) in the sample collected on July 7, 2026, were detected above the VI screening values for the SSMP-G sub-slab soil gas sample. Based on the results from the sampling for SSMP-G, the gasoline release does not appear to pose a vapor intrusion concern for the property where sub-slab soil gas sample SSMP-G was collected, at this time. Follow-up sampling of this SSMP is proposed for the heating season and will be coordinated with the property owner or their representative.

MIPC has continued conducting routine weekly inspections of Outfalls 1, 2 and 3, the tributary of Marcus Hook Creek known as Bezer's Run, and Marcus Hook Creek, as shown on **Figures 1** and **1A**. No indications of impact to surface water (e.g., sheen, odors, pooled product, stressed vegetation) have been identified to date.

**ix. Site Characterization Activities - Data Tables and Maps**

*Data tables and maps showing results of performed site characterization activities that MIPC obtained in the preceding 7-day (calendar) period.*

Refer to **Tables 2** through **5** and **Figures 1** and **1A**, as referenced in *vii* and *viii*.

**x. Site Remediation Activities and Petroleum Recovery**

*Site remediation activities performed and include documenting the cumulative quantity of petroleum recovered from each medium.*

MIPC began site remediation activities immediately on August 18, 2025, upon discovery of the hydrocarbon discharge from the concrete pipe. Initial product recovery efforts involved continuous vacuum truck extraction, and a temporary water treatment unit (WTU) has been operating since September 2025.

Since December 8, 2025, Langan and its subcontractor have been performing Vacuum Enhanced Fluid Recovery (VEFR) focused on the wells located west of Tank 708 near the western property boundary (see **Figure 1A**). Multi-well extraction using a manifold system began on January 23, 2026, and multi-well extraction using two manifold systems began on March 9, 2026.

Since January 9, 2026, Langan has periodically conducted hand-bailing to remove LNAPL from select monitoring wells. Additionally, as described in the interim remedial action (IRA) plan and schedule submitted to DEP on January 13, 2026, an LNAPL recovery trench/sump was constructed as an interim remedial measure on January 12, 2026, immediately north (up-gradient) of the existing WTU area in an excavation area where LNAPL was observed (see **Figure 1A**). LNAPL accumulated in the sump has been removed via vacuum truck on 94 occasions between January 14 and July 24, 2026.

Installation and testing of a solar-powered LNAPL skimmer system began on April 1, 2026. The skimmer system was installed to recover product from seven wells, namely: MW-1A, MW-1D, MW-1F, MW-1G, MW-1M, MW-6 and MW-27. The skimmer system began operating on April 21, 2026, as further described in the second quarterly remedial action progress report submitted to PADEP on June 19, 2026. The skimmer system was shut down temporarily on July 9, 2026 to allow for piping installation related to the multi-phase extraction (MPE) / soil vapor extraction (SVE) system. On July 16, 2026, passive skimmers were deployed in monitoring wells MW-32, MW-66, MW-71 and MW-72 to the south-southwest of the Tank 708 basin.

The table below presents a summary of gasoline recovered since September 2025.

| Point of Recovery                    | Method of Recovery                 | # Recovery Events | Est. Total Fluids Removed (gal) | Est. LNAPL Removed (gal) |
|--------------------------------------|------------------------------------|-------------------|---------------------------------|--------------------------|
| WTU                                  | Treatment System Operation         | Continuous        | 1,294,746                       | 51,855                   |
| Monitoring Wells                     | Manual Bailing                     | 70                | 843                             | 824                      |
|                                      | VEFR                               | 132               | 46,731                          | 10,876                   |
|                                      | VEFR - GAC Filtration (Estimated*) | N/A               | 4,302                           | 4,302                    |
|                                      | Solar Skimmer                      | Continuous        | 2,694                           | 2,693                    |
| Recovery Sump (Excavation Seep Area) | Vacuum Truck                       | 94                | 31,946                          | 991                      |
| <b>TOTAL</b>                         |                                    |                   | <b>1,381,262</b>                | <b>71,541</b>            |

\* The actual hydrocarbon mass adsorbed is estimated using assumed working adsorption capacities of 10% to 20% by weight, with 15% used as the central estimate. This calculation provides an order-of-magnitude engineering estimate and is not a substitute for direct spent carbon analytical characterization. Gasoline-equivalent gallons are expressed on a mass-equivalent basis, not as recovered free liquid gasoline volume.

Additional LNAPL has been recovered via baildown transmissivity tests, monitoring well development, and hydrophobic absorbent socks that are deployed in and recovered from the offsite monitoring wells to the west of the facility.

The IRA plan and schedule submitted to DEP on January 13, 2026, further describes proposed supplemental short-term remedial measures to recover LNAPL.

#### ***xi. Air Sampling Results***

*All air sampling results received in the preceding 7-day (calendar) period are incorporated herein.*

Fenceline perimeter air monitoring commenced at the end of December 2025 and remains ongoing in accordance with the Fenceline Perimeter Air Monitoring Plan (PAMP) and Response to DEP Comments and PAMP Addendum submitted to DEP on January 13 and March 13, 2026, respectively. DEP approved the PAMP with Addendum by letter dated April 10, 2026. The Department's April 10, 2026 letter also approved MIPC/Langan's request to temporarily cease 24-hour air monitoring during weekend days (i.e., Saturdays and Sundays) when no active LNAPL recovery activities are occurring. The DEP Air Quality Program also approved operation of the passive skimmer system when continuous perimeter air monitoring does not occur (i.e., weekends) by letter dated June

3, 2026. Unless active LNAPL recovery operations with the potential for air emissions are planned, perimeter air monitoring during the weekends does not occur.

Ambient air samples are collected from four locations (AA-1 through AA-4) along the perimeter facility fence line, as shown on **Figure 1A**, attached. A private weather station is located on the northern portion of the site near the air monitoring stations for data evaluation purposes. In addition to the onsite private weather station (MIPC Aston), Langan also reviews data from an offsite, public weather station in Aston, PA (KPAASTON20), which is located approximately 0.75 miles northeast of the site. Daily weather data from weather station KPAASTON20 is updated every five minutes, and weather data from MIPC Aston is updated every thirty minutes.

**Attachment 4** contains the weather data (including daily summaries) for the approximate period of July 18 through 24, 2026, as well as wind rose diagrams visually depicting the wind speed and direction, as measured at station KPAASTON20 and station MIPC Aston. Across the approximately 7-day period, winds at the off-site KPAASTON20 station were generally light with an overall average wind speed of just 0.92 miles per hour (mph) and an average gust speed of 4.17 mph. The KPAASTON20 station frequently measured calm to no winds and a dominant calm component of wind speeds below 6 mph. During the approximately same time period, winds at the on-site MIPC Aston station were generally light with an overall average wind speed of 2.47 mph and an average gust speed of 7.7 mph. For station KPAASTON20, the primary wind direction from July 18 through 24, 2026, was from the northeast (see wind rose diagram in **Attachment 4**). For the on-site weather station, the predominant wind direction for the approximately same period was from the south (**Attachment 4**).

To date, laboratory results have been received for 633 samples collected daily since December 31, 2025. **Table 6**, attached, summarizes the air monitoring results for the 154 samples received since submission of the second quarterly remedial action progress report on June 19, 2026. Since early June 2026, two samples (AA-1\_20260611 and AA-4\_20260618) were not submitted to the laboratory for analysis based on sample train or Summa canister quality control issues. The laboratory analytical reports for the ambient air samples that were not previously submitted as part of prior Weekly Progress Reports are included as **Attachment 5**.

As summarized in **Table 6**, attached, results for gasoline-related constituents were compared to the EPA's risk-based chronic screening levels (RSLs) for resident air (target hazard quotient of 1.0, target cancer risk of 1 in 100,000) using the more conservative number between the carcinogenic and noncarcinogenic screening levels. As shown in **Table 6**, acrolein, acrylonitrile, and 1,2-dibromoethane were detected at concentrations above the EPA RSL in one or more air sample(s); however, these VOCs are not compounds of concern associated with unleaded gasoline and, therefore, are believed to be background contaminants.

As detailed in Weekly Progress Report #29, benzene was detected slightly above the EPA RSL for resident air of 3.6 ug/m<sup>3</sup> in the perimeter air sample collected at monitoring station

AA-2 on the northwestern corner of the Site on July 2, 2026. No onsite activities were identified as the source of the benzene exceedance in the AA-2 air sample collected on July 2, 2026. A potential source of the recorded air condition on July 2nd at AA-2 is believed to be possibly related to nearby firework usage celebrating the federal 4<sup>th</sup> of July holiday.

On July 22, 2026, MIPC/Langan notified DEP of a benzene detection above the EPA RSL in the perimeter air sample collected at monitoring station AA-1 on the northeastern corner of the Site on July 17, 2026. According to air quality trends published by AirNow.gov, regional air quality was notably poor on July 17, 2026 because of wildfire smoke. That day, DEP issued a Code Red regional air quality alert for Southeastern Pennsylvania because of a very unhealthy Air Quality Index (AQI) value of 226. AQI values on July 17, 2026 were substantially elevated relative to surrounding days, and background pollutants from wildfire smoke greatly impacted outdoor air quality that day. Samples collected at the other air monitoring stations at the Site were evidence of this effect. While benzene detections in the samples collected at the other air monitoring stations, AA-2, AA-3, and AA-4, did not exceed the residential screening level, the concentrations in those samples were notably higher than historical Site monitoring results.

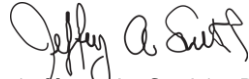
Additionally, AA-1 is located on the northeastern corner of the site, and LNAPL recovery activities on July 17<sup>th</sup> were focused in an area approximately ¼ mile to the southwest and south-southwest of AA-1, nearer to air monitoring stations AA-3 and AA-4; air samples from those stations did not exceed residential screening level for benzene. In addition, field records indicate that no odors were observed in the vicinity of AA-1 during the workday. Weather data from July 17, 2026 indicates generally calm to light wind conditions.

MIPC/Langan believe the slight exceedance for benzene observed at monitoring station AA-1 on July 17, 2026, is most reasonably attributed to the poor regional air quality conditions associated with wildfire smoke that affected the region that day, rather than Site-related activities.

As depicted in the benzene trend chart included as part of **Attachment 4**, except for samples collected from AA-2 on July 2, 2026 and AA-1 on July 17, 2026, as described above, benzene has otherwise not been detected at concentrations above the EPA RSL for resident air of 3.6 ug/m<sup>3</sup>, the EPA Fenceline Action Level for Refineries of 9 ug/m<sup>3</sup>, or the PADEP Non-Residential Vapor Intrusion Screening Value for Indoor Air of 16 ug/m<sup>3</sup> since the June 2026 quarterly remedial action progress report was submitted.

If you should have any questions or comments, please feel free to contact Jeffrey Smith directly at 215-694-7549.

Sincerely,  
**Langan Engineering and Environmental Services, LLC**



Jeffrey A. Smith, P.G.  
Senior Associate



Robert S. (Rory) Johnston, PE, GE, BCEE  
Managing Principal

Enclosure(s):

**Figures**

- Figure 1 – Site Plan with Onsite and Offsite Features
- Figure 1A – Site Plan with Onsite Features

**Tables**

- Table 1 – Private Well Inventory and Statuses for Properties Within 1000 Feet of Western Site Boundary Without Public Water Connection
- Table 2 – Drinking Water Analytical Results Summary: June to July 2026
- Table 3 - Potable Well Gauging and Wellhead Field Screening: June 2026
- Table 4 – Soil Results Summary: June to July 2026
- Table 5 – Sub-Slab Soil Gas Results Summary: June to July 2026
- Table 6 – Fenceline Perimeter Air Monitoring Results: May 27 – July 22, 2026

**Attachments**

- Attachment 1 – Drinking Water Sample Analytical Report: July 22, 2026
- Attachment 2 – Soil Sample Analytical Reports: July 9 through 20, 2026
- Attachment 3 – Sub-Slab Soil Gas Sample Analytical Report: July 22, 2026
- Attachment 4 – Air Monitoring Benzene Trend Chart, Weekly Wind Diagrams, and Daily Weather Data
- Attachment 5 - Perimeter Air Monitoring Analytical Reports through July 22, 2026

cc: Alex M. Langan, C. David Brown, Simon Mullen, Lisa Strobridge, Jillian Gallagher – PADEP Southeast Township Managers - Aston Township, Bethel Township (+ Ray Stiles), Upper Chichester Township  
Liz Clapp, Melissa Turchi, Jeffrey Brockett, Adam Gattuso, Regan Howell, Sharon Watkins – MIPC  
Margaret Hill - Blank Rome, LLP  
Cortney Savidge, CHMM, John Loeffel – Langan

## FIGURES



REDACTED

- Legend**
- Fenceline Perimeter Air Monitoring Station Location
  - Approximate Soil Boring Location
  - Abandoned Soil Boring Location
  - Approximate Monitoring Well Location
  - Approximate Private Potable Well Location
  - Approximate Unused or Non-Potable Private Well Location
  - Approximate Near-Source Soil Vapor Monitoring Location
  - Approximate Sub-Slab Soil Vapor Monitoring Location
  - Approximate Indoor Air Monitoring Location
  - Approximate Ambient Air Monitoring Location
  - Stormwater Outfall Approximate Location
  - Approximate Location of Routine MIPC Surface Water Inspection
  - Historic Site Feature
  - Site Boundary
  - Structure
  - Lake/Pond
  - Stream
  - Approximate Onsite Portion of Bezer's Run (subject to routine MIPC surface water inspection)
  - Properties Targeted for Monthly Private Well Testing if Not Connected to Public Water (Access Dependent)
  - Properties Targeted for Quarterly Private Well Testing if Not Connected to Public Water (Access Dependent)
  - 1000-Foot Buffer along Western Property Boundary (Properties Targeted for Semiannual Private Well Testing if not Connected to Public Water (Access Dependent))

**Notes:**  
**Green Sample ID** – No LNAPL Encountered in Well/Boring  
**Pink Sample ID** – LNAPL Encountered in Well/Boring

1. All site feature locations are approximate.  
2. Imagery provided through Langan's subscription to Neamap.com. Flown 10/5/2025.  
3. Parcel boundaries are provided by the Delaware County Office of Data and Mapping Innovation (ODMI).  
4. Monitoring well and soil boring locations per survey data provided by Envirosearch.  
5. Streams and waterbodies are provided by the National Hydrography Dataset (NHD).  
6. Structure outlines provided by the Federal Emergency Management Agency (FEMA) Geospatial Response Office and Oak Ridge National Laboratory (ORNL).  
7. Sources of information for properties not serviced by CWA are CWA correspondence in December 2025 and responses from property owner stake use questionnaires.

