



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**KREIDER PROPERTY
1067 LANCASTER PIKE
EAST DRUMORE TWP, LANCASTER COUNTY, PENNSYLVANIA
17566**

ECS PROJECT NO. 18-1950-D

FOR

KEYSTONE SOLAR, LLC

JUNE 02, 2012



June 02, 2012

Ms. Emily Burks
Keystone Solar, LLC
1120 Pearl Street, Suite 200
Boulder, Colorado 80302

ECS Project No. 18-1950-D

Reference: Phase I Environmental Site Assessment Report, Kreider Property, 1067
Lancaster Pike, East Drumore Twp, Lancaster County, Pennsylvania 17566

Dear Ms. Burks:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced property. Our services were authorized via ECS Proposal No. 18-3484, dated May 18, 2012 and generally meet the requirements of ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact us at (717) 767-4788.

Respectfully submitted,


ECS MID-ATLANTIC, LLC

Justin A. Roth
Environmental Scientist

Ryan J. Croyle, R.E.M.
Environmental Services Manager

ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Justin A. Roth June 02, 2012
Environmental Scientist



Ryan J. Croyle, R.E.M. June 02, 2012
Environmental Services Manager

Phase I Environmental Site Assessment Report
Kreider Property
1067 Lancaster Pike
East Drumore Twp, Lancaster County, Pennsylvania 17566

CLIENT

Keystone Solar, LLC
1120 Pearl Street, Suite 200
Boulder, Colorado 80302

SUBMITTED BY

ECS Mid-Atlantic, LLC
56 Grumbacher Road
Suite D
York, Pennsylvania 17406

PROJECT

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DATE

June 02, 2012

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1.0 EXECUTIVE SUMMARY

ECS Mid-Atlantic, LLC was contracted by Keystone Solar, LLC to perform a Phase I ESA of the property located at the intersection of Deaver Road and Lancaster Pike in East Drumore Township, Lancaster County, Pennsylvania. The environmental assessment was conducted in substantial accordance with ASTM E 1527-05 and EPA Standards and Practices for All Appropriate Inquiries. Any exceptions to or deletions from this practice are described in Section 2.3 of this report.

According to the Lancaster County Geographical Information System, the project site consists of three parcels of land, which total 89.2 acres of land. Specifically, one parcel is identified as account number 1806903200000, which consists of 77.7 acres of land. In addition, the aforementioned parcel includes the on-site structures and is identified as 1067 Lancaster Pike. The second and third parcels are identified as account numbers 1808543800000 and 1807532800000, which consist of 3.3 acres and 8.2 acres, respectively.

At the time of the site reconnaissance, ECS observed the majority of the project site to consist of unimproved agricultural cropland. ECS observed the eastern portion of the project site to be improved with one residential dwelling and four associated agricultural out-buildings. In addition, ECS observed an in-ground swimming pool located to the northeast of the on-site residence. It should be noted that ECS was not provided access to the on-site buildings as part of this assessment. It should be noted that the lack of access to on-site structures is a limitation of this report. As a result, ECS cannot comment on the contents of the on-site structures. Furthermore, ECS understands that the on-site structures will remain the property of the current owner. ECS understands that the central and southern portions of the project site (i.e., currently occupied by agricultural cropland) will be improved with a solar energy farm as part of a land lease. The project site was observed to be bisected by Deaver Road, which runs east to west across the northern portion of the property. In addition, ECS observed an overhead electrical utility easement to traverse the northern portion of the project site. The balance of the project site was observed to consist of gravel-covered driveways and maintained lawn areas in the vicinity of the structures located on the central portion of the project site. The project site was accessible via the northern and southern perimeters of Deaver Road and the eastern perimeter of Lancaster Pike. No environmental concerns were identified in connection with the current use of the project site.

During our previous site reconnaissance, ECS interviewed Mr. Kenneth Rutt, Realtor for the current property owner, regarding the project site. According to Mr. Rutt, the current property owner indicated that the project site does not currently utilize underground storage tank systems (USTs). However, Mr. Rutt commented that the property owner informed him that two diesel USTs were formerly utilized on-site for fueling agricultural equipment. Mr. Rutt indicated that the aforementioned USTs have subsequently been removed. No additional information pertaining to the former on-site diesel fuel USTs was provided by the current property owner or Mr. Rutt. Based on the lack of documentation associated with the former on-site USTs, ECS considers the former UST systems to represent a recognized environmental condition (REC) of the project site. However, it should be noted that we understand that the former USTs were situated adjacent to the farming structures and not within the proposed solar farm area.

As observed during the site reconnaissance, the project site was bordered to the north by agricultural cropland and farther to the north by Musser's Market shopping center. The project site was bordered to the east and south by agricultural cropland and residential properties. The project site was bordered to the west by Lancaster Pike and farther to the west by several residential properties and agricultural cropland. The project site was bordered farther to the southwest by Snyder and Mylin Excavating. No apparent environmental concerns were identified in connection with the current use of the adjoining properties.

