

Gasoline Release Response at the MIPC Chelsea Facility

Revised Third Quarterly Remedial Action Progress Report — Through mid-September 2026

Overview

This report summarizes investigation, monitoring, and cleanup work completed by MIPC, LLC through mid-September 2026 in response to a gasoline release at its Chelsea Facility, a fuel storage site at 920 Cherry Tree Road in Aston, Pennsylvania. After the release was discovered, the Pennsylvania Department of Environmental Protection (PADEP) directed MIPC to investigate and characterize the affected areas and perform remediation. The sections below summarize the work completed, the findings reported, and the activities that remain ongoing.

Key Findings

- The investigation identified Tank 708 as the source of the release. The tank was emptied and shut down.
- Gasoline-related impacts extend primarily west and southwest from the tank. Based on investigation data available through mid-September 2026, impacts have not been identified west of Chichester Avenue, and the plume has been delineated.
- None of the 40 sampled private drinking-water wells contain gasoline-related compounds above the referenced federal or Pennsylvania standards.
- Recovery and treatment systems remain in operation or optimization, and investigation and monitoring are continuing.
- Vapor-mitigation systems were installed at three properties and are subject to continuing operation, maintenance, and monitoring.

Incident Summary

In August 2025, MIPC discovered a gasoline leak at the facility and began an investigation. The investigation subsequently identified Tank 708 as the source. MIPC emptied and shut down the tank to stop the leak.

Facility Background

The MIPC Chelsea Facility is a 160-acre petroleum storage and distribution site that has operated since the late 1940s. The facility stores and transfers gasoline and other petroleum products through large tanks and pipelines. The surrounding area is primarily residential.

Investigation Findings

The investigation identified Tank 708, in the northwestern portion of the facility, as the source of the release. Gasoline-related impacts extend underground primarily west and southwest from the tank. Based on investigation data available through mid-September 2026, those impacts have not been identified west of Chichester Avenue, and the plume has been delineated. Gasoline is present in surrounding soil, as vapor in spaces within the soil, as a layer of liquid gasoline floating on groundwater—referred to as light non-aqueous phase liquid (LNAPL)—and as dissolved chemicals in groundwater. MIPC is using these findings to guide continuing remediation efforts.

Response Activities and Findings

Private Drinking-Water Wells

- In December 2025, MIPC identified 48 private drinking-water wells within 1,000 feet of the western site boundary, as defined in the PADEP Order.
- MIPC obtained access to 40 of the 48 wells, and all 40 were sampled at least once. Thirty-nine wells were sampled at least twice, and wells nearest the release area were sampled as many as eight times.
- None of the sampled wells contained gasoline-related compounds above the most protective referenced U.S. Environmental Protection Agency Maximum Contaminant Levels or PADEP groundwater medium-specific concentrations.
- Two properties that formerly used private drinking water wells were connected to the public water supply by MIPC.
- MIPC continues to provide bottled water to 28 households that requested it.
- MIPC plans to continue regular sampling through 2026 and to monitor, evaluate, and report the results to PADEP and the well owners.

Total Fluids and Gasoline Recovery (Through Mid-September 2026)

- **Recovery totals:** Through mid-September 2026, MIPC recovered approximately 1,533,500 gallons of fluids and 81,400 gallons of gasoline. The recovered materials are being managed and treated.
- **Recovery methods:** The recovery program has used vacuum-enhanced fluid recovery from multiple wells through August 6, 2026, a collection sump, gasoline-product skimmers, and a temporary fluid-collection and water-treatment unit.
- **Systems in operation or optimization:** A soil vapor extraction system, which removes gasoline vapors from soil, began operating in late July 2026. By mid-September, the regenerative thermal oxidizer used to treat extracted vapors had begun operating as part of the multi-phase extraction system, which removes groundwater, gasoline, and vapors. The multi-phase extraction system is undergoing monitoring, shakedown, and optimization.

Groundwater and Soil Investigation

- As of mid-September 2026, MIPC had installed 126 monitoring and recovery wells on the facility and to its west. No monitoring wells were installed west of Chichester Avenue.
- Soil samples from selected borings at monitoring-well locations were tested for gasoline-related compounds. The results identified gasoline-related impacts near Tank 708. Groundwater flows west to southwest, and LNAPL was observed in the same general direction from the tank.
- Current soil, groundwater, and LNAPL data define the identified extent of gasoline-related impacts to the northwest, north, northeast, east, southeast, and south on the facility property.
- To the west and southwest, the identified impacts extend offsite onto a limited number of adjoining properties. Based on investigation data available through

mid-September 2026, impacts have not been identified west of Chichester Avenue.

Vapor Intrusion Assessment

- Soil-gas samples collected from monitoring points north, northwest, and south-southwest of Tank 708 did not contain gasoline-related compounds above PADEP vapor-intrusion screening values.
- MIPC installed sub-slab soil-gas monitoring points at 13 offsite properties. At 10 of the 13 properties, results were below PADEP vapor-intrusion screening values. Follow-up sampling is planned at these properties.
- MIPC installed vapor-intrusion mitigation systems at the remaining three properties. Post-installation indoor- and outdoor-air sampling indicates that the systems are operating as designed. Operations, maintenance, and monitoring are conducted under the applicable plans.

Perimeter Air Monitoring

- MIPC has routinely monitored air around the facility since December 2025. The program focuses on benzene and other gasoline-related compounds.
- In August 2026, PADEP approved an addendum to the Perimeter Air Monitoring Plan. Since August 31, 2026, passive air monitoring has occurred at five fenceline locations, supplemented by active monitoring at one location.
- During the quarterly reporting period, two air samples collected in July 2026 contained benzene slightly above the applicable health-based screening level.
- The investigation did not identify onsite activities as the source of those results. Fireworks associated with the July 4 holiday and regional wildfire smoke were evaluated as possible contributing sources; the available information summarized here does not establish a definitive source.
- No air sample collected after mid-July 2026 through the end of this reporting period contained benzene or other gasoline-related compounds above the applicable health-based screening levels.

Next Steps

MIPC will continue the following activities:

- sample private drinking water wells and report results to PADEP and well owners;
- conduct perimeter-air and vapor-intrusion monitoring;
- operate, monitor, and optimize the recovery and treatment systems;
- operate and maintain the three vapor-intrusion mitigation systems;
- continue site characterization and remediation; and
- submit required quarterly progress reports to PADEP.

This summary reflects information reported through mid-September 2026. Investigation, monitoring, system optimization, and remediation remain ongoing. The objective is to meet Pennsylvania environmental standards and protect nearby residents and drinking-water supplies.