**LANGAN**

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Project

**MIPC CHELSEA FACILITY**

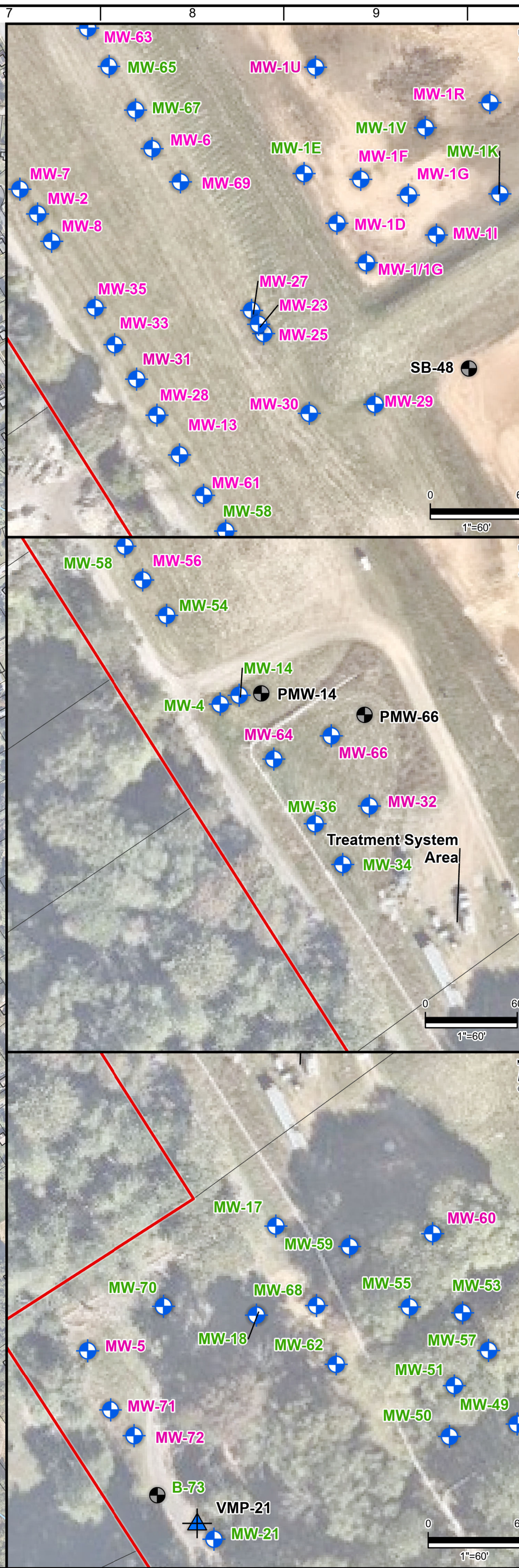
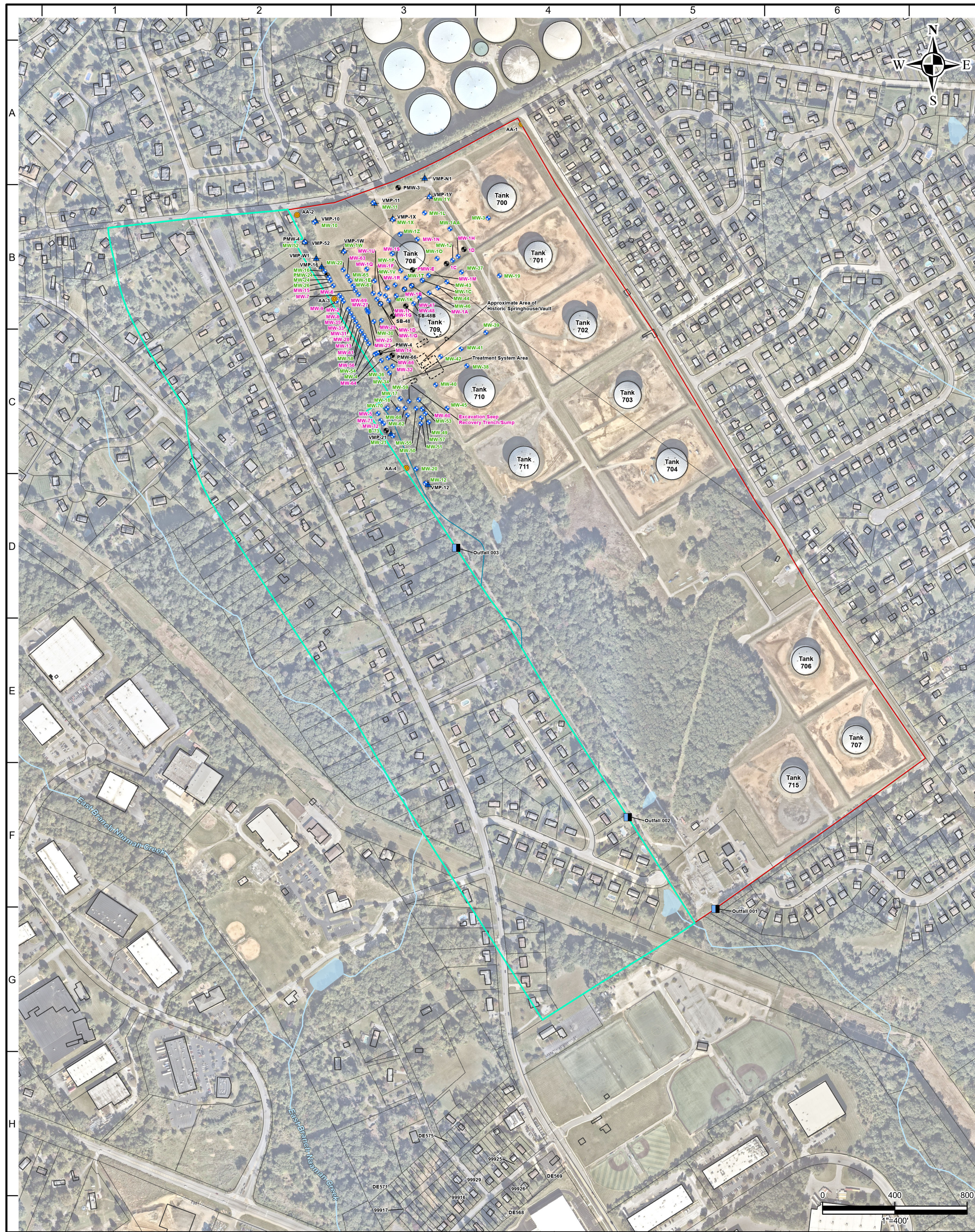
920 CHERRY TREE ROAD  
ASTON TOWNSHIP

DELAWARE COUNTY PENNSYLVANIA

Drawing Title

**MIPC CHELSEA FACILITY**

|             |           |                        |
|-------------|-----------|------------------------|
| Project No. | 220240201 | Figure<br><br><b>1</b> |
| Date        | 7/27/2026 |                        |
| Scale       | SEE MAP   |                        |
| Drawn By    | CH        |                        |



**Legend**

- Fenceline Perimeter Air Monitoring Station Location
- Abandoned Soil Boring Location
- Approximate Monitoring Well Location
- Approximate Near-Source Soil Vapor Monitoring Location
- Stormwater Outfall Approximate Location
- Approximate Onsite Portion of Bezer's Run (subject to routine MIPC surface water inspection)
- Historic Site Feature
- 1000-Foot Buffer along Western Property Boundary (Properties Targeted for Semiannual Private Well Testing if not Connected to Public Water (Access Dependent))
- Site Boundary
- Structure
- Lake/Pond
- Stream

**Notes:**

- Green Sample ID – No LNAPL Encountered in Well/Boring
- Pink Sample ID – LNAPL Encountered in Well/Boring

- All site feature locations are approximate.
- Imagery provided through Langan's subscription to Neamap.com. Flown 10/9/2025.
- Parcel boundaries are provided by the Delaware County Office of Data and Mapping Innovation (ODMI).
- Monitoring well and soil boring locations per survey data provided by EnviroSure.
- Streams and waterbodies are provided by the National Hydrography Dataset (NHD).
- Structure outlines provided by the Federal Emergency Management Agency (FEMA) Geospatial Response Office and Oak Ridge National Laboratory (ORNL).
- Sources of information for properties not serviced by CWA are CWA correspondence in December 2025 and responses from property owner water use questionnaires.

**LANGAN**

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Project

**MIPC CHELSEA FACILITY**

920 CHERRY TREE ROAD  
ASTON TOWNSHIP

DELAWARE COUNTY PENNSYLVANIA

Drawing Title

**MIPC CHELSEA FACILITY**

|             |           |        |
|-------------|-----------|--------|
| Project No. | 220240201 | Figure |
| Date        | 7/24/2026 |        |
| Scale       | SEE MAP   |        |
| Drawn By    | CH        |        |

1A

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## **TABLES**

Table 1  
Private Well Inventory and Statuses for Properties Within 1000 Feet of Western Site Boundary Without Public Water Connection  
MIPC Chelsea Facility, Aston, PA 19014  
Updated July 27, 2026

|                              | Well Identification No. | Address<br>(All Addresses are Aston, PA 19014) | Map No.         | Parcel No. | Municipality     | CWA Connection<br>(Yes/No) | Well Survey Completed/<br>Received? | Requested Well Testing<br>(No Survey Rcv'd) | Initial Well Sample Date | Scheduled Sampling Date | Door Visit & Leave Behind Letter w/<br>Request to Sample | Declined Testing | 2nd Round Well Sample Date | 3rd Round Well Sample Date | 4th Round Well Sample Date | 5th Round Well Sample Date | 6th Round Well Sample Date | 7th Round Well Sample Date | Requested/<br>Receiving Bottled Water |     |     |  |
|------------------------------|-------------------------|------------------------------------------------|-----------------|------------|------------------|----------------------------|-------------------------------------|---------------------------------------------|--------------------------|-------------------------|----------------------------------------------------------|------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|---------------------------------------|-----|-----|--|
| Monthly Sampling Program     | REDACTED                |                                                |                 |            | Bethel           | No                         |                                     | Yes                                         | 12/16/2025               | ← Sampled               | N/A                                                      | Yes              | 6/17/2026                  | 8/5/2026                   |                            |                            |                            |                            |                                       |     |     |  |
|                              |                         |                                                |                 |            | Bethel           | No                         |                                     | Yes                                         | 12/8/2025                | ← Sampled               | N/A                                                      | N/A              | 1/29/2026                  | 4/14/2026                  | 5/13/2026                  | 6/29/2026                  | 7/28/2026                  |                            | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Bethel           | No                         | Yes                                 |                                             | 12/8/2025                | ← Sampled               | N/A                                                      | N/A              | 2/9/2026                   | 3/16/2026                  | 4/13/2026                  | 5/18/2026                  | 6/23/2026                  | 7/28/2026                  | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Bethel           | Yes                        | Yes                                 |                                             | 12/8/2025                | ← Sampled               | N/A                                                      | N/A              | 1/23/2026                  | 3/9/2026                   | 4/15/2026                  | 5/19/2026                  | 6/22/2026                  | PWS 7/14/26                | Canceled                              |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | Yes                        |                                     | Yes                                         | 1/9/2026                 | ← Sampled               | N/A                                                      | N/A              | 3/27/2026                  | 4/13/2026                  | 5/21/2026                  | PWS Connection 6/19/26     |                            |                            | Canceled                              |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             | 1/13/2026                | ← Sampled               | N/A                                                      | N/A              | 3/4/2026                   | 4/24/2026                  | 5/21/2026                  | 6/22/2026                  | 8/5/2026                   |                            | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             | 1/7/2026                 | ← Sampled               | N/A                                                      | N/A              | 1/29/2026                  | 3/10/2026                  | 4/16/2026                  | 5/18/2026                  | 6/23/2026                  | 8/5/2026                   | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         |                                     | Yes                                         | 1/9/2026                 | ← Sampled               | N/A                                                      | N/A              | 3/3/2026                   | 4/16/2026                  | 5/27/2026                  | 6/23/2026                  | 8/5/2026                   |                            | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             |                          | Email Request Sent      | 1/20/2026                                                |                  |                            |                            |                            |                            |                            |                            | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Bethel           | No                         | Yes                                 |                                             | 1/8/2026                 | ← Sampled               | N/A                                                      | N/A              | 2/11/2026                  | 3/13/2026                  | 4/13/2026                  | 5/18/2026                  | 6/22/2026                  | 8/5/2026                   | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             | 1/14/2026                | ← Sampled               | N/A                                                      | N/A              | 1/28/2026                  | 3/10/2026                  | 4/13/2026                  | 6/29/2026                  | 7/28/2026                  |                            | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Bethel Township  | No                         | Yes                                 |                                             | 1/12/2026                | ← Sampled               | N/A                                                      | N/A              | 4/24/2026                  | 6/29/2026                  | 7/27/2026                  |                            |                            |                            | Yes                                   |     |     |  |
| Quarterly Sampling Program   |                         |                                                |                 |            | Bethel           | No                         | Yes                                 |                                             | 1/7/2026                 | ← Sampled               | N/A                                                      | N/A              | 1/29/2026                  | 4/30/2026                  | 6/10/2026                  | 7/23/2026                  |                            |                            |                                       | Yes |     |  |
|                              |                         |                                                |                 |            | Bethel           | No                         | Asked to Return                     | Yes                                         | 1/15/2026                | ← Sampled               | N/A                                                      | N/A              | 1/29/2026                  | 5/7/2026                   |                            |                            |                            |                            |                                       | Yes |     |  |
|                              |                         |                                                |                 |            | Bethel           | No                         | Yes                                 |                                             | 5/13/2026                | ← Sampled               | 1/20/2026                                                | N/A              | 8/6/2026                   |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              |                         |                                                |                 |            | Bethel Township  | No                         | Asked to Return                     | Yes                                         | 2/17/2026                | ← Sampled               | 1/20/2026                                                | N/A              | 5/7/2026                   |                            |                            |                            |                            |                            | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Bethel Township  | No                         | Yes                                 |                                             | 1/12/2026                | ← Sampled               | N/A                                                      | N/A              | 4/16/2026                  | 5/13/2026                  |                            |                            |                            |                            | Yes                                   |     |     |  |
| Semi-Annual Sampling Program |                         |                                                |                 |            | Bethel Township  | No                         |                                     |                                             |                          |                         |                                                          |                  | 1/20/2026                  |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              |                         |                                                |                 |            | Bethel           | No                         | Yes                                 |                                             | 2/17/2026                | ← Sampled               | 1/20/2026                                                | N/A              |                            |                            |                            |                            |                            |                            |                                       |     | Yes |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             | 1/14/2026                | ← Sampled               | N/A                                                      | N/A              | 7/29/2026                  |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             | 2/11/2026                | ← Sampled               | 1/20/2026                                                | N/A              | 7/29/2026                  |                            |                            |                            |                            |                            |                                       | Yes |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         |                                     |                                             | Declined                 |                         | 1/20/2026                                                | Yes              |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             | 1/21/2026                | ← Sampled               | N/A                                                      | N/A              | 7/29/2026                  |                            |                            |                            |                            |                            | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         |                                     |                                             |                          |                         | 1/20/2026                                                |                  |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Asked to Return                     | Yes                                         | 1/16/2026                | ← Sampled               | N/A                                                      | N/A              | 7/29/2026                  |                            |                            |                            |                            |                            | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             | 1/21/2026                | ← Sampled               | N/A                                                      | N/A              | 7/29/2026                  |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         |                                     |                                             | Declined                 |                         | 1/20/2026                                                | Yes              |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         |                                     |                                             |                          |                         | 1/20/2026                                                |                  |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             | 1/8/2026                 | ← Sampled               | N/A                                                      | N/A              | 7/8/2026                   |                            |                            |                            |                            |                            | Yes                                   |     |     |  |
|                              |                         |                                                |                 |            | Upper Chichester | No                         | Yes                                 |                                             | 1/7/2026                 | ← Sampled               | N/A                                                      | N/A              | 5/19/2026                  |                            |                            |                            |                            |                            | Yes                                   |     |     |  |
|                              | Upper Chichester        | No                                             | Yes             |            | 1/13/2026        | ← Sampled                  | N/A                                 | N/A                                         | 7/29/2026                |                         |                                                          |                  |                            |                            | Yes                        |                            |                            |                            |                                       |     |     |  |
|                              | Bethel Township         | No                                             |                 |            |                  |                            | 1/20/2026                           |                                             |                          |                         |                                                          |                  |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              | Bethel Township         | No                                             | Yes             |            | 1/21/2026        | ← Sampled                  | N/A                                 | N/A                                         | 5/12/2026                |                         |                                                          |                  |                            |                            | Yes                        |                            |                            |                            |                                       |     |     |  |
|                              | Bethel Township         | No                                             | Yes             |            | 1/28/2026        | ← Sampled                  | 1/20/2026                           | N/A                                         |                          |                         |                                                          |                  |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              | Bethel Township         | No                                             | Yes             |            | 1/12/2026        | ← Sampled                  | N/A                                 | N/A                                         |                          |                         |                                                          |                  |                            |                            | Yes                        |                            |                            |                            |                                       |     |     |  |
|                              | Bethel Township         | No                                             | Yes             |            | 1/13/2026        | ← Sampled                  | N/A                                 | N/A                                         | 5/7/2026                 |                         |                                                          |                  |                            |                            | Yes                        |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             | Yes             |            | 1/9/2026         | ← Sampled                  | N/A                                 | N/A                                         | 7/22/2026                |                         |                                                          |                  |                            |                            | Canceled                   |                            |                            |                            |                                       |     |     |  |
|                              | Bethel Township         | No                                             | Yes             |            | 1/7/2026         | ← Sampled                  | N/A                                 | N/A                                         | 7/29/2026                |                         |                                                          |                  |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              | Bethel Township         | No                                             | Yes             |            | 1/12/2026        | ← Sampled                  | N/A                                 | N/A                                         | 8/6/2026                 |                         |                                                          |                  |                            |                            | Canceled                   |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             | Yes             |            | 1/15/2026        | ← Sampled                  | N/A                                 | N/A                                         |                          |                         |                                                          |                  |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             | Yes             |            | 1/14/2026        | ← Sampled                  | N/A                                 | N/A                                         |                          |                         |                                                          |                  |                            |                            | Yes                        |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             | Yes             |            | 1/9/2026         | ← Sampled                  | N/A                                 | N/A                                         | 7/7/2026                 |                         |                                                          |                  |                            |                            | Yes                        |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             | Yes             |            | 1/15/2026        | ← Sampled                  | N/A                                 | N/A                                         |                          |                         |                                                          |                  |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             | Asked to Return | Yes        | 3/3/2026         | ← Sampled                  | 1/20/2026                           | N/A                                         | 8/6/2026                 |                         |                                                          |                  |                            |                            | Yes                        |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             | Yes             |            | 1/28/2026        | ← Sampled                  | N/A                                 | N/A                                         |                          |                         |                                                          |                  |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             |                 |            |                  |                            | 1/20/2026                           |                                             |                          |                         |                                                          |                  |                            |                            |                            |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             | Yes             |            | 1/16/2026        | ← Sampled                  | N/A                                 | N/A                                         | 8/5/2026                 |                         |                                                          |                  |                            |                            | Yes                        |                            |                            |                            |                                       |     |     |  |
|                              | Upper Chichester        | No                                             | Yes             |            | 1/9/2026         | ← Sampled                  | N/A                                 | N/A                                         | 5/20/2026                |                         |                                                          |                  |                            |                            | Yes                        |                            |                            |                            |                                       |     |     |  |
| Total Count:                 |                         |                                                |                 |            | 46               | 33                         | 8                                   | 40                                          | 0                        | 14                      | 3                                                        | 33               | 14                         | 11                         | 9                          | 8                          | 3                          | 28                         |                                       |     |     |  |