A series of aerial photographs, tax maps, and various other federal, state, and local publicly available sources were reviewed for the subject site and the surrounding area to identify recognized environmental conditions. Specifically, ECS reviewed available aerial photography for the years of 1940, 1957, 1971, 1999, and 2006. ECS was not able to define the historic subject property use prior to 1940. In addition, several data gaps were identified between the 1940 and 2006 aerial photographs. Although historical information was not reviewed for every five year period, the available documentation reviewed depicted a property was historically utilized as agricultural cropland. Therefore, the lack of historic information related to site usage during these time periods does not appear to represent a significant data gap. ECS does not consider the historic use of the project site as agricultural cropland to represent an environmental concern of the project site. However, ECS considers the use of the former on-site diesel fuel USTs to represent a REC.

The InfoMap Technologies Incorporated Environmental FirstSearch database report did not identify listings associated with the project site or properties located within the search distances. Furthermore, three "Non-Geocoded" or "un-mappable" sites were identified on the regulatory database report. These facilities were mapped, field-checked, and/or found not to represent an environmental concern to the project site.

As part of our January 2010 Phase I ESA, ECS also conducted limited near-surface soil sampling and analytical testing. The purpose of the soil sampling and analytical testing program was to evaluate areas of the property for the possible presence and concentration level of total arsenic and chlorinated pesticides. Our investigation was concentrated throughout those areas of the site that were previously utilized as cropland. In summary, the results of our study revealed evidence of arsenic concentration in near-surface (6 to 12 inches) soils across the property. However, the arsenic concentrations detected were reported below the applicable PADEP standard for residential use throughout the property. In addition, the analytical test results indicated that chlorinated pesticide levels were not detected in the submitted soils above the laboratory detection limits.

ECS Mid-Atlantic, LLC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the property located at the intersection of Deaver Road and Lancaster Pike in East Drumore Township, Lancaster County, Pennsylvania. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. As documented and qualified by this report, this assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of the following.

- Reportedly, two diesel fuel USTs were removed from the property in the past. No known spills/releases have been reported; however, information associated with the condition of the UST systems and/or the underlying subsurface conditions were not identified or reviewed by ECS.

Furthermore, ECS was not provided information pertaining to the location or size of the above referenced UST systems. However, based on our understanding of the proposed project location (i.e., within the central and southern agricultural fields), our understanding of the on-site agricultural use of the diesel fuel USTs, and the current applicable state regulations, the former on-site UST systems would most likely not have been considered regulated USTs by the Pennsylvania Department of Environmental Protection. In addition, based upon our understanding of the proposed location of the solar farm, the probable location of the former UST systems being in the vicinity of the on-site structures and the proposed project being a land lease transaction, it is the opinion of ECS that residual contamination (if present) associated with a release from the former UST systems would most likely not have an environmental impact on the proposed project.

However, if deemed necessary to document/evaluate subsurface conditions in the vicinity of the former UST locations, ECS recommends that information associated with the removal be provided to ECS for review or a subsurface investigation be performed at and/or adjacent to those areas and particularly at the invert levels associated with the former buried tanks.

In regards to de minimis or non-REC conditions, ECS provides the following recommendations:

- The project site is currently serviced by on-site septic and water supply systems. In the event that these systems are not used in the future, such systems should

be properly abandoned/removed in accordance with applicable local, state, and federal regulations. Abandonment/removal of such systems should be performed prior to site development if the areas will be impacted.

- The on-site residential dwelling and one of the agricultural outbuildings was observed to utilize propane cylinders. In the event that these cylinders are not used in the future, they should be properly removed in accordance with applicable local, state, and federal regulations.

This Executive Summary is an integral part of the Phase I Environmental Site Assessment report. ECS recommends that the report be read in its entirety.

2.0 INTRODUCTION

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject site and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the site;
- provide a professional opinion regarding the potential for environmental impact at the site, and a list of Recognized Environmental Conditions;
- and conduct All Appropriate Inquiry as defined by ASTM E 1527-05.

The purpose of the Phase I ESA is to qualify for landowner liability protections to CERCLA liability.

2.2 Scope of Services

The environmental assessment was conducted in accordance with ASTM E 1527-05 and EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS Mid-Atlantic, LLC was contracted by Keystone Solar, LLC to perform a Phase I ESA of the property located at the intersection of Deaver Road and Lancaster Pike in East Drumore Township, Lancaster County, Pennsylvania.

2.3 Limitations

The ESA involved a reconnaissance of the site and contiguous properties and a review of regulatory and historical information in accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 7.0 of this report.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the site; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the site. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the site. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this site. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

ASTM E-1527-05 defines a "recognized environmental condition" as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

ASTM E-1527-05 defines a "business environmental risk" as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate". Client-imposed limitations and site condition limitations, if encountered, are detailed in Section 6.1 Methodology and Limiting Conditions.

This report is provided for the exclusive use of Keystone Solar, LLC. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

It should be noted that ECS was not provided access to the on-site structures. This lack of access is considered a limitation of this report.