Notes:

List includes parcels located within 1,000 feet of the western site boundary that are not connected to the CWA public water system (PWS), per correspondence with CWA in December 2025, January 2026 and May 2026.

The above-listed properties were hand-delivered well survey questionnaires on December 31, 2025 and mailed questionnaires with SASE on December 10, 2025 or January 2, 2026.

The above-listed properties were offered bottled water during in-person visits on December 31, 2025 and via written letters mailed December 26, 2025 or January 2, 2026.

\* - This property has two private wells. The newer, deeper well is the primary well that is used for water supply. The older well is unused and secondary. Both wells were sampled on January 12, 2026.

Future dates in *italicized font* are tentative sampling appointment that are pending confirmation by owner or owner's representative.

| Analyte                        | CAS Number  | PADEP Residential Groundwater MSC Used Aquifer TDS <=2500 mg/l | PADEP Residential Vapor Intrusion Screening Values for Groundwater | U.S. EPA Maximum Contaminant Levels (MCLs) for Drinking Water | U.S. EPA Tap Water Risk Screening Level (TR=1E-06, THQ=0.1) | U.S. EPA Target Groundwater Concentration for VI Screening (TR=1E-06, THQ=0.1) | Sample ID:     | REDACTED           |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |   |       |      |  |  |  |  |
|--------------------------------|-------------|----------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------|----------------|--------------------|--------|-------|------|--------------------|--------|-------|------|--------------------|--------|-------|------|--------------------|--------|-------|------|--------------------|--------|-------|------|--------------------|---|-------|------|--|--|--|--|
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Lab Sample ID: |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |   |       |      |  |  |  |  |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Well Use/Area: | Potable/Within AOI |        |       |      | Potable/Within AOI |        |       |      | Potable/Within AOI |        |       |      | Potable/Within AOI |        |       |      | Potable/Within AOI |        |       |      | Potable/Within AOI |   |       |      |  |  |  |  |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Date Sampled:  | 06/22/2026         |        |       |      | 06/22/2026         |        |       |      | 06/29/2026         |        |       |      | 06/23/2026         |        |       |      | 06/17/2026         |        |       |      | 06/17/2026         |   |       |      |  |  |  |  |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Matrix:        | Drinking Water     |        |       |      | Drinking Water     |        |       |      | Drinking Water     |        |       |      | Drinking Water     |        |       |      | Drinking Water     |        |       |      | Drinking Water     |   |       |      |  |  |  |  |
| Unit                           | Result      | Q                                                              | MDL                                                                | RL                                                            | Result                                                      | Q                                                                              | MDL            | RL                 | Result | Q     | MDL  | RL                 | Result | Q     | MDL  | RL                 | Result | Q     | MDL  | RL                 | Result | Q     | MDL  | RL                 | Result | Q     | MDL  | RL                 |   |       |      |  |  |  |  |
| Volatile Organic Compounds     |             |                                                                |                                                                    |                                                               |                                                             |                                                                                |                |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |   |       |      |  |  |  |  |
| 1,2,4-Trimethylbenzene         | 95-63-6     | 130                                                            | 510                                                                | NS                                                            | 5.57                                                        | 24.8                                                                           | ug/l           | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 |  |  |  |  |
| 1,3,5-Trimethylbenzene         | 108-67-8    | 130                                                            | 360                                                                | NS                                                            | 6.03                                                        | 17.5                                                                           | ug/l           | ND                 | U      | 0.20  | 0.50 | ND                 | U      | 0.20  | 0.50 | ND                 | U      | 0.20  | 0.50 | ND                 | U      | 0.20  | 0.50 | ND                 | U      | 0.20  | 0.50 | ND                 | U | 0.20  | 0.50 |  |  |  |  |
| Benzene                        | 71-43-2     | 5                                                              | 23                                                                 | 5                                                             | 0.46                                                        | 1.59                                                                           | ug/l           | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 |  |  |  |  |
| Ethylbenzene                   | 100-41-4    | 700                                                            | 700                                                                | 700                                                           | 1.5                                                         | 3.49                                                                           | ug/l           | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 |  |  |  |  |
| Isopropylbenzene (Cumene)      | 98-82-8     | 840                                                            | 1900                                                               | NS                                                            | 45.06                                                       | 88.7                                                                           | ug/l           | ND                 | U      | 0.19  | 0.50 | ND                 | U      | 0.19  | 0.50 | ND                 | U      | 0.19  | 0.50 | ND                 | U      | 0.19  | 0.50 | ND                 | U      | 0.19  | 0.50 | ND                 | U | 0.19  | 0.50 |  |  |  |  |
| p/m-Xylene                     | 179601-23-1 | NS                                                             | NS                                                                 | NS                                                            | NS                                                          | NS                                                                             | ug/l           | ND                 | U      | 0.057 | 0.10 | ND                 | U      | 0.057 | 0.10 | ND                 | U      | 0.057 | 0.50 | ND                 | U      | 0.057 | 0.10 | ND                 | U      | 0.057 | 0.10 | ND                 | U | 0.057 | 0.10 |  |  |  |  |
| Naphthalene                    | 91-20-3     | 100                                                            | 100                                                                | NS                                                            | 0.12                                                        | 4.59                                                                           | ug/l           | ND                 | U      | 0.23  | 0.50 | ND                 | U      | 0.23  | 0.50 | ND                 | U      | 0.23  | 0.50 | ND                 | U      | 0.23  | 0.50 | ND                 | U      | 0.23  | 0.50 | ND                 | U | 0.23  | 0.50 |  |  |  |  |
| o-Xylene (1,2-Dimethylbenzene) | 95-47-6     | NS                                                             | NS                                                                 | NS                                                            | 19.35                                                       | NS                                                                             | ug/l           | ND                 | U      | 0.22  | 0.50 | ND                 | U      | 0.22  | 0.50 | ND                 | U      | 0.22  | 0.50 | ND                 | U      | 0.22  | 0.50 | ND                 | U      | 0.22  | 0.50 | ND                 | U | 0.22  | 0.50 |  |  |  |  |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4   | 20                                                             | 6300                                                               | NS                                                            | 14.3                                                        | 450                                                                            | ug/l           | ND                 | U      | 0.12  | 0.50 | ND                 | U      | 0.12  | 0.50 | ND                 | U      | 0.12  | 0.50 | ND                 | U      | 0.12  | 0.50 | ND                 | U      | 0.12  | 0.50 | ND                 | U | 0.12  | 0.50 |  |  |  |  |
| Toluene                        | 108-88-3    | 1000                                                           | 34000                                                              | 1000                                                          | 110.15                                                      | 1920                                                                           | ug/l           | ND                 | U      | 0.28  | 0.50 | ND                 | U      | 0.28  | 0.50 | ND                 | U      | 0.28  | 0.50 | ND                 | U      | 0.28  | 0.50 | ND                 | U      | 0.28  | 0.50 | ND                 | U | 0.28  | 0.50 |  |  |  |  |
| Total Xylenes                  | 1330-20-7   | 10000                                                          | 10000                                                              | 10000                                                         | 19.32                                                       | 38.5                                                                           | ug/l           | ND                 | U      | 0.50  | 0.50 | ND                 | U      | 0.50  | 0.50 | ND                 | U      | 0.50  | 0.50 | ND                 | U      | 0.50  | 0.50 | ND                 | U      | 0.50  | 0.50 | ND                 | U | 0.50  | 0.50 |  |  |  |  |