3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The project site is located at the intersection of Deaver Road and Lancaster Pike in East Drumore Township, Lancaster County, Pennsylvania. According to the Lancaster County Geographical Information System, the project site consists of three parcels of land, which total 89.2 acres of land. Specifically, one parcel is identified as account number 1806903200000, which consists of 77.7 acres of land. In addition, the aforementioned parcel includes the on-site structures and is identified as 1067 Lancaster Pike. The second and third parcels are identified as account numbers 1808543800000 and 1807532800000, which consist of 3.3 acres and 8.2 acres, respectively.

3.2 Physical Setting and Hydrogeology

As determined from the *7.5 Minute USGS Topographic Map, Quarryville, Pennsylvania Quadrangle*, dated 1992, the site is situated at an elevation ranging from approximately 740 feet above Mean Sea Level (MSL) on the western portion to approximately 720 feet above MSL on the eastern portion of the project site. Surface drainage across the project site flows towards the east in the direction of an unnamed tributary of the Conowingo Creek. The Conowingo Creek is located approximately 4,000 feet east of the site. With regard to groundwater flow in the underlying shallow aquifer, it can be generally concluded that due to the overall unconfined nature of the aquifer, ground water flow typically occurs from higher to lower elevations and generally conforms to the topography. However, due to the subordinate occurrences of less pervious materials, the potential exists for artesian conditions and confined flow in some areas at greater depths and/or perched water tables. Due to the size of the project site and without specific ground water data, it is impossible to determine the actual ground water flow direction beneath the project area. Based solely on an assumption of unconfined conditions and the current topography as observed in the field and on the topographic map of the area, shallow unconfined ground water beneath the property most likely flows toward the east in the direction of the Conowingo Creek. Refer to *Appendix I, Figure 1, USGS Topographic Map* for the location of the subject site and approximate elevation.

According to the *Atlas of Preliminary Geologic Quadrangle Maps of Pennsylvania, Wakefield Quadrangle*, 1978, the project site is underlain by the Wissahickon Formation. The Wissahickon Formation consists of interbedded chlorite-muscovite meta-graywacke and fine-grained chlorite-muscovite schist.

Review of the *Soil Survey of Lancaster County Pennsylvania*, published by the United States Department of Agriculture Soil Conservation Service in 1985, indicates native soils on the project site consist of the Chester Series soils. The Chester Series soils consist of fine-loamy, mixed, mesic Ultic Hapludalfs and are deep, well drained soils located on broad, dissected ridgetops and side slopes.

Specifically, the project site is mapped to be underlain by the Chester silt loam, 0 to 3 percent slopes (CbA), the Chester silt loam 3 to 8 percent slopes (CbB), and the Chester silt loam 8 to 15 percent slopes (CbC). The Chester Series soils are not identified on the Pennsylvania Hydric Soils list.

3.3 Current Use and Description of the Site

At the time of the site reconnaissance, ECS observed the majority of the project site to consist of unimproved agricultural cropland. ECS observed the eastern portion of the project site to be improved with one residential dwelling and four associated agricultural out-buildings. It should be noted that ECS was not provided access to the on-site buildings as part of this assessment. In addition, ECS observed an in-ground swimming pool located to the northeast of the on-site residence.

The project site was observed to be bisected by Deaver Road, which runs east to west across the northern portion of the property. In addition, ECS observed an overhead electrical utility easement to traverse the northern portion of the project site. The balance of the project site was observed to consist of gravel-covered driveways and maintain lawn areas in the vicinity of the structures located on the eastern portion of the project site. The project site was accessible via the northern and southern perimeters of Deaver Road and the eastern perimeter of Lancaster Pike. No environmental concerns were identified in connection with the current use of the project site.

3.4 Current Uses of the Adjoining Properties

As observed during the site reconnaissance, the project site was bordered to the north by agricultural cropland and farther to the north by Musser's Market shopping center. The project site was bordered to the east and south by agricultural cropland and residential properties. The project site was bordered to the west by Lancaster Pike and farther to the west by several residential properties and agricultural cropland. The project site was bordered farther to the southwest by Snyder and Mylin Excavating. No apparent environmental concerns were identified in connection with the current use of the adjoining properties.

4.0 USER PROVIDED INFORMATION

A completed environmental user questionnaire was completed by Mr. Thomas J. Tuffey, Manager of Keystone Solar, LLC with input from the current property owner (Mr. Gerald Kreider).

4.1 Title Information

ECS was not provided with a chain-of-title for our review. If this information is provided at a later date, ECS will review it for evidence of environmental concerns and issue an addendum to this report if the review indicates a material difference in our findings.

4.2 Environmental Liens or Activity and Use Limitations

An Environmental Lien and Activity/Land Use Limitation search for the subject was conducted as requested by the client.

No Environmental Liens or Activity/Land Use limitations were discovered for the subject site. See Appendix II for details.

4.3 Specialized Knowledge

According to the questionnaire, the property was utilized as agricultural crop land (i.e., hay, soybeans, corn, pasture).