| Analyte                        | CAS Number  | PADEP Residential Groundwater MSC Used Aquifer TDS <=2500 mg/l | PADEP Residential Vapor Intrusion Screening Values for Groundwater | U.S. EPA Maximum Contaminant Levels (MCLs) for Drinking Water | U.S. EPA Tap Water Risk Screening Level (TR=1E-06, THQ=0.1) | U.S. EPA Target Groundwater Concentration for VI Screening (TR=1E-06, THQ=0.1) | Sample ID:     | REDACTED           |   |       |      |                    |   |       |      |                    |   |       |      |                    |   |       |      |                    |   |       |      |                    |   |       |      |        |   |     |    |
|--------------------------------|-------------|----------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------|----------------|--------------------|---|-------|------|--------------------|---|-------|------|--------------------|---|-------|------|--------------------|---|-------|------|--------------------|---|-------|------|--------------------|---|-------|------|--------|---|-----|----|
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Lab Sample ID: |                    |   |       |      |                    |   |       |      |                    |   |       |      |                    |   |       |      |                    |   |       |      |                    |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Well Use/Area: | Potable/Within AOI |   |       |      | Potable/Within AOI |   |       |      | Potable/Within AOI |   |       |      | Potable/Within AOI |   |       |      | Potable/Within AOI |   |       |      | Potable/Within AOI |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Date Sampled:  | 06/23/2026         |   |       |      | 06/10/2026         |   |       |      | 06/10/2026         |   |       |      | 06/22/2026         |   |       |      | 7/8/2026           |   |       |      | 7/22/2026          |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Matrix:        | Drinking Water     |   |       |      | Drinking Water     |   |       |      | Drinking Water     |   |       |      | Drinking Water     |   |       |      | Drinking Water     |   |       |      | Drinking Water     |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Unit           | Result             | Q | MDL   | RL   | Result             | Q | MDL   | RL   | Result             | Q | MDL   | RL   | Result             | Q | MDL   | RL   | Result             | Q | MDL   | RL   | Result             | Q | MDL   | RL   | Result | Q | MDL | RL |
| Volatile Organic Compounds     |             |                                                                |                                                                    |                                                               |                                                             |                                                                                |                |                    |   |       |      |                    |   |       |      |                    |   |       |      |                    |   |       |      |                    |   |       |      |                    |   |       |      |        |   |     |    |
| 1,2,4-Trimethylbenzene         | 95-63-6     | 130                                                            | 510                                                                | NS                                                            | 5.57                                                        | 24.8                                                                           | ug/l           | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 |        |   |     |    |
| 1,3,5-Trimethylbenzene         | 108-67-8    | 130                                                            | 360                                                                | NS                                                            | 6.03                                                        | 17.5                                                                           | ug/l           | ND                 | U | 0.20  | 0.50 | ND                 | U | 0.20  | 0.50 | ND                 | U | 0.20  | 0.50 | ND                 | U | 0.20  | 0.50 | ND                 | U | 0.20  | 0.50 | ND                 | U | 0.20  | 0.50 |        |   |     |    |
| Benzene                        | 71-43-2     | 5                                                              | 23                                                                 | 5                                                             | 0.46                                                        | 1.59                                                                           | ug/l           | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 |        |   |     |    |
| Ethylbenzene                   | 100-41-4    | 700                                                            | 700                                                                | 700                                                           | 1.5                                                         | 3.49                                                                           | ug/l           | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 |        |   |     |    |
| Isopropylbenzene (Cumene)      | 98-82-8     | 840                                                            | 1900                                                               | NS                                                            | 45.06                                                       | 88.7                                                                           | ug/l           | ND                 | U | 0.19  | 0.50 | ND                 | U | 0.19  | 0.50 | ND                 | U | 0.19  | 0.50 | ND                 | U | 0.19  | 0.50 | ND                 | U | 0.19  | 0.50 | ND                 | U | 0.19  | 0.50 |        |   |     |    |
| p/m-Xylene                     | 179601-23-1 | NS                                                             | NS                                                                 | NS                                                            | NS                                                          | NS                                                                             | ug/l           | ND                 | U | 0.057 | 0.10 | 0.14               | J | 0.057 | 0.10 | 0.36               | J | 0.057 | 0.10 | ND                 | U | 0.057 | 0.50 | ND                 | U | 0.057 | 0.10 | ND                 | U | 0.057 | 0.50 |        |   |     |    |
| Naphthalene                    | 91-20-3     | 100                                                            | 100                                                                | NS                                                            | 0.12                                                        | 4.59                                                                           | ug/l           | ND                 | U | 0.23  | 0.50 | ND                 | U | 0.23  | 0.50 | ND                 | U | 0.23  | 0.50 | ND                 | U | 0.23  | 0.50 | ND                 | U | 0.23  | 0.50 | ND                 | U | 0.23  | 0.50 |        |   |     |    |
| o-Xylene (1,2-Dimethylbenzene) | 95-47-6     | NS                                                             | NS                                                                 | NS                                                            | 19.35                                                       | NS                                                                             | ug/l           | ND                 | U | 0.22  | 0.50 | ND                 | U | 0.22  | 0.50 | ND                 | U | 0.22  | 0.50 | ND                 | U | 0.22  | 0.50 | ND                 | U | 0.22  | 0.50 | ND                 | U | 0.22  | 0.50 |        |   |     |    |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4   | 20                                                             | 6300                                                               | NS                                                            | 14.3                                                        | 450                                                                            | ug/l           | ND                 | U | 0.12  | 0.50 | ND                 | U | 0.12  | 0.50 | ND                 | U | 0.12  | 0.50 | ND                 | U | 0.12  | 0.50 | ND                 | U | 0.12  | 0.50 | ND                 | U | 0.12  | 0.50 |        |   |     |    |
| Toluene                        | 108-88-3    | 1000                                                           | 34000                                                              | 1000                                                          | 110.15                                                      | 1920                                                                           | ug/l           | ND                 | U | 0.28  | 0.50 | ND                 | U | 0.28  | 0.50 | ND                 | U | 0.28  | 0.50 | ND                 | U | 0.28  | 0.50 | ND                 | U | 0.28  | 0.50 | ND                 | U | 0.28  | 0.50 |        |   |     |    |
| Total Xylenes                  | 1330-20-7   | 10000                                                          | 10000                                                              | 10000                                                         | 19.32                                                       | 38.5                                                                           | ug/l           | ND                 | U | 0.50  | 0.50 | ND                 | U | 0.50  | 0.50 | ND                 | U | 0.50  | 0.50 | ND                 | U | 0.50  | 0.50 | ND                 | U | 0.50  | 0.50 | ND                 | U | 0.50  | 0.50 |        |   |     |    |

| Analyte                        | CAS Number  | PADEP Residential Groundwater MSC Used Aquifer TDS <=2500 mg/l | PADEP Residential Vapor Intrusion Screening Values for Groundwater | U.S. EPA Maximum Contaminant Levels (MCLs) for Drinking Water | U.S. EPA Tap Water Risk Screening Level (TR=1E-06, THQ=0.1) | U.S. EPA Target Groundwater Concentration for VI Screening (TR=1E-06, THQ=0.1) | Sample ID:     | REDACTED           |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |   |       |      |  |  |  |  |
|--------------------------------|-------------|----------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------|----------------|--------------------|--------|-------|------|--------------------|--------|-------|------|--------------------|--------|-------|------|--------------------|--------|-------|------|--------------------|--------|-------|------|--------------------|---|-------|------|--|--|--|--|
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Lab Sample ID: |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |   |       |      |  |  |  |  |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Well Use/Area: | Potable/Within AOI |        |       |      | Potable/Within AOI |        |       |      | Potable/Within AOI |        |       |      | Potable/Within AOI |        |       |      | Potable/Within AOI |        |       |      | Potable/Within AOI |   |       |      |  |  |  |  |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Date Sampled:  | 7/22/2026          |        |       |      | 06/23/2026         |        |       |      | 7/7/2026           |        |       |      | 7/7/2026           |        |       |      | 06/29/2026         |        |       |      | 06/22/2026         |   |       |      |  |  |  |  |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Matrix:        | Drinking Water     |        |       |      | Drinking Water     |        |       |      | Drinking Water     |        |       |      | Drinking Water     |        |       |      | Drinking Water     |        |       |      | Drinking Water     |   |       |      |  |  |  |  |
| Unit                           | Result      | Q                                                              | MDL                                                                | RL                                                            | Result                                                      | Q                                                                              | MDL            | RL                 | Result | Q     | MDL  | RL                 | Result | Q     | MDL  | RL                 | Result | Q     | MDL  | RL                 | Result | Q     | MDL  | RL                 | Result | Q     | MDL  | RL                 |   |       |      |  |  |  |  |
| Volatile Organic Compounds     |             |                                                                |                                                                    |                                                               |                                                             |                                                                                |                |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |        |       |      |                    |   |       |      |  |  |  |  |
| 1,2,4-Trimethylbenzene         | 95-63-6     | 130                                                            | 510                                                                | NS                                                            | 5.57                                                        | 24.8                                                                           | ug/l           | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 |  |  |  |  |
| 1,3,5-Trimethylbenzene         | 108-67-8    | 130                                                            | 360                                                                | NS                                                            | 6.03                                                        | 17.5                                                                           | ug/l           | ND                 | U      | 0.20  | 0.50 | ND                 | U      | 0.20  | 0.50 | ND                 | U      | 0.20  | 0.50 | ND                 | U      | 0.20  | 0.50 | ND                 | U      | 0.20  | 0.50 | ND                 | U | 0.20  | 0.50 |  |  |  |  |
| Benzene                        | 71-43-2     | 5                                                              | 23                                                                 | 5                                                             | 0.46                                                        | 1.59                                                                           | ug/l           | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 |  |  |  |  |
| Ethylbenzene                   | 100-41-4    | 700                                                            | 700                                                                | 700                                                           | 1.5                                                         | 3.49                                                                           | ug/l           | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U      | 0.21  | 0.50 | ND                 | U | 0.21  | 0.50 |  |  |  |  |
| Isopropylbenzene (Cumene)      | 98-82-8     | 840                                                            | 1900                                                               | NS                                                            | 45.06                                                       | 88.7                                                                           | ug/l           | ND                 | U      | 0.19  | 0.50 | ND                 | U      | 0.19  | 0.50 | ND                 | U      | 0.19  | 0.50 | ND                 | U      | 0.19  | 0.50 | ND                 | U      | 0.19  | 0.50 | ND                 | U | 0.19  | 0.50 |  |  |  |  |
| p/m-Xylene                     | 179601-23-1 | NS                                                             | NS                                                                 | NS                                                            | NS                                                          | NS                                                                             | ug/l           | ND                 | U      | 0.057 | 0.50 | ND                 | U      | 0.057 | 0.10 | ND                 | U      | 0.057 | 0.10 | ND                 | U      | 0.057 | 0.10 | 0.21               | J      | 0.057 | 0.50 | ND                 | U | 0.057 | 0.10 |  |  |  |  |
| Naphthalene                    | 91-20-3     | 100                                                            | 100                                                                | NS                                                            | 0.12                                                        | 4.59                                                                           | ug/l           | ND                 | U      | 0.23  | 0.50 | ND                 | U      | 0.23  | 0.50 | ND                 | U      | 0.23  | 0.50 | ND                 | U      | 0.23  | 0.50 | ND                 | U      | 0.23  | 0.50 | ND                 | U | 0.23  | 0.50 |  |  |  |  |
| o-Xylene (1,2-Dimethylbenzene) | 95-47-6     | NS                                                             | NS                                                                 | NS                                                            | 19.35                                                       | NS                                                                             | ug/l           | ND                 | U      | 0.22  | 0.50 | ND                 | U      | 0.22  | 0.50 | ND                 | U      | 0.22  | 0.50 | ND                 | U      | 0.22  | 0.50 | ND                 | U      | 0.22  | 0.50 | ND                 | U | 0.22  | 0.50 |  |  |  |  |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4   | 20                                                             | 6300                                                               | NS                                                            | 14.3                                                        | 450                                                                            | ug/l           | ND                 | U      | 0.12  | 0.50 | ND                 | U      | 0.12  | 0.50 | ND                 | U      | 0.12  | 0.50 | ND                 | U      | 0.12  | 0.50 | ND                 | U      | 0.12  | 0.50 | ND                 | U | 0.12  | 0.50 |  |  |  |  |
| Toluene                        | 108-88-3    | 1000                                                           | 34000                                                              | 1000                                                          | 110.15                                                      | 1920                                                                           | ug/l           | ND                 | U      | 0.28  | 0.50 | ND                 | U      | 0.28  | 0.50 | ND                 | U      | 0.28  | 0.50 | ND                 | U      | 0.28  | 0.50 | ND                 | U      | 0.28  | 0.50 | ND                 | U | 0.28  | 0.50 |  |  |  |  |
| Total Xylenes                  | 1330-20-7   | 10000                                                          | 10000                                                              | 10000                                                         | 19.32                                                       | 38.5                                                                           | ug/l           | ND                 | U      | 0.50  | 0.50 | ND                 | U      | 0.50  | 0.50 | ND                 | U      | 0.50  | 0.50 | ND                 | U      | 0.50  | 0.50 | ND                 | U      | 0.50  | 0.50 | ND                 | U | 0.50  | 0.50 |  |  |  |  |

**Table 2**  
Summary of Drinking water Results: June to July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA 19014  
Langan Project #220240201

| Analyte                        | CAS Number  | PADEP Residential Groundwater MSC Used Aquifer TDS <=2500 mg/l | PADEP Residential Vapor Intrusion Screening Values for Groundwater | U.S. EPA Maximum Contaminant Levels (MCLs) for Drinking Water | U.S. EPA Tap Water Risk Screening Level (TR=1E-06, THQ=0.1) | U.S. EPA Target Groundwater Concentration for VI Screening (TR=1E-06, THQ=0.1) | Sample ID:     | REDACTED           |   |       |      |
|--------------------------------|-------------|----------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------|----------------|--------------------|---|-------|------|
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Lab Sample ID: |                    |   |       |      |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Well Use/Area: | Potable/Within AOI |   |       |      |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Date Sampled:  | 06/29/2026         |   |       |      |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Matrix:        | Drinking Water     |   |       |      |
| Unit                           | Result      | Q                                                              | MDL                                                                | RL                                                            |                                                             |                                                                                |                |                    |   |       |      |
| Volatile Organic Compounds     |             |                                                                |                                                                    |                                                               |                                                             |                                                                                |                |                    |   |       |      |
| 1,2,4-Trimethylbenzene         | 95-63-6     | 130                                                            | 510                                                                | NS                                                            | 5.57                                                        | 24.8                                                                           | ug/l           | ND                 | U | 0.21  | 0.50 |
| 1,3,5-Trimethylbenzene         | 108-67-8    | 130                                                            | 360                                                                | NS                                                            | 6.03                                                        | 17.5                                                                           | ug/l           | ND                 | U | 0.20  | 0.50 |
| Benzene                        | 71-43-2     | 5                                                              | 23                                                                 | 5                                                             | 0.46                                                        | 1.59                                                                           | ug/l           | ND                 | U | 0.21  | 0.50 |
| Ethylbenzene                   | 100-41-4    | 700                                                            | 700                                                                | 700                                                           | 1.5                                                         | 3.49                                                                           | ug/l           | ND                 | U | 0.21  | 0.50 |
| Isopropylbenzene (Cumene)      | 98-82-8     | 840                                                            | 1900                                                               | NS                                                            | 45.06                                                       | 88.7                                                                           | ug/l           | ND                 | U | 0.19  | 0.50 |
| p/m-Xylene                     | 179601-23-1 | NS                                                             | NS                                                                 | NS                                                            | NS                                                          | NS                                                                             | ug/l           | ND                 | U | 0.057 | 0.50 |
| Naphthalene                    | 91-20-3     | 100                                                            | 100                                                                | NS                                                            | 0.12                                                        | 4.59                                                                           | ug/l           | ND                 | U | 0.23  | 0.50 |
| o-Xylene (1,2-Dimethylbenzene) | 95-47-6     | NS                                                             | NS                                                                 | NS                                                            | 19.35                                                       | NS                                                                             | ug/l           | ND                 | U | 0.22  | 0.50 |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4   | 20                                                             | 6300                                                               | NS                                                            | 14.3                                                        | 450                                                                            | ug/l           | ND                 | U | 0.12  | 0.50 |
| Toluene                        | 108-88-3    | 1000                                                           | 34000                                                              | 1000                                                          | 110.15                                                      | 1920                                                                           | ug/l           | ND                 | U | 0.28  | 0.50 |
| Total Xylenes                  | 1330-20-7   | 10000                                                          | 10000                                                              | 10000                                                         | 19.32                                                       | 38.5                                                                           | ug/l           | ND                 | U | 0.50  | 0.50 |