4.4 Commonly Known or Reasonably Ascertainable Information

The user indicated that the property was utilized as agricultural crop land and included general chemical applications to the crop land. Furthermore, the user indicated that the solar farm will only utilize fields used for crop production and will not be situated at the barns or out buildings.

4.5 Valuation Reduction for Environmental Issues

ECS was not contracted to consider valuation reduction for environmental issues, nor have we been provided with information on valuation reduction for environmental issues for our review. Furthermore, the user indicated that the project is a lease and the property value is similar to other similar properties in the area.

4.6 Owner, Property Manager, and Occupant Information

ECS understands that the current property owner is Mr. Gerald Kreider. Additional information provided by the current owner of the project site is included in Section 8.0, Interviews, of this report.

4.7 Degree of Obviousness

The user indicated that the property includes a long history of field crops.

5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the site and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject site for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)
Federal NPL	1.0
Federal Delisted NPL	0.5
Federal CERCLIS	0.5
Federal CERCLIS NFRAP	0.5
Federal RCRA CORRACTS	1.0
Federal RCRA non-CORRACTS TSD	0.5
Federal RCRA Generators	Subject Site and Adjoining Properties
Federal IC/EC	Subject Site Only
Federal ERNS	Subject Site Only
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5
State and Tribal Landfill and/or solid waste disposal sites	0.5
State and Tribal LUST	0.5
State and Tribal Registered UST	Subject Site and Adjoining Properties
State and Tribal IC/EC	Subject Site Only
State and Tribal Voluntary Cleanup (VCP) Sites	0.5
State and Tribal Brownfield Sites	0.5

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). Mapped and unmapped sites identified in the regulatory report(s) that are not addressed below were field verified and are not believed to be within the approximate minimum search distance and are excluded from this ESA report. ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

5.1 Federal Databases

Federal National Priorities List (NPL)

The NPL is a subset of Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and identifies "superfund" sites that have had documented contamination incidents.

The site was not identified on the NPL.

No off-site properties within the minimum search distance of inquiry were reported as being on the NPL.

Federal Delisted NPL

The Delisted NPL identifies sites previously listed on the NPL where no further response is appropriate.

The site was not identified on the Delisted NPL.

No off-site properties within the minimum search distance of inquiry were reported as being on the Delisted NPL.

Federal CERCLIS

CERCLIS contains data on potential hazardous waste sites that have been reported to the United States Environmental Protection Agency (USEPA). CERCLIS contains sites that are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL.

The site was not identified on the CERCLIS database.

No off-site properties within the minimum search distance of inquiry were reported as being on the CERCLIS database.

Federal CERCLIS No Further Remedial Action Planned (NFRAP)

CERCLIS sites designated as NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

The site was not identified on the CERCLIS NFRAP.

No off-site properties within the minimum search distance of inquiry were reported as being on the CERCLIS NFRAP.

Federal Corrective Action Report (CORRACTS)

CORRACTS identifies hazardous waste handlers that have been subject to corrective action under Resource Conservation and Recovery Act (RCRA).

The site was not identified by CORRACTS.

No off-site properties within the minimum search distance of inquiry were reported as being on CORRACTS.

Federal Resource Conservation and Recovery Information System (RCRIS) – Treatment, Storage and Disposal (TSD) Facilities

RCRIS identifies facilities that treat, store or dispose of hazardous wastes as defined by the RCRA. TSDs treat, store or dispose of hazardous waste.

The site was not identified as a hazardous waste TSD facility.

No off-site properties within the minimum search distance of inquiry were reported as being a hazardous waste TSD facility.

Federal RCRIS - Generators

RCRIS identifies facilities that generate hazardous wastes as defined by the RCRA. Conditionally exempt small quantity generators generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month.

The site was not identified as a hazardous waste generator.

No off-site properties within the minimum search distance of inquiry were reported as being a hazardous waste generator.

Federal Engineering Controls (EC) List

The Federal EC list identifies engineering controls including various forms of caps, building foundations, liners, and treatment methods used to eliminate pathways for regulated substances to enter environmental media or affect human health.

The site was not identified on the EC list.

Federal Institutional Controls (IC) List

The Federal IC list identifies institutional controls including administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants.

The site was not identified on the IC list.

Federal Emergency Response Notification System (ERNS)

The ERNS list is a national database that stores and records information on reported releases of hazardous substances, including petroleum products.

The site was not identified on the ERNS list.

5.2 State Databases

Leaking Underground Storage Tank (LUST) List

The LUST list is a record of reported leaking underground storage tank incidents. The LUST list may also identify properties that have had soil and/or groundwater contamination associated with documented releases from aboveground storage tanks, surface spills and other sources.

The site was not identified on the LUST database.

No off-site properties within the minimum search distance of inquiry were reported as being on the LUST list.

Registered Underground Storage Tank (UST) List

The registered UST/AST list is a comprehensive list of all registered active and inactive underground and aboveground storage tanks located within the State.

The site was not identified on the Registered UST database.

No off-site properties within the minimum search distance of inquiry were reported as being on the Registered UST list.