**Table 2**  
Summary of Drinking water Results: June and July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA 19014  
Langan Project #220240201

| Analyte                        | CAS Number  | PADEP Residential Groundwater MSC Used Aquifer TDS <=2500 mg/l | PADEP Residential Vapor Intrusion Screening Values for Groundwater | U.S. EPA Maximum Contaminant Levels (MCLs) for Drinking Water | U.S. EPA Tap Water Risk Screening Level (TR=1E-06, THQ=0.1) | U.S. EPA Target Groundwater Concentration for VI Screening (TR=1E-06, THQ=0.1) | Sample ID:     | REDACTED    |   |       |      |            |   |       |      |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |        |   |     |    |
|--------------------------------|-------------|----------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------|----------------|-------------|---|-------|------|------------|---|-------|------|------------|---|-------|------|-------------|---|-------|------|------------|---|-------|------|-------------|---|-------|------|--------|---|-----|----|
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Lab Sample ID: |             |   |       |      |            |   |       |      |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Date Sampled:  | 6/10/2026   |   |       |      | 6/10/2026  |   |       |      | 06/16/2026 |   |       |      | 06/17/2026  |   |       |      | 06/22/2026 |   |       |      | 06/22/2026  |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Matrix:        | FIELD BLANK |   |       |      | TRIP BLANK |   |       |      | TRIP BLANK |   |       |      | FIELD BLANK |   |       |      | TRIP BLANK |   |       |      | FIELD BLANK |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Unit           | Result      | Q | MDL   | RL   | Result     | Q | MDL   | RL   | Result     | Q | MDL   | RL   | Result      | Q | MDL   | RL   | Result     | Q | MDL   | RL   | Result      | Q | MDL   | RL   | Result | Q | MDL | RL |
| Volatile Organic Compounds     |             |                                                                |                                                                    |                                                               |                                                             |                                                                                |                |             |   |       |      |            |   |       |      |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |        |   |     |    |
| 1,2,4-Trimethylbenzene         | 95-63-6     | 130                                                            | 510                                                                | NS                                                            | 5.57                                                        | 24.8                                                                           | ug/l           | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 |        |   |     |    |
| 1,3,5-Trimethylbenzene         | 108-67-8    | 130                                                            | 360                                                                | NS                                                            | 6.03                                                        | 17.5                                                                           | ug/l           | ND          | U | 0.20  | 0.50 | ND         | U | 0.20  | 0.50 | ND         | U | 0.20  | 0.50 | ND          | U | 0.20  | 0.50 | ND         | U | 0.20  | 0.50 | ND          | U | 0.20  | 0.50 |        |   |     |    |
| Benzene                        | 71-43-2     | 5                                                              | 23                                                                 | 5                                                             | 0.46                                                        | 1.59                                                                           | ug/l           | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 |        |   |     |    |
| Ethylbenzene                   | 100-41-4    | 700                                                            | 700                                                                | 700                                                           | 1.5                                                         | 3.49                                                                           | ug/l           | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 |        |   |     |    |
| Isopropylbenzene (Cumene)      | 98-82-8     | 840                                                            | 1900                                                               | NS                                                            | 45.06                                                       | 88.7                                                                           | ug/l           | ND          | U | 0.19  | 0.50 | ND         | U | 0.19  | 0.50 | ND         | U | 0.19  | 0.50 | ND          | U | 0.19  | 0.50 | ND         | U | 0.19  | 0.50 | ND          | U | 0.19  | 0.50 |        |   |     |    |
| M,P-Xylene                     | 179601-23-1 | NS                                                             | NS                                                                 | NS                                                            | NS                                                          | NS                                                                             | ug/l           | ND          | U | 0.057 | 0.10 | ND         | U | 0.057 | 0.10 | ND         | U | 0.057 | 0.10 | ND          | U | 0.057 | 0.10 | ND         | U | 0.057 | 0.50 | ND          | U | 0.057 | 0.50 |        |   |     |    |
| Naphthalene                    | 91-20-3     | 100                                                            | 100                                                                | NS                                                            | 0.12                                                        | 4.59                                                                           | ug/l           | ND          | U | 0.23  | 0.50 | ND         | U | 0.23  | 0.50 | ND         | U | 0.23  | 0.50 | ND          | U | 0.23  | 0.50 | ND         | U | 0.23  | 0.50 | ND          | U | 0.23  | 0.50 |        |   |     |    |
| o-Xylene (1,2-Dimethylbenzene) | 95-47-6     | NS                                                             | NS                                                                 | NS                                                            | 19.35                                                       | NS                                                                             | ug/l           | ND          | U | 0.22  | 0.50 | ND         | U | 0.22  | 0.50 | ND         | U | 0.22  | 0.50 | ND          | U | 0.22  | 0.50 | ND         | U | 0.22  | 0.50 | ND          | U | 0.22  | 0.50 |        |   |     |    |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4   | 20                                                             | 6300                                                               | NS                                                            | 14.3                                                        | 450                                                                            | ug/l           | ND          | U | 0.12  | 0.50 | ND         | U | 0.12  | 0.50 | ND         | U | 0.12  | 0.50 | ND          | U | 0.12  | 0.50 | ND         | U | 0.12  | 0.50 | ND          | U | 0.12  | 0.50 |        |   |     |    |
| Toluene                        | 108-88-3    | 1000                                                           | 34000                                                              | 1000                                                          | 110.15                                                      | 1920                                                                           | ug/l           | ND          | U | 0.28  | 0.50 | ND         | U | 0.28  | 0.50 | ND         | U | 0.28  | 0.50 | ND          | U | 0.28  | 0.50 | ND         | U | 0.28  | 0.50 | ND          | U | 0.28  | 0.50 |        |   |     |    |
| Total Xylenes                  | 1330-20-7   | 10000                                                          | 10000                                                              | 10000                                                         | 19.32                                                       | 38.5                                                                           | ug/l           | ND          | U | 0.50  | 0.50 | ND         | U | 0.50  | 0.50 | ND         | U | 0.50  | 0.50 | ND          | U | 0.50  | 0.50 | ND         | U | 0.50  | 0.50 | ND          | U | 0.50  | 0.50 |        |   |     |    |

**Table 2**  
Summary of Drinking water Results: June and July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA 19014  
Langan Project #220240201

| Analyte                        | CAS Number  | PADEP Residential Groundwater MSC Used Aquifer TDS <=2500 mg/l | PADEP Residential Vapor Intrusion Screening Values for Groundwater | U.S. EPA Maximum Contaminant Levels (MCLs) for Drinking Water | U.S. EPA Tap Water Risk Screening Level (TR=1E-06, THQ=0.1) | U.S. EPA Target Groundwater Concentration for VI Screening (TR=1E-06, THQ=0.1) | Sample ID:     | REDACTED   |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |        |   |     |    |
|--------------------------------|-------------|----------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------|----------------|------------|---|-------|------|-------------|---|-------|------|------------|---|-------|------|-------------|---|-------|------|------------|---|-------|------|-------------|---|-------|------|--------|---|-----|----|
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Lab Sample ID: |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Date Sampled:  | 06/23/2026 |   |       |      | 06/23/2026  |   |       |      | 06/29/2026 |   |       |      | 06/29/2026  |   |       |      | 7/7/2026   |   |       |      | 7/7/2026    |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Matrix:        | TRIP BLANK |   |       |      | FIELD BLANK |   |       |      | TRIP BLANK |   |       |      | FIELD BLANK |   |       |      | TRIP BLANK |   |       |      | FIELD BLANK |   |       |      |        |   |     |    |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Unit           | Result     | Q | MDL   | RL   | Result      | Q | MDL   | RL   | Result     | Q | MDL   | RL   | Result      | Q | MDL   | RL   | Result     | Q | MDL   | RL   | Result      | Q | MDL   | RL   | Result | Q | MDL | RL |
| Volatile Organic Compounds     |             |                                                                |                                                                    |                                                               |                                                             |                                                                                |                |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |        |   |     |    |
| 1,2,4-Trimethylbenzene         | 95-63-6     | 130                                                            | 510                                                                | NS                                                            | 5.57                                                        | 24.8                                                                           | ug/l           | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 |        |   |     |    |
| 1,3,5-Trimethylbenzene         | 108-67-8    | 130                                                            | 360                                                                | NS                                                            | 6.03                                                        | 17.5                                                                           | ug/l           | ND         | U | 0.20  | 0.50 | ND          | U | 0.20  | 0.50 | ND         | U | 0.20  | 0.50 | ND          | U | 0.20  | 0.50 | ND         | U | 0.20  | 0.50 | ND          | U | 0.20  | 0.50 |        |   |     |    |
| Benzene                        | 71-43-2     | 5                                                              | 23                                                                 | 5                                                             | 0.46                                                        | 1.59                                                                           | ug/l           | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 |        |   |     |    |
| Ethylbenzene                   | 100-41-4    | 700                                                            | 700                                                                | 700                                                           | 1.5                                                         | 3.49                                                                           | ug/l           | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 |        |   |     |    |
| Isopropylbenzene (Cumene)      | 98-82-8     | 840                                                            | 1900                                                               | NS                                                            | 45.06                                                       | 88.7                                                                           | ug/l           | ND         | U | 0.19  | 0.50 | ND          | U | 0.19  | 0.50 | ND         | U | 0.19  | 0.50 | ND          | U | 0.19  | 0.50 | ND         | U | 0.19  | 0.50 | ND          | U | 0.19  | 0.50 |        |   |     |    |
| M,P-Xylene                     | 179601-23-1 | NS                                                             | NS                                                                 | NS                                                            | NS                                                          | NS                                                                             | ug/l           | ND         | U | 0.057 | 0.10 | ND          | U | 0.057 | 0.10 | ND         | U | 0.057 | 0.50 | ND          | U | 0.057 | 0.50 | ND         | U | 0.057 | 0.10 | ND          | U | 0.057 | 0.10 |        |   |     |    |
| Naphthalene                    | 91-20-3     | 100                                                            | 100                                                                | NS                                                            | 0.12                                                        | 4.59                                                                           | ug/l           | ND         | U | 0.23  | 0.50 | ND          | U | 0.23  | 0.50 | ND         | U | 0.23  | 0.50 | ND          | U | 0.23  | 0.50 | ND         | U | 0.23  | 0.50 | ND          | U | 0.23  | 0.50 |        |   |     |    |
| o-Xylene (1,2-Dimethylbenzene) | 95-47-6     | NS                                                             | NS                                                                 | NS                                                            | 19.35                                                       | NS                                                                             | ug/l           | ND         | U | 0.22  | 0.50 | ND          | U | 0.22  | 0.50 | ND         | U | 0.22  | 0.50 | ND          | U | 0.22  | 0.50 | ND         | U | 0.22  | 0.50 | ND          | U | 0.22  | 0.50 |        |   |     |    |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4   | 20                                                             | 6300                                                               | NS                                                            | 14.3                                                        | 450                                                                            | ug/l           | ND         | U | 0.12  | 0.50 | ND          | U | 0.12  | 0.50 | ND         | U | 0.12  | 0.50 | ND          | U | 0.12  | 0.50 | ND         | U | 0.12  | 0.50 | ND          | U | 0.12  | 0.50 |        |   |     |    |
| Toluene                        | 108-88-3    | 1000                                                           | 34000                                                              | 1000                                                          | 110.15                                                      | 1920                                                                           | ug/l           | ND         | U | 0.28  | 0.50 | ND          | U | 0.28  | 0.50 | ND         | U | 0.28  | 0.50 | ND          | U | 0.28  | 0.50 | ND         | U | 0.28  | 0.50 | ND          | U | 0.28  | 0.50 |        |   |     |    |
| Total Xylenes                  | 1330-20-7   | 10000                                                          | 10000                                                              | 10000                                                         | 19.32                                                       | 38.5                                                                           | ug/l           | ND         | U | 0.50  | 0.50 | ND          | U | 0.50  | 0.50 | ND         | U | 0.50  | 0.50 | ND          | U | 0.50  | 0.50 | ND         | U | 0.50  | 0.50 | ND          | U | 0.50  | 0.50 |        |   |     |    |

**Table 2**  
Summary of Drinking water Results: June and July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA 19014  
Langan Project #220240201

| Analyte                        | CAS Number  | PADEP Residential Groundwater MSC Used Aquifer TDS <=2500 mg/l | PADEP Residential Vapor Intrusion Screening Values for Groundwater | U.S. EPA Maximum Contaminant Levels (MCLs) for Drinking Water | U.S. EPA Tap Water Risk Screening Level (TR=1E-06, THQ=0.1) | U.S. EPA Target Groundwater Concentration for VI Screening (TR=1E-06, THQ=0.1) | Sample ID:     | REDACTED   |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |
|--------------------------------|-------------|----------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------|----------------|------------|---|-------|------|-------------|---|-------|------|------------|---|-------|------|-------------|---|-------|------|
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Lab Sample ID: |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Date Sampled:  | 7/8/2026   |   |       |      | 7/8/2026    |   |       |      | 7/22/2026  |   |       |      | 7/22/2026   |   |       |      |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Matrix:        | TRIP BLANK |   |       |      | FIELD BLANK |   |       |      | TRIP BLANK |   |       |      | FIELD BLANK |   |       |      |
|                                |             |                                                                |                                                                    |                                                               |                                                             |                                                                                | Unit           | Result     | Q | MDL   | RL   | Result      | Q | MDL   | RL   | Result     | Q | MDL   | RL   | Result      | Q | MDL   | RL   |
| Volatile Organic Compounds     |             |                                                                |                                                                    |                                                               |                                                             |                                                                                |                |            |   |       |      |             |   |       |      |            |   |       |      |             |   |       |      |
| 1,2,4-Trimethylbenzene         | 95-63-6     | 130                                                            | 510                                                                | NS                                                            | 5.57                                                        | 24.8                                                                           | ug/l           | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 |
| 1,3,5-Trimethylbenzene         | 108-67-8    | 130                                                            | 360                                                                | NS                                                            | 6.03                                                        | 17.5                                                                           | ug/l           | ND         | U | 0.20  | 0.50 | ND          | U | 0.20  | 0.50 | ND         | U | 0.20  | 0.50 | ND          | U | 0.20  | 0.50 |
| Benzene                        | 71-43-2     | 5                                                              | 23                                                                 | 5                                                             | 0.46                                                        | 1.59                                                                           | ug/l           | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 |
| Ethylbenzene                   | 100-41-4    | 700                                                            | 700                                                                | 700                                                           | 1.5                                                         | 3.49                                                                           | ug/l           | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 | ND         | U | 0.21  | 0.50 | ND          | U | 0.21  | 0.50 |
| Isopropylbenzene (Cumene)      | 98-82-8     | 840                                                            | 1900                                                               | NS                                                            | 45.06                                                       | 88.7                                                                           | ug/l           | ND         | U | 0.19  | 0.50 | ND          | U | 0.19  | 0.50 | ND         | U | 0.19  | 0.50 | ND          | U | 0.19  | 0.50 |
| M,P-Xylene                     | 179601-23-1 | NS                                                             | NS                                                                 | NS                                                            | NS                                                          | NS                                                                             | ug/l           | ND         | U | 0.057 | 0.10 | ND          | U | 0.057 | 0.10 | ND         | U | 0.057 | 0.50 | ND          | U | 0.057 | 0.50 |
| Naphthalene                    | 91-20-3     | 100                                                            | 100                                                                | NS                                                            | 0.12                                                        | 4.59                                                                           | ug/l           | ND         | U | 0.23  | 0.50 | ND          | U | 0.23  | 0.50 | ND         | U | 0.23  | 0.50 | ND          | U | 0.23  | 0.50 |
| o-Xylene (1,2-Dimethylbenzene) | 95-47-6     | NS                                                             | NS                                                                 | NS                                                            | 19.35                                                       | NS                                                                             | ug/l           | ND         | U | 0.22  | 0.50 | ND          | U | 0.22  | 0.50 | ND         | U | 0.22  | 0.50 | ND          | U | 0.22  | 0.50 |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4   | 20                                                             | 6300                                                               | NS                                                            | 14.3                                                        | 450                                                                            | ug/l           | ND         | U | 0.12  | 0.50 | ND          | U | 0.12  | 0.50 | ND         | U | 0.12  | 0.50 | ND          | U | 0.12  | 0.50 |
| Toluene                        | 108-88-3    | 1000                                                           | 34000                                                              | 1000                                                          | 110.15                                                      | 1920                                                                           | ug/l           | ND         | U | 0.28  | 0.50 | ND          | U | 0.28  | 0.50 | ND         | U | 0.28  | 0.50 | ND          | U | 0.28  | 0.50 |
| Total Xylenes                  | 1330-20-7   | 10000                                                          | 10000                                                              | 10000                                                         | 19.32                                                       | 38.5                                                                           | ug/l           | ND         | U | 0.50  | 0.50 | ND          | U | 0.50  | 0.50 | ND         | U | 0.50  | 0.50 | ND          | U | 0.50  | 0.50 |

See notes on last page.



**Table 2**  
Summary of Drinking water Results: June and July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA 19014  
Langan Project #220240201

**Notes:**

USEPA - United States Environmental Protection Agency  
PADEP - Pennsylvania Department of Environmental Protection  
MSC - Medium-Specific Concentration (i.e., Act 2 cleanup standards, as published in 25 Pa. Code Chapter 250, last revised November 2021)  
TDS - Total Dissolved Solids  
VI - Vapor Intrusion  
AOI - Area of Interest (1,000 feet from western MIPC facility boundary, as stipulated in PADEP Order)  
CAS - Chemical Abstract Service  
NS - No standard  
ug/l - Micrograms per liter  
ND - Not detected  
NA - Not analyzed  
Q - Qualifier  
MDL - Method detection limit  
RL - Reporting Limit  
DF - Dilution factor

**Qualifiers:**

J – The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.  
U – The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

**Exceedance Summary:**

No results, MDLs, or RLs exceed the most stringent applicable standard or screening value.

**Table 3**

Potable Well Gauging and Wellhead Field Screening: June 2026

MIPC, LLC Chelsea Tank Farm  
 920 Cherry Tree Rd, Aston, PA 19014  
 Langan Project No. 220240201

|                    |                           |                    |                    |                    |                    |
|--------------------|---------------------------|--------------------|--------------------|--------------------|--------------------|
|                    | <b>Well ID:</b>           | <b>REDACTED</b>    |                    |                    |                    |
|                    | <b>Well Use/Location:</b> | Potable/Within AOI | Potable/Within AOI | Potable/Within AOI | Potable/Within AOI |
|                    | <b>Property Address:</b>  | <b>REDACTED</b>    |                    |                    |                    |
|                    | <b>Date Sampled:</b>      | 6/23/2026          | 6/22/2026          | 6/23/2026          | 6/22/2026          |
| <b>Measurement</b> | <b>Unit</b>               | <b>Result</b>      | <b>Result</b>      | <b>Result</b>      | <b>Result</b>      |
| PID                | ppm                       | 0.00               | 0.10               | 0.00               | 0.10               |
| DTP                | ft btoc                   | None               | None               | None               | None               |
| DTW                | ft btoc                   | 30.00              | 31.83              | 25.02              | 20.83              |

**Notes:**

Private wells were opened and closed by a PA-licensed well driller under Langan observation.

Per PADEP (Simon Mullen, Project Officer) during the meeting among MIPC, Langan, and PADEP on January 7, 2026 the Department reconsidered and is amenable to limiting the initial wellhead screening and gauging requirement to only those properties closest to the facility (immediately west of the Site, east of Chichester Avenue and south of Concord Road).

- AOI - Order-stipulated area of interest (i.e., 1,000 feet from western site boundary).
- ppm - Parts Per Million
- ft btoc - feet below top of casing
- PID - Photoionization Detector
- DTP - Depth to Product (no product was detected using a decontaminated interface probe in any of the gauged private wells)
- DTW - Depth to Water

Table 4  
Soil Results Summary: June to July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA  
Langan Project No.: 220240201

| Analyte                        | CAS Number | PADEP Residential Direct Contact Soil MSC (0-15 Ft) | PADEP Residential Soil to Groundwater MSC Used Aquifer | PADEP Residential SHS VI Screening Values for Soil | Location      | SB_MW-F2    |   |         |         |    | SB_MW-F2    |   |         |         |    | SB_MW-F3    |   |         |        |    | SB_VMP-F     |   |         |         |    |
|--------------------------------|------------|-----------------------------------------------------|--------------------------------------------------------|----------------------------------------------------|---------------|-------------|---|---------|---------|----|-------------|---|---------|---------|----|-------------|---|---------|--------|----|--------------|---|---------|---------|----|
|                                |            |                                                     |                                                        |                                                    | Sample Name   | SB_MW-F2_1  |   |         |         |    | SB_MW-F2_4  |   |         |         |    | SB_MW-F3_1  |   |         |        |    | SB_VMP-F_1.5 |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Sample Date   | 06/29/2026  |   |         |         |    | 06/29/2026  |   |         |         |    | 06/29/2026  |   |         |        |    | 06/29/2026   |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Depth (' bgs) | 1-1.5       |   |         |         |    | 4-4.5       |   |         |         |    | 1-1.5       |   |         |        |    | 1.5-2        |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Saturation    | Unsaturated |   |         |         |    | Unsaturated |   |         |         |    | Unsaturated |   |         |        |    | Unsaturated  |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Unit          | Result      | Q | MDL     | RL      | DF | Result      | Q | MDL     | RL      | DF | Result      | Q | MDL     | RL     | DF | Result       | Q | MDL     | RL      | DF |
| Volatile Organic Compounds     |            |                                                     |                                                        |                                                    |               |             |   |         |         |    |             |   |         |         |    |             |   |         |        |    |              |   |         |         |    |
| 1,2,4-Trimethylbenzene         | 95-63-6    | 1100                                                | 73                                                     | 73                                                 | mg/kg         | ND          | U | 0.00053 | 0.0021  | 1  | ND          | U | 0.0005  | 0.002   | 1  | ND          | U | 0.0005  | 0.002  | 1  | ND           | U | 0.00051 | 0.002   | 1  |
| 1,3,5-Trimethylbenzene         | 108-67-8   | 1100                                                | 23                                                     | 23                                                 | mg/kg         | ND          | U | 0.00046 | 0.0021  | 1  | ND          | U | 0.00043 | 0.002   | 1  | ND          | U | 0.00043 | 0.002  | 1  | ND           | U | 0.00044 | 0.002   | 1  |
| Benzene                        | 71-43-2    | 57                                                  | 0.5                                                    | 0.13                                               | mg/kg         | ND          | U | 0.00048 | 0.00053 | 1  | ND          | U | 0.00045 | 0.0005  | 1  | ND          | U | 0.00045 | 0.0005 | 1  | ND           | U | 0.00046 | 0.00051 | 1  |
| Ethylbenzene                   | 100-41-4   | 180                                                 | 70                                                     | 46                                                 | mg/kg         | ND          | U | 0.00048 | 0.0011  | 1  | ND          | U | 0.00045 | 0.00099 | 1  | ND          | U | 0.00045 | 0.001  | 1  | ND           | U | 0.00046 | 0.001   | 1  |
| Isopropylbenzene (Cumene)      | 98-82-8    | 7600                                                | 600                                                    | 600                                                | mg/kg         | ND          | U | 0.0015  | 0.0021  | 1  | ND          | U | 0.0014  | 0.002   | 1  | ND          | U | 0.0014  | 0.002  | 1  | ND           | U | 0.0014  | 0.002   | 1  |
| Naphthalene                    | 91-20-3    | 13                                                  | 25                                                     | 25                                                 | mg/kg         | ND          | U | 0.0027  | 0.0053  | 1  | ND          | U | 0.0025  | 0.005   | 1  | ND          | U | 0.0025  | 0.005  | 1  | ND           | U | 0.0025  | 0.0051  | 1  |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4  | 1700                                                | 2                                                      | 0.28                                               | mg/kg         | ND          | U | 0.0005  | 0.0011  | 1  | ND          | U | 0.00046 | 0.00099 | 1  | ND          | U | 0.00047 | 0.001  | 1  | ND           | U | 0.00048 | 0.001   | 1  |
| Toluene                        | 108-88-3   | 10000                                               | 100                                                    | 44                                                 | mg/kg         | ND          | U | 0.00056 | 0.0011  | 1  | ND          | U | 0.00052 | 0.00099 | 1  | ND          | U | 0.00052 | 0.001  | 1  | ND           | U | 0.00053 | 0.001   | 1  |
| Total Xylenes                  | 1330-20-7  | 1900                                                | 1000                                                   | 990                                                | mg/kg         | ND          | U | 0.00049 | 0.0011  | 1  | ND          | U | 0.00045 | 0.00099 | 1  | ND          | U | 0.00046 | 0.001  | 1  | ND           | U | 0.00046 | 0.001   | 1  |
| General Chemistry              |            |                                                     |                                                        |                                                    |               |             |   |         |         |    |             |   |         |         |    |             |   |         |        |    |              |   |         |         |    |
| Solids, Percent                | SOLID      | NS                                                  | NS                                                     | NS                                                 | Percent       | 79.8        |   | 0       | 0       | 1  | 81.4        |   | 0       | 0       | 1  | 80.7        |   | 0       | 0      | 1  | 85           |   | 0       | 0       | 1  |

See notes on last page.



**Table 4**  
Soil Results Summary: June to July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA  
Langan Project No.: 220240201

| Analyte                        | CAS Number | PADEP Residential Direct Contact Soil MSC (0-15 Ft) | PADEP Residential Soil to Groundwater MSC Used Aquifer | PADEP Residential SHS VI Screening Values for Soil | Location      | SB_VMP-F     |   |         |         |    | SB-F1       |   |         |         |    | SB-F1       |   |         |         |    | SB-MW-F1     |   |         |         |    |
|--------------------------------|------------|-----------------------------------------------------|--------------------------------------------------------|----------------------------------------------------|---------------|--------------|---|---------|---------|----|-------------|---|---------|---------|----|-------------|---|---------|---------|----|--------------|---|---------|---------|----|
|                                |            |                                                     |                                                        |                                                    | Sample Name   | SB_VMP-F_7.5 |   |         |         |    | SB-F1_1.5   |   |         |         |    | SB-F1_10    |   |         |         |    | SB-MW-F1_1.5 |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Sample Date   | 07/07/2026   |   |         |         |    | 06/29/2026  |   |         |         |    | 07/09/2026  |   |         |         |    | 07/13/2026   |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Depth (' bgs) | 7.5-8        |   |         |         |    | 1.5-2       |   |         |         |    | 10-10.5     |   |         |         |    | 1.5-2        |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Saturation    | Unsaturated  |   |         |         |    | Unsaturated |   |         |         |    | Unsaturated |   |         |         |    | Unsaturated  |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Unit          | Result       | Q | MDL     | RL      | DF | Result      | Q | MDL     | RL      | DF | Result      | Q | MDL     | RL      | DF | Result       | Q | MDL     | RL      | DF |
| Volatile Organic Compounds     |            |                                                     |                                                        |                                                    |               |              |   |         |         |    |             |   |         |         |    |             |   |         |         |    |              |   |         |         |    |
| 1,2,4-Trimethylbenzene         | 95-63-6    | 1100                                                | 73                                                     | 73                                                 | mg/kg         | ND           | U | 0.00068 | 0.0027  | 1  | ND          | U | 0.00053 | 0.0021  | 1  | 0.0022      |   | 0.00052 | 0.0021  | 1  | ND           | U | 0.00051 | 0.002   | 1  |
| 1,3,5-Trimethylbenzene         | 108-67-8   | 1100                                                | 23                                                     | 23                                                 | mg/kg         | ND           | U | 0.00058 | 0.0027  | 1  | ND          | U | 0.00045 | 0.0021  | 1  | 0.0007      | J | 0.00044 | 0.0021  | 1  | ND           | U | 0.00044 | 0.002   | 1  |
| Benzene                        | 71-43-2    | 57                                                  | 0.5                                                    | 0.13                                               | mg/kg         | ND           | U | 0.00062 | 0.00068 | 1  | ND          | U | 0.00048 | 0.00053 | 1  | 0.0672      |   | 0.00047 | 0.00052 | 1  | ND           | U | 0.00046 | 0.00051 | 1  |
| Ethylbenzene                   | 100-41-4   | 180                                                 | 70                                                     | 46                                                 | mg/kg         | ND           | U | 0.00061 | 0.0014  | 1  | ND          | U | 0.00048 | 0.0011  | 1  | 0.0046      |   | 0.00047 | 0.001   | 1  | ND           | U | 0.00046 | 0.001   | 1  |
| Isopropylbenzene (Cumene)      | 98-82-8    | 7600                                                | 600                                                    | 600                                                | mg/kg         | ND           | U | 0.0019  | 0.0027  | 1  | ND          | U | 0.0015  | 0.0021  | 1  | ND          | U | 0.0015  | 0.0021  | 1  | ND           | U | 0.0014  | 0.002   | 1  |
| Naphthalene                    | 91-20-3    | 13                                                  | 25                                                     | 25                                                 | mg/kg         | ND           | U | 0.0034  | 0.0068  | 1  | ND          | U | 0.0026  | 0.0053  | 1  | ND          | U | 0.0026  | 0.0052  | 1  | ND           | U | 0.0025  | 0.0051  | 1  |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4  | 1700                                                | 2                                                      | 0.28                                               | mg/kg         | ND           | U | 0.00064 | 0.0014  | 1  | ND          | U | 0.00049 | 0.0011  | 1  | 0.001       |   | 0.00048 | 0.001   | 1  | ND           | U | 0.00047 | 0.001   | 1  |
| Toluene                        | 108-88-3   | 10000                                               | 100                                                    | 44                                                 | mg/kg         | ND           | U | 0.00071 | 0.0014  | 1  | ND          | U | 0.00055 | 0.0011  | 1  | 0.0724      |   | 0.00054 | 0.001   | 1  | ND           | U | 0.00053 | 0.001   | 1  |
| Total Xylenes                  | 1330-20-7  | 1900                                                | 1000                                                   | 990                                                | mg/kg         | ND           | U | 0.00062 | 0.0014  | 1  | ND          | U | 0.00048 | 0.0011  | 1  | 0.0257      |   | 0.00047 | 0.001   | 1  | ND           | U | 0.00046 | 0.001   | 1  |
| General Chemistry              |            |                                                     |                                                        |                                                    |               |              |   |         |         |    |             |   |         |         |    |             |   |         |         |    |              |   |         |         |    |
| Solids, Percent                | SOLID      | NS                                                  | NS                                                     | NS                                                 | Percent       | 72.4         |   | 0       | 0       | 1  | 80.5        |   | 0       | 0       | 1  | 74.6        |   | 0       | 0       | 1  | 83.7         |   | 0       | 0       | 1  |

See notes on last page.