Solid Waste Landfills (SWLF) List

The Pennsylvania Department of Environmental Protection maintains a list of permitted solid waste facilities. These facilities may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

The site was not identified on the SWLF listing of the subject property.

No off-site properties within the minimum search distance of inquiry were reported as being on the SWLF list.

State Brownfield Sites

The State Brownfield Sites identifies brownfield projects inventoried with the Pennsylvania Department of Environment Protection (PADEP). The properties in the inventory are working toward a brownfield agreement for cleanup and liability control. State Brownfield Sites are also identified as Pennsylvania Department of Environmental Protection Agency's Land Recycling Program Act II sites.

The site was not identified on the State Brownfield Site database.

No off-site properties within the minimum search distance of inquiry were reported as being on the State Brownfield Site list.

State Hazardous Waste Sites

The Hazardous Sites Cleanup Act (HSCA) provides the Pennsylvania Department of Environment Protection (PADEP) with the funding authority to conduct cleanup actions at sites where hazardous substances have been released. These State Sites are the states' equivalent to CERCLIS. These sites may or may not be already listed on the federal CERCLIS database.

The site was not identified on the HSCA database.

No off-site properties within the minimum search distance of inquiry were reported as being on the HSCA list.

State Engineering Controls (EC) List

The State IC list identifies No Further Action facilities with land use restrictions monitoring requirements.

The site was not identified on the State EC database.

No off-site properties within the minimum search distance of inquiry were reported as being on the State EC Site list.

State Institutional Controls (IC) List

The State IC list identifies No Further Action facilities with land use restrictions monitoring requirements.

The site was not identified on the State IC database.

No off-site properties within the minimum search distance of inquiry were reported as being on the State IC Site list.

State Responsible Party Voluntary Action (VCP) Sites

The VCP Sites is a listing of sites that parties wish to remediate voluntarily. Pennsylvania does not maintain a VCP listing. The Pennsylvania Department of Environmental Protection Agency's voluntary remediation program, which is known as Act II, is discussed in the Brownfield section of this report.

The site was not identified on the VCP database.

No off-site properties within the minimum search distance of inquiry were reported as being on the VCP Site List.

State Spills

The State Spills database lists facilities which have documented emergency response actions and/or releases. There is no ASTM requirement to search this database. Pennsylvania does not maintain a State Spill listing.

5.3 Historical Use Information

Sanborn Fire Insurance Map Review

Historic Fire Insurance Maps (i.e., Sanborns) do not provide coverage of the area of the subject. The absence of such maps generally indicates that the site is located in an area where production of Fire Insurance Maps was not economically feasible.

Aerial Photograph Review

ECS reviewed available historical aerial photographs of the site and surrounding areas at the York County Archives, www.terraserver.com, www.pennpilot.com, and www.mapquest.com for the years of 1940, 1957, 1971, 1999, and 2006. Aerial photographs dated prior to 1940 were not available for review. Copies of the 1940, 1957, 1971, 1999, and 2006 aerial photographs are included in Appendix I and IV. The following paragraphs summarize the information gathered during the review of aerial photographs.

1940, 1957, and 1971 – The majority of the project site was observed to consist of unimproved agricultural cropland. In addition, the eastern portion of the project site was improved with a residential dwelling and one associated out-building. Furthermore, the southeastern portion of the project site was observed to consist of wooded land. The project site was observed to be bordered to the north, east, south, and west by agricultural land and residential properties.

1999 and 2006 – The project site was observed to be improved with the present day structures. Furthermore, the present day properties surrounding the project site were observed.

The review of historical aerial photographs revealed that the project site historically consisted of agricultural land. ECS does not consider the historic use of the project site as agricultural land to represent a REC.

City Directory Review

One of the ASTM standard historic sources to be reviewed for previous site use are local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the site, adjoining properties, or nearby properties. In some rural areas, street directories information is limited.

City Directories were not produced for the area of the subject property. Absence of such directories generally indicates that the property is located in a historically rural area where the production of such directories was not economically feasible.

Other Standard Historical Sources

In accordance with the ASTM Standard, other historical sources should be reviewed, if necessary and if the information is likely to be useful, to obtain historical site use information. Other Standard Historical Sources may include property tax files, recorded land title records, historic USGS topographic maps, building department records, and zoning or land use records.

In addition to the historical aerial photography, ECS reviewed an available historical topographic map for the year of 1912 (Reprinted 1934) from www.maptech.com. The 1912 topographic map revealed that the project site consisted of unimproved land with the exception of a dwelling located in the vicinity of the present day residential structure. A copy of the 1912 historical topographic map is included in Appendix IV of this report.

Other Local Historical Sources

Other credible historical sources may be reviewed to identify past uses of the property. These sources may include internet sites, county or State road maps, historical society documents, or local library information.

Due to the substantial historical coverage gained from the aerial photographic records and other historical documentation on the subject property, additional local sources were not searched to establish historic occupancy.