**Table 4**  
Soil Results Summary: June to July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA  
Langan Project No.: 220240201

| Analyte                        | CAS Number | PADEP Residential Direct Contact Soil MSC (0-15 Ft) | PADEP Residential Soil to Groundwater MSC Used Aquifer | PADEP Residential SHS VI Screening Values for Soil | Location      | SB-MW-F1    |   |         |        |    | SB-MW-F3      |   |       |       |    | SB-MW-J1    |   |         |         |    | SB-MW-J2    |   |         |         |    |
|--------------------------------|------------|-----------------------------------------------------|--------------------------------------------------------|----------------------------------------------------|---------------|-------------|---|---------|--------|----|---------------|---|-------|-------|----|-------------|---|---------|---------|----|-------------|---|---------|---------|----|
|                                |            |                                                     |                                                        |                                                    | Sample Name   | SB-MW-F1_10 |   |         |        |    | SB-MW-F3_12.5 |   |       |       |    | SB-MW-J1_1  |   |         |         |    | SB-MW-J2_1  |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Sample Date   | 07/14/2026  |   |         |        |    | 07/01/2026    |   |       |       |    | 07/16/2026  |   |         |         |    | 07/16/2026  |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Depth (' bgs) | 10-10.5     |   |         |        |    | 12.5-13       |   |       |       |    | 1-1.5       |   |         |         |    | 1-1.5       |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Saturation    | Unsaturated |   |         |        |    | Unsaturated   |   |       |       |    | Unsaturated |   |         |         |    | Unsaturated |   |         |         |    |
|                                |            |                                                     |                                                        |                                                    | Unit          | Result      | Q | MDL     | RL     | DF | Result        | Q | MDL   | RL    | DF | Result      | Q | MDL     | RL      | DF | Result      | Q | MDL     | RL      | DF |
| Volatile Organic Compounds     |            |                                                     |                                                        |                                                    |               |             |   |         |        |    |               |   |       |       |    |             |   |         |         |    |             |   |         |         |    |
| 1,2,4-Trimethylbenzene         | 95-63-6    | 1100                                                | 73                                                     | 73                                                 | mg/kg         | ND          | U | 0.0005  | 0.002  | 1  | 29.7          |   | 0.66  | 2.6   | 1  | ND          | U | 0.00056 | 0.0022  | 1  | ND          | U | 0.00064 | 0.0026  | 1  |
| 1,3,5-Trimethylbenzene         | 108-67-8   | 1100                                                | 23                                                     | 23                                                 | mg/kg         | ND          | U | 0.00043 | 0.002  | 1  | 9.2           |   | 0.057 | 0.26  | 1  | ND          | U | 0.00048 | 0.0022  | 1  | ND          | U | 0.00055 | 0.0026  | 1  |
| Benzene                        | 71-43-2    | 57                                                  | 0.5                                                    | 0.13                                               | mg/kg         | ND          | U | 0.00046 | 0.0005 | 1  | 8.7           |   | 0.06  | 0.066 | 1  | ND          | U | 0.00051 | 0.00056 | 1  | ND          | U | 0.00058 | 0.00064 | 1  |
| Ethylbenzene                   | 100-41-4   | 180                                                 | 70                                                     | 46                                                 | mg/kg         | ND          | U | 0.00046 | 0.001  | 1  | 15.3          |   | 0.06  | 0.13  | 1  | ND          | U | 0.00051 | 0.0011  | 1  | ND          | U | 0.00058 | 0.0013  | 1  |
| Isopropylbenzene (Cumene)      | 98-82-8    | 7600                                                | 600                                                    | 600                                                | mg/kg         | ND          | U | 0.0014  | 0.002  | 1  | 1.52          |   | 0.19  | 0.26  | 1  | ND          | U | 0.0016  | 0.0022  | 1  | ND          | U | 0.0018  | 0.0026  | 1  |
| Naphthalene                    | 91-20-3    | 13                                                  | 25                                                     | 25                                                 | mg/kg         | ND          | U | 0.0025  | 0.005  | 1  | 1.85          |   | 0.33  | 0.66  | 1  | ND          | U | 0.0028  | 0.0056  | 1  | ND          | U | 0.0032  | 0.0064  | 1  |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4  | 1700                                                | 2                                                      | 0.28                                               | mg/kg         | ND          | U | 0.00047 | 0.001  | 1  | ND            | U | 0.062 | 0.13  | 1  | ND          | U | 0.00053 | 0.0011  | 1  | ND          | U | 0.0006  | 0.0013  | 1  |
| Toluene                        | 108-88-3   | 10000                                               | 100                                                    | 44                                                 | mg/kg         | ND          | U | 0.00053 | 0.001  | 1  | 58.8          |   | 0.69  | 1.3   | 1  | ND          | U | 0.00059 | 0.0011  | 1  | ND          | U | 0.00067 | 0.0013  | 1  |
| Total Xylenes                  | 1330-20-7  | 1900                                                | 1000                                                   | 990                                                | mg/kg         | ND          | U | 0.00046 | 0.001  | 1  | 99.2          |   | 0.6   | 1.3   | 1  | ND          | U | 0.00051 | 0.0011  | 1  | ND          | U | 0.00059 | 0.0013  | 1  |
| General Chemistry              |            |                                                     |                                                        |                                                    |               |             |   |         |        |    |               |   |       |       |    |             |   |         |         |    |             |   |         |         |    |
| Solids, Percent                | SOLID      | NS                                                  | NS                                                     | NS                                                 | Percent       | 78.7        |   | 0       | 0      | 1  | 71.8          |   | 0     | 0     | 1  | 79.7        |   | 0       | 0       | 1  | 79.8        |   | 0       | 0       | 1  |

See notes on last page.



**Table 4**  
Soil Results Summary: June to July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA  
Langan Project No.: 220240201

| Analyte                        | CAS Number | PADEP Residential Direct Contact Soil MSC (0-15 Ft) | PADEP Residential Soil to Groundwater MSC Used Aquifer | PADEP Residential SHS VI Screening Values for Soil | Location      | SB-MW-J3    |   |         |         |    | SB-MW-J3      |   |         |        |    | SB-VMP-J    |   |         |        |    |
|--------------------------------|------------|-----------------------------------------------------|--------------------------------------------------------|----------------------------------------------------|---------------|-------------|---|---------|---------|----|---------------|---|---------|--------|----|-------------|---|---------|--------|----|
|                                |            |                                                     |                                                        |                                                    | Sample Name   | SB-MW-J3_1  |   |         |         |    | SB-MW-J3_17.5 |   |         |        |    | SB-VMP-J_1  |   |         |        |    |
|                                |            |                                                     |                                                        |                                                    | Sample Date   | 07/16/2026  |   |         |         |    | 07/20/2026    |   |         |        |    | 07/16/2026  |   |         |        |    |
|                                |            |                                                     |                                                        |                                                    | Depth (' bgs) | 1-1.5       |   |         |         |    | 17.5-18       |   |         |        |    | 1-1.5       |   |         |        |    |
|                                |            |                                                     |                                                        |                                                    | Saturation    | Unsaturated |   |         |         |    | Unsaturated   |   |         |        |    | Unsaturated |   |         |        |    |
|                                |            |                                                     |                                                        |                                                    | Unit          | Result      | Q | MDL     | RL      | DF | Result        | Q | MDL     | RL     | DF | Result      | Q | MDL     | RL     | DF |
| Volatile Organic Compounds     |            |                                                     |                                                        |                                                    |               |             |   |         |         |    |               |   |         |        |    |             |   |         |        |    |
| 1,2,4-Trimethylbenzene         | 95-63-6    | 1100                                                | 73                                                     | 73                                                 | mg/kg         | ND          | U | 0.00054 | 0.0022  | 1  | ND            | U | 0.0006  | 0.0024 | 1  | ND          | U | 0.0005  | 0.002  | 1  |
| 1,3,5-Trimethylbenzene         | 108-67-8   | 1100                                                | 23                                                     | 23                                                 | mg/kg         | ND          | U | 0.00046 | 0.0022  | 1  | ND            | U | 0.00052 | 0.0024 | 1  | ND          | U | 0.00043 | 0.002  | 1  |
| Benzene                        | 71-43-2    | 57                                                  | 0.5                                                    | 0.13                                               | mg/kg         | ND          | U | 0.00049 | 0.00054 | 1  | ND            | U | 0.00055 | 0.0006 | 1  | ND          | U | 0.00045 | 0.0005 | 1  |
| Ethylbenzene                   | 100-41-4   | 180                                                 | 70                                                     | 46                                                 | mg/kg         | ND          | U | 0.00049 | 0.0011  | 1  | ND            | U | 0.00054 | 0.0012 | 1  | ND          | U | 0.00045 | 0.001  | 1  |
| Isopropylbenzene (Cumene)      | 98-82-8    | 7600                                                | 600                                                    | 600                                                | mg/kg         | ND          | U | 0.0015  | 0.0022  | 1  | ND            | U | 0.0017  | 0.0024 | 1  | ND          | U | 0.0014  | 0.002  | 1  |
| Naphthalene                    | 91-20-3    | 13                                                  | 25                                                     | 25                                                 | mg/kg         | ND          | U | 0.0027  | 0.0054  | 1  | ND            | U | 0.003   | 0.006  | 1  | ND          | U | 0.0025  | 0.005  | 1  |
| Tert-Butyl Methyl Ether (MTBE) | 1634-04-4  | 1700                                                | 2                                                      | 0.28                                               | mg/kg         | ND          | U | 0.00051 | 0.0011  | 1  | ND            | U | 0.00056 | 0.0012 | 1  | ND          | U | 0.00047 | 0.001  | 1  |
| Toluene                        | 108-88-3   | 10000                                               | 100                                                    | 44                                                 | mg/kg         | ND          | U | 0.00057 | 0.0011  | 1  | ND            | U | 0.00063 | 0.0012 | 1  | ND          | U | 0.00052 | 0.001  | 1  |
| Total Xylenes                  | 1330-20-7  | 1900                                                | 1000                                                   | 990                                                | mg/kg         | ND          | U | 0.00049 | 0.0011  | 1  | ND            | U | 0.00055 | 0.0012 | 1  | ND          | U | 0.00046 | 0.001  | 1  |
| General Chemistry              |            |                                                     |                                                        |                                                    |               |             |   |         |         |    |               |   |         |        |    |             |   |         |        |    |
| Solids, Percent                | SOLID      | NS                                                  | NS                                                     | NS                                                 | Percent       | 82.8        |   | 0       | 0       | 1  | 71.7          |   | 0       | 0      | 1  | 80.9        |   | 0       | 0      | 1  |

See notes on last page.



**Table 4**

Soil Results Summary: June to July 2026

MIPC Chelsea Facility

920 Cherry Tree Rd, Aston, PA

Langan Project No.: 220240201

**Notes:**

Soil samples were compared to the PADEP Act 2 MSCs (November 2021)

PADEP - Pennsylvania Department of Environmental Protection

MSC - Medium Specific Concentrations

CAS - Chemical Abstract Service

SHS VI - Statewide Health Standard Vapor Intrusion

NS - No standard

' bgs - feet below ground surface

mg/kg - Milligrams per kilogram

ND - Not detected

Q - Qualifier

MDL - Method detection limit

RL - Reporting Limit

DF - Dilution factor

**Qualifiers:**

U – The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

**Exceedance Summary:**

10 - Result exceeds PADEP Residential Direct Contact Soil MSC (0-15 Ft)

10 - Result exceeds PADEP Residential Soil to Groundwater MSC Used Aquifer

10 - Result exceeds PADEP Residential SHS VI Screening Values for Soil

10 - MDL or RL greater than the applicable standard



**Table 5**

Sub-Slab Soil Gas Analytical Results: June to July 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA  
Langan Project No.: 220240201

**Notes:**

Sub-slab soil gas results were compared to the PADEP sub-slab soil gas statewide health standard (SHS) vapor intrusion (VI) screening values and 1/10th of those values (November 2021). Soil gas results were additionally compared to the US EPA Vapor Intrusion Screening Levels for Sub-Slab Soil Gas (Target Cancer Risk = 1E-06) as a conservative measure.

EPA - Environmental Protection Agency

PADEP - Pennsylvania Department of Environmental Protection

SHS - Statewide Health Standards

VISL - Vapor Intrusion Screening Level

VI - Vapor Intrusion

CAS - Chemical Abstract Service

NS - No standard

ug/m3 - Micrograms per cubic meter

ND - Not detected

Q - Qualifier

MDL - Method detection limit

RL - Reporting Limit

DF - Dilution factor

**Qualifiers:**

J – The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.

U – The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

**Exceedance Summary:**

10 - Result exceeds PADEP Residential Sub-Slab Soil Gas VI Screening Values

**10** - Result exceeds PADEP Residential Sub-Slab Soil Gas Screening Values - 1/10th Values

**10** - Result exceeds EPA VISL for Sub-Slab Vapor - Residential

*10* - MDL or RL greater than the applicable standard



**Table 6**  
Perimeter Fenceline Air Results: May 27 - July 22, 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA  
Langan Project #220240201

| Analyte                                | CAS Number | EPA RSLs for Resident Air (THQ=1.0, TCR=1E-05) | Location    | AA-1          |   |       |       |    | AA-1          |   |       |       |    | AA-1          |   |       |       |    | AA-1          |   |       |       |    | AA-1          |   |       |       |    |               |   |       |       |    |
|----------------------------------------|------------|------------------------------------------------|-------------|---------------|---|-------|-------|----|---------------|---|-------|-------|----|---------------|---|-------|-------|----|---------------|---|-------|-------|----|---------------|---|-------|-------|----|---------------|---|-------|-------|----|
|                                        |            |                                                | Sample Name | AA-1_20260604 |   |       |       |    | AA-1_20260605 |   |       |       |    | AA-1_20260608 |   |       |       |    | AA-1_20260609 |   |       |       |    | AA-1_20260610 |   |       |       |    | AA-1_20260612 |   |       |       |    |
|                                        |            |                                                | Sample Date | 06/04/2026    |   |       |       |    | 06/05/2026    |   |       |       |    | 06/08/2026    |   |       |       |    | 06/09/2026    |   |       |       |    | 06/10/2026    |   |       |       |    | 06/12/2026    |   |       |       |    |
|                                        |            |                                                | Unit        | Result        | Q | MDL   | RL    | DF | Result        | Q | MDL   | RL    | DF | Result        | Q | MDL   | RL    | DF | Result        | Q | MDL   | RL    | DF | Result        | Q | MDL   | RL    | DF | Result        | Q | MDL   | RL    | DF |
| Volatile Organic Compounds             |            |                                                |             |               |   |       |       |    |               |   |       |       |    |               |   |       |       |    |               |   |       |       |    |               |   |       |       |    |               |   |       |       |    |
| 1,1,1-Trichloroethane                  | 71-55-6    | 5200                                           | ug/m3       | ND            | U | 0.335 | 1.09  | 1  | ND            | U | 0.335 | 1.09  | 1  | ND            | U | 0.335 | 1.09  | 1  | ND            | U | 0.335 | 1.09  | 1  | ND            | U | 0.335 | 1.09  | 1  | ND            | U | 0.335 | 1.09  | 1  |
| 1,1,2,2-Tetrachloroethane              | 79-34-5    | 0.48                                           | ug/m3       | ND            | U | 0.046 | 0.137 | 1  | ND            | U | 0.046 | 0.137 | 1  | ND            | U | 0.046 | 0.137 | 1  | ND            | U | 0.046 | 0.137 | 1  | ND            | U | 0.046 | 0.137 | 1  | ND            | U | 0.046 | 0.137 | 1  |
| 1,1,2-Trichloro-1,2,2-Trifluoroethane  | 76-13-1    | 5200                                           | ug/m3       | 0.56          | J | 0.388 | 1.53  | 1  | 0.659         | J | 0.388 | 1.53  | 1  | 0.812         | J | 0.388 | 1.53  | 1  | 0.56          | J | 0.388 | 1.53  | 1  | 0.537         | J | 0.388 | 1.53  | 1  | 0.705         | J | 0.388 | 1.53  | 1  |
| 1,1,2-Trichloroethane                  | 79-00-5    | 0.21                                           | ug/m3       | ND            | U | 0.053 | 0.109 | 1  | ND            | U | 0.053 | 0.109 | 1  | ND            | U | 0.053 | 0.109 | 1  | ND            | U | 0.053 | 0.109 | 1  | ND            | U | 0.053 | 0.109 | 1  | ND            | U | 0.053 | 0.109 | 1  |
| 1,1-Dichloroethane                     | 75-34-3    | 18                                             | ug/m3       | ND            | U | 0.23  | 0.809 | 1  | ND            | U | 0.23  | 0.809 | 1  | ND            | U | 0.23  | 0.809 | 1  | ND            | U | 0.23  | 0.809 | 1  | ND            | U | 0.23  | 0.809 | 1  | ND            | U | 0.23  | 0.809 | 1  |
| 1,1-Dichloroethene                     | 75-35-4    | 4.1                                            | ug/m3       | ND            | U | 0.225 | 0.793 | 1  | ND            | U | 0.225 | 0.793 | 1  | ND            | U | 0.225 | 0.793 | 1  | ND            | U | 0.225 | 0.793 | 1  | ND            | U | 0.225 | 0.793 | 1  | ND            | U | 0.225 | 0.793 | 1  |
| 1,2,4-Trichlorobenzene                 | 120-82-1   | 2.1                                            | ug/m3       | ND            | U | 0.742 | 1.48  | 1  | ND            | U | 0.742 | 1.48  | 1  | ND            | U | 0.742 | 1.48  | 1  | ND            | U | 0.742 | 1.48  | 1  | ND            | U | 0.742 | 1.48  | 1  | ND            | U | 0.742 | 1.48  | 1  |
| 1,2,4-Trimethylbenzene                 | 95-63-6    | 63                                             | ug/m3       | 0.428         | J | 0.284 | 0.983 | 1  | 0.339         | J | 0.284 | 0.983 | 1  | 2.35          |   | 0.284 | 0.983 | 1  | 0.526         | J | 0.284 | 0.983 | 1  | 0.61          | J | 0.284 | 0.983 | 1  | 0.487         | J | 0.284 | 0.983 | 1  |
| 1,2-Dibromoethane (Ethylene Dibromide) | 106-93-4   | 0.047                                          | ug/m3       | ND            | U | 0.07  | 0.154 | 1  | 0.092         | J | 0.07  | 0.154 | 1  | ND            | U | 0.07  | 0.154 | 1  | ND            | U | 0.07  | 0.154 | 1  | ND            | U | 0.07  | 0.154 | 1  | ND            | U | 0.07  | 0.154 | 1  |
| 1,2-Dichlorobenzene                    | 95-50-1    | 210                                            | ug/m3       | ND            | U | 0.372 | 1.2   | 1  | ND            | U | 0.372 | 1.2   | 1  | ND            | U | 0.372 | 1.2   | 1  | ND            | U | 0.372 | 1.2   | 1  | ND            | U | 0.372 | 1.2   | 1  | ND            | U | 0.372 | 1.2   | 1  |
| 1,2-Dichloroethane                     | 107-06-2   | 1.1                                            | ug/m3       | ND            | U | 0.319 | 0.809 | 1  | ND            | U | 0.319 | 0.809 | 1  | ND            | U | 0.319 | 0.809 | 1  | ND            | U | 0.319 | 0.809 | 1  | ND            | U | 0.319 | 0.809 | 1  | ND            | U | 0.319 | 0.809 | 1  |
| 1,2-Dichloropropane                    | 78-87-5    | 4.2                                            | ug/m3       | ND            | U | 0.292 | 0.924 | 1  | ND            | U | 0.292 | 0.924 | 1  | ND            | U | 0.292 | 0.924 | 1  | ND            | U | 0.292 | 0.924 | 1  | ND            | U | 0.292 | 0.924 | 1  | ND            | U | 0.292 | 0.924 | 1  |
| 1,3,5-Trimethylbenzene (Mesitylene)    | 108-67-8   | 63                                             | ug/m3       | ND            | U | 0.295 | 0.983 | 1  | ND            | U | 0.295 | 0.983 | 1  | 0.998         |   | 0.295 | 0.983 | 1  | ND            | U | 0.295 | 0.983 | 1  | ND            | U | 0.295 | 0.983 | 1  | 0.305         | J | 0.295 | 0.983 | 1  |
| 1,3-Butadiene                          | 106-99-0   | 0.94                                           | ug/m3       | ND            | U | 0.137 | 0.442 | 1  | ND            | U | 0.137 | 0.442 | 1  | ND            | U | 0.137 | 0.442 | 1  | ND            | U | 0.137 | 0.442 | 1  | ND            | U | 0.137 | 0.442 | 1  | ND            | U | 0.137 | 0.442 | 1  |
| 1,3-Dichloropropane                    | 142-28-9   | NS                                             | ug/m3       | ND            | U | 0.248 | 0.924 | 1  | ND            | U | 0.248 | 0.924 | 1  | ND            | U | 0.248 | 0.924 | 1  | ND            | U | 0.248 | 0.924 | 1  | ND            | U | 0.248 | 0.924 | 1  | ND            | U | 0.248 | 0.924 | 1  |
| 1,4-Dichlorobenzene                    | 106-46-7   | 2.6                                            | ug/m3       | ND            | U | 0.497 | 1.2   | 1  | ND            | U | 0.497 | 1.2   | 1  | ND            | U | 0.497 | 1.2   | 1  | ND            | U | 0.497 | 1.2   | 1  | ND            | U | 0.497 | 1.2   | 1  | ND            | U | 0.497 | 1.2   | 1  |
| 1,4-Dioxane (P-Dioxane)                | 123-91-1   | 5.6                                            | ug/m3       | ND            | U | 0.194 | 0.721 | 1  | ND            | U | 0.194 | 0.721 | 1  | ND            | U | 0.194 | 0.721 | 1  | ND            | U | 0.194 | 0.721 | 1  | ND            | U | 0.194 | 0.721 | 1  | ND            | U | 0.194 | 0.721 | 1  |
| Acetone                                | 67-64-1    | NS                                             | ug/m3       | 16.6          |   | 1.22  | 2.38  | 1  | 11.6          |   | 1.22  | 2.38  | 1  | 15.7          |   | 1.22  | 2.38  | 1  | ND            | U | 1.22  | 2.38  | 1  | 9.76          |   | 1.22  | 2.38  | 1  | 24.2          |   | 1.22  | 2.38  | 1  |
| Acrolein                               | 107-02-8   | 0.021                                          | ug/m3       | 0.722         |   | 0.089 | 0.115 | 1  | 0.734         |   | 0.089 | 0.115 | 1  | 0.138         |   | 0.089 | 0.115 | 1  | 0.174         |   | 0.089 | 0.115 | 1  | 0.28          |   | 0.089 | 0.115 | 1  | 1.11          |   | 0.089 | 0.115 | 1  |
| Acrylonitrile                          | 107-13-1   | 0.41                                           | ug/m3       | ND            | U | 0.352 | 1.09  | 1  | ND            | U | 0.352 | 1.09  | 1  | ND            | U | 0.352 | 1.09  | 1  | ND            | U | 0.352 | 1.09  | 1  | ND            | U | 0.352 | 1.09  | 1  | ND            | U | 0.352 | 1.09  | 1  |
| Allyl Chloride (3-Chloropropene)       | 107-05-1   | 1                                              | ug/m3       | ND            | U | 0.269 | 0.626 | 1  | ND            | U | 0.269 | 0.626 | 1  | ND            | U | 0.269 | 0.626 | 1  | ND            | U | 0.269 | 0.626 | 1  | ND            | U | 0.269 | 0.626 | 1  | ND            | U | 0.269 | 0.626 | 1  |
| Benzene                                | 71-43-2    | 3.6                                            | ug/m3       | 0.508         | J | 0.205 | 0.639 | 1  | 0.617         | J | 0.205 | 0.639 | 1  | 0.744         |   | 0.205 | 0.639 | 1  | 0.514         | J | 0.205 | 0.639 | 1  | 0.597         | J | 0.205 | 0.639 | 1  | 0.76          |   | 0.205 | 0.639 | 1  |
| Benzyl Chloride                        | 100-44-7   | 0.57                                           | ug/m3       | ND            | U | 0.172 | 0.518 | 1  | ND            | U | 0.172 | 0.518 | 1  | ND            | U | 0.172 | 0.518 | 1  | ND            | U | 0.172 | 0.518 | 1  | ND            | U | 0.172 | 0.518 | 1  | ND            | U | 0.172 | 0.518 | 1  |
| Bromodichloromethane                   | 75-27-4    | 0.76                                           | ug/m3       | ND            | U | 0.05  | 0.134 | 1  | ND            | U | 0.05  | 0.134 | 1  | ND            | U | 0.05  | 0.134 | 1  | 0.094         | J | 0.05  | 0.134 | 1  | ND            | U | 0.05  | 0.134 | 1  | 0.08          | J | 0.05  | 0.134 | 1  |
| Bromoethene                            | 593-60-2   | 1.9                                            | ug/m3       | ND            | U | 0.316 | 0.874 | 1  | ND            | U | 0.316 | 0.874 | 1  | ND            | U | 0.316 | 0.874 | 1  | ND            | U | 0.316 | 0.874 | 1  | ND            | U | 0.316 | 0.874 | 1  | ND            | U | 0.316 | 0.874 | 1  |
| Bromoform                              | 75-25-2    | 26                                             | ug/m3       | ND            | U | 0.616 | 2.07  | 1  | ND            | U | 0.616 | 2.07  | 1  | ND            | U | 0.616 | 2.07  | 1  | ND            | U | 0.616 | 2.07  | 1  | ND            | U | 0.616 | 2.07  | 1  | ND            | U | 0.616 | 2.07  | 1  |
| Bromomethane                           | 74-83-9    | 5.2                                            | ug/m3       | ND            | U | 0.212 | 0.777 | 1  | ND            | U | 0.212 | 0.777 | 1  | ND            | U | 0.212 | 0.777 | 1  | ND            | U | 0.212 | 0.777 | 1  | ND            | U | 0.212 | 0.777 | 1  | ND            | U | 0.212 | 0.777 | 1  |
| Carbon Disulfide                       | 75-15-0    | 730                                            | ug/m3       | ND            | U | 0.145 | 0.623 | 1  | ND            | U | 0.145 | 0.623 | 1  | ND            | U | 0.145 | 0.623 | 1  | ND            | U | 0.145 | 0.623 | 1  | ND            | U | 0.145 | 0.623 | 1  | 0.349         | J | 0.145 | 0.623 | 1  |
| Carbon Tetrachloride                   | 56-23-5    | 4.7                                            | ug/m3       | 0.503         | J | 0.432 | 1.26  | 1  | ND            | U | 0.432 | 1.26  | 1  | 0.667         | J | 0.432 | 1.26  | 1  | 0.472         | J | 0.432 | 1.26  | 1  | ND            | U | 0.432 | 1.26  | 1  | 0.56          | J | 0.432 | 1.26  | 1  |
| Chlorobenzene                          | 108-90-7   | 52                                             | ug/m3       | ND            | U | 0.238 | 0.921 | 1  | ND            | U | 0.238 | 0.921 | 1  | ND            | U | 0.238 | 0.921 | 1  | ND            | U | 0.238 | 0.921 | 1  | ND            | U | 0.238 | 0.921 | 1  | ND            | U | 0.238 | 0.921 | 1  |
| Chloroethane                           | 75-00-3    | 4200                                           | ug/m3       | ND            | U | 0.171 | 0.528 | 1  | ND            | U | 0.171 | 0.528 | 1  | ND            | U | 0.171 | 0.528 | 1  | ND            | U | 0.171 | 0.528 | 1  | ND            | U | 0.171 | 0.528 | 1  | ND            | U | 0.171 | 0.528 | 1  |
| Chloroform                             | 67-66-3    | 1><                                            |             |               |   |       |       |    |               |   |       |       |    |               |   |       |       |    |               |   |       |       |    |               |   |       |       |    |               |   |       |       |    |

















































**Table 6**

Perimeter Fenceline Air Results: May 27 - July 22, 2026  
MIPC Chelsea Facility  
920 Cherry Tree Rd, Aston, PA  
Langan Project #220240201

**Notes:**

Air results were compared to EPA RSLs for Resident Air (THQ=1.0, TCR=1E-05) (November 2024)

EPA - Environmental Protection Agency

RSL - Regional Screening Levels

THQ - Target Hazard quotients

TCR - Target Cancer Risk

CAS - Chemical Abstract Service

NS - No standard

NA - Not analyzed

ug/m3 - Micrograms per cubic meter

ND - Not detected

Q - Qualifier

MDL - Method detection limit

RL - Reporting Limit

DF - Dilution factor

**Qualifiers:**

J – The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.

U – The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

**Exceedance Summary:**

**10** - Result exceeds EPA RSLs for Resident Air (THQ=1.0, TCR=1E-05)

**10** - MDL exceeds screening level