Freedom of Information (FOIA) Requests

Freedom of Information Act (FOIA) requests were mailed to the Commonwealth of Pennsylvania Department of Environmental Protection (PADEP), the Pennsylvania Department of Health and the Robert Fulton Fire Company for information pertaining to existing environmental conditions or facilities (responses to hazardous or flammable material spill incidents, issuances of fire prevention code permits, and/or the installation and/or removal of petroleum storage tanks) that maintain environmental records within the immediate vicinity of the project site.

Upon receiving responses from the PADEP, the PA Department of Health, and the Robert Fulton Fire Company, any pertinent information will be provided under separate cover. Copies of the FOIA requests sent are included with this document in Appendix II, Correspondence and User Questionnaire.

6.0 SITE AND AREA RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Mr. Ryan J. Croyle, conducted the field reconnaissance on May 22, 2012. The weather at the time of the reconnaissance was warm and sunny. Observations of the property were made from the following areas:

- Perimeter of the site, where accessible;
- Several transects throughout the property; and,
- Contiguous and nearby properties from public spaces.

It should be noted that ECS was not provided access to the on-site structures as part of this assessment.

6.2 On-Site Features

At the time of the site reconnaissance, ECS observed the majority of the project site to consist of unimproved agricultural cropland. ECS observed the eastern portion of the project site to be improved with one residential dwelling and four associated agricultural out-buildings. It should be noted that ECS was not provided access to the on-site buildings as part of this assessment. As a result, ECS cannot comment on the contents of the on-site structures. Furthermore, ECS understands that the on-site structures will remain the property of the current owner. ECS understands that the central and southern portions of the project site (i.e., currently occupied by agricultural cropland) will be improved with a solar energy farm as part of a land lease. In addition, ECS observed an in-ground swimming pool located to the northeast of the on-site residence.

The project site was observed to be bisected by Deaver Road, which runs east to west across the northern portion of the property. In addition, ECS observed an overhead electrical utility easement to traverse the northern portion of the project site. The balance of the project site was observed to consist of gravel-covered driveways and maintain lawn areas in the vicinity of the structures located on the eastern portion of the project site. The project site was accessible via the northern and southern perimeters of Deaver Road and the eastern perimeter of Lancaster Pike. No environmental concerns were identified in connection with the current use of the project site.

Underground or aboveground storage tanks

The following observations were made with regard to aboveground storage tanks and/or underground storage tanks at the site:

At the time of our site reconnaissance, ECS observed a vent pipe and fill port extending from the basement level of the southern perimeter of the on-site residence. As previously mentioned, ECS was not provided access to the on-site structures as part of this assessment. The aforementioned vent pipe and fill port are most likely associated with a heating oil aboveground storage tank (AST) located within the basement of the residence.

In addition, as part of our previous assessment, ECS interviewed Mr. Kenneth Rutt, Realtor for the current property owner, regarding the project site. According to Mr. Rutt, the current property owner indicated that the project site does not currently utilize USTs. However, Mr. Rutt commented that the property owner informed him that two diesel fuel USTs were formerly utilized on-site for fueling agricultural equipment. Mr. Rutt indicated that the aforementioned USTs were removed. No additional information pertaining to the former on-site diesel fuel USTs was provided by the current property owner or Mr. Rutt. Based on the lack of documentation associated with the former on-site USTs, ECS considers the former UST systems to represent a REC of the project site.

ECS observed three approximate 75-gallon propane cylinders located along the eastern perimeter of the eastern most agricultural outbuilding. In addition, ECS observed one approximate 75-gallon propane cylinder located along the northern perimeter of the on-site residence. ECS does not consider the propane cylinders to represent an environmental concern of the project site.

A 550-gallon diesel fuel AST and Adjacent generator wer observed to the west of the agricultural storage barn. ECS observed de minimis staining in the vicinity of the fuel storage AST.

Strong, pungent or noxious odors

We did not notice strong, pungent or noxious odors at the site.

Surface waters

We did not observe streams or other surface waters located on the site.

Standing pools of liquid likely containing petroleum or hazardous substances

We did not observe standing pools of liquid at the site.

Drums or containers of petroleum or hazardous substances greater than five-gallons

The following observations were made with regard to drums or containers of petroleum or hazardous substances greater than five-gallons at the site:

ECS observed one empty drum within a scrap metal pile to the south of the agricultural storage barn.

Drums or containers of petroleum or hazardous substances less than or equal to five-gallons

We did not observe drums or containers of petroleum or hazardous substances less than or equal to five-gallons at the site.

Unidentified opened or damaged containers of hazardous substances or petroleum products

We did not observe unidentified opened or damaged containers of hazardous substances or petroleum products at the site.

Known or suspect PCB-containing equipment (excluding light ballasts)

We did not observe known or suspect PCB-containing equipment on the site.

Stains or corrosion to floors, walls or ceilings

Not applicable to this site.

ECS was not provided access to the on-site structures as part of our assessment.

Floor drains and sump pumps

Not applicable to this site.

ECS was not provided access to the on-site structures as part of our assessment.

Pits, ponds or lagoons

We did not observe pits, ponds or lagoons at the site.

Stained soil or pavement

We did not observe stained soils or pavement at the site.

Stressed vegetation

We did not observe stressed vegetation at the site.

Solid waste mounds or non-natural fill materials

We did not observe solid waste mounds or non-natural fill materials at the site.

Wastewater discharges into drains, ditches or streams

We did not observe wastewater discharges at the site.

Groundwater wells including potable, monitoring, dry, irrigation, injection and/or abandoned

The following observations were made with regard to groundwater wells at the site:

At the time of the site reconnaissance, the project site appeared to be serviced by three on-site groundwater wells. More specifically, ECS observed a groundwater well head located within the grassy area located to the east of the on-site in-ground pool area. In addition, ECS observed a groundwater well head located within the grassy area to the north of the on-site residence. A third groundwater well pump was observed immediately east of the residence.

Septic systems or cesspools

The following observations were made with regard to evidence of septic systems or cesspools at the site:

At the time of the site reconnaissance, ECS observed PVC piping indicate of a septic system located to the south of the on-site residence.

Elevators

Not applicable to this site.

ECS was not provided access to the on-site structures as part of our assessment.

Dry Cleaning

We did not observe dry-cleaning operations on the site.

Onsite Emergency Electrical Generators

We did not observe emergency generators on the site.

6.3 Adjoining and Nearby Properties

As observed during the site reconnaissance, the project site was bordered to the north by agricultural cropland and farther to the north by Musser's Market shopping center. The project site was bordered to the east and south by agricultural cropland and residential properties. The project site was bordered to the west by Lancaster Pike and farther to the west by several residential properties and agricultural cropland. The project site was bordered farther to the southwest by Snyder and Mylin Excavating. No apparent environmental concerns were identified in connection with the current use of the adjoining properties.

7.0 ADDITIONAL SERVICES

7.1 Non-Scope Issues

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands and mold.

We were not authorized to conduct non-scope services for the site.

7.2 Previous Reports Review

We have conducted the following environmental and/or engineering assessment(s) for the site:

ECS is performed a Phase I ESA in January 2010, Addendum to Phase I ESA, dated July 12, 2010, Subsurface Exploration and Geotechnical Engineering Analysis and a subsequent Phase I ESA, dated August 19, 2011 of the project site.

The findings of the previous Phase I ESAs have been reiterated within the conclusions of this study. The addendum to the Phase I ESA provided additional clarification of visual observations of on-site vegetation and review of Wetland Maps, which did not depict on-site wetland areas.

In conjunction with our January 2010 Phase I ESA ECS performed a limited soil sampling and laboratory testing program to evaluate near-surface soils across the project site. Specifically, the soil sampling and analytical testing program was tailored to address the possible presence of and concentration level of arsenic and chlorinated pesticides in shallow soils across the site. Our investigation was concentrated throughout those areas of the site that were previously occupied/utilized as agricultural cropland as determined by our observations, interviews, and review of historic aerial photographs. In general, soil sampling locations were selected randomly and based on a five-acre grid system that encompassed the entire property limits.

In Summary, ECS submitted a total of 18 soil samples from borings B-1 through B-18. All of the soil samples were submitted from the near surface interval (6 to 12 inches).

Arsenic concentrations were detected above the laboratory detection limits in all of the submitted soil samples. Arsenic levels in submitted soil samples ranged from 5.5 to 11.6 mg/kg or parts per million (ppm). For comparison purposes, the PADEP direct contact (residential) soil standard (referred to as Medium-Specific Concentration or MSC) for arsenic detected at 0 to 15 feet is 12 mg/kg. As a result, the arsenic concentrations detected were reported below the applicable PADEP standard for residential use throughout the property. In addition, the analytical test results indicated that chlorinated pesticide levels were not detected in the submitted soils above the laboratory detection limits.

We have not been provided with environmental or engineering assessment reports for the site completed by others.

8.0 INTERVIEWS

During our previous site reconnaissance, ECS interviewed Mr. Kenneth Rutt, Realtor for the current property owner, regarding the project site. According to Mr. Rutt, the current property owner indicated that the project site does not currently utilize USTs. However, Mr. Rutt commented that the property owner informed him that two diesel fuel USTs were formerly utilized on-site for fueling agricultural equipment. Mr. Rutt indicated that the aforementioned USTs were removed. No additional information pertaining to the former on-site diesel fuel USTs was provided by the current property owner or Mr. Rutt. Based on the lack of documentation associated with the former on-site USTs, ECS considers the former UST systems to represent a REC of the project site.

With the exception of the above referenced information, Mr. Rutt commented that the current owners are unaware of environmental concerns associated with the project site.

9.0 FINDINGS

ECS Mid-Atlantic, LLC was contracted by Keystone Solar, LLC to perform a Phase I ESA of the property located at the intersection of Deaver Road and Lancaster Pike in East Drumore Township, Lancaster County, Pennsylvania. The environmental assessment was conducted in substantial accordance with ASTM E 1527-05 and EPA Standards and Practices for All Appropriate Inquiries. Any exceptions to or deletions from this practice are described in Section 2.3 of this report.

According to the Lancaster County Geographical Information System, the project site consists of three parcels of land, which total 89.2 acres of land. Specifically, one parcel is identified as account number 1806903200000, which consists of 77.7 acres of land. In addition, the aforementioned parcel includes the on-site structures and is identified as 1067 Lancaster Pike. The second and third parcels are identified as account numbers 1808543800000 and 1807532800000, which consist of 3.3 acres and 8.2 acres, respectively.

At the time of the site reconnaissance, ECS observed the majority of the project site to consist of unimproved agricultural cropland. ECS observed the eastern portion of the project site to be improved with one residential dwelling and four associated agricultural out-buildings. In addition, ECS observed an in-ground swimming pool located to the northeast of the on-site residence. It should be noted that ECS was not provided access to the on-site buildings as part of this assessment. It should be noted that the lack of access to on-site structures is a limitation of this report. As a result, ECS cannot comment on the contents of the on-site structures. Furthermore, ECS understands that the on-site structures will remain the property of the current owner. ECS understands that the central and southern portions of the project site (i.e., currently occupied by agricultural cropland) will be improved with a solar energy farm as part of a land lease. The project site was observed to be bisected by Deaver Road, which runs east to west across the northern portion of the property. In addition, ECS observed an overhead electrical utility easement to traverse the northern portion of the project site. The balance of the project site was observed to consist of gravel-covered driveways and maintained lawn areas in the vicinity of the structures located on the central portion of the project site. The project site was accessible via the northern and southern perimeters of Deaver Road and the eastern perimeter of Lancaster Pike. No environmental concerns were identified in connection with the current use of the project site.

During our previous site reconnaissance, ECS interviewed Mr. Kenneth Rutt, Realtor for the current property owner, regarding the project site. According to Mr. Rutt, the current property owner indicated that the project site does not currently utilize underground storage tank systems (USTs). However, Mr. Rutt commented that the property owner informed him that two diesel USTs were formerly utilized on-site for fueling agricultural equipment. Mr. Rutt indicated that the aforementioned USTs have subsequently been removed. No additional information pertaining to the former on-site diesel fuel USTs was provided by the current property owner or Mr. Rutt. Based on the lack of documentation associated with the former on-site USTs, ECS considers the former UST systems to represent a recognized environmental condition (REC) of the project site. However, it should be noted that we understand that the former USTs were situated adjacent to the farming structures and not within the proposed solar farm area.

As observed during the site reconnaissance, the project site was bordered to the north by agricultural cropland and farther to the north by Musser's Market shopping center. The project site was bordered to the east and south by agricultural cropland and residential properties. The project site was bordered to the west by Lancaster Pike and farther to the west by several residential properties and agricultural cropland. The project site was bordered farther to the southwest by Snyder and Mylin Excavating. No apparent environmental concerns were identified in connection with the current use of the adjoining properties.

A series of aerial photographs, tax maps, and various other federal, state, and local publicly available sources were reviewed for the subject site and the surrounding area to identify recognized environmental conditions. Specifically, ECS reviewed available aerial photography for the years of 1940, 1957, 1971, 1999, and 2006. ECS was not able to define the historic subject property use prior to 1940. In addition, several data gaps were identified between the 1940 and 2006 aerial photographs. Although historical information was not reviewed for every five year period, the available documentation reviewed depicted a property was historically utilized as agricultural cropland. Therefore, the lack of historic information related to site usage during these time periods does not appear to represent a significant data gap. ECS does not consider the historic use of the project site as agricultural cropland to represent an environmental concern of the project site. However, ECS considers the use of the former on-site diesel fuel USTs to represent a REC.

The InfoMap Technologies Incorporated Environmental FirstSearch database report did not identify listings associated with the project site or properties located within the search distances. Furthermore, three "Non-Geocoded" or "un-mappable" sites were identified on the regulatory database report. These facilities were mapped, field-checked, and/or found not to represent an environmental concern to the project site.

As part of our January 2010 Phase I ESA, ECS also conducted limited near-surface soil sampling and analytical testing. The purpose of the soil sampling and analytical testing program was to evaluate areas of the property for the possible presence and concentration level of total arsenic and chlorinated pesticides. Our investigation was concentrated throughout those areas of the site that were previously utilized as cropland. In summary, the results of our study revealed evidence of arsenic concentration in near-surface (6 to 12 inches) soils across the property. However, the arsenic concentrations detected were reported below the applicable PADEP standard for residential use throughout the property. In addition, the analytical test results indicated that chlorinated pesticide levels were not detected in the submitted soils above the laboratory detection limits.

10.0 CONCLUSIONS AND OPINIONS

ECS Mid-Atlantic, LLC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the property located at the intersection of Deaver Road and Lancaster Pike in East Drumore Township, Lancaster County, Pennsylvania. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. As documented and qualified by this report, this assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of the following.

- Reportedly, two diesel fuel USTs were removed from the property in the past. No known spills/releases have been reported; however, information associated with the condition of the UST systems and/or the underlying subsurface conditions were not identified or reviewed by ECS.

Furthermore, ECS was not provided information pertaining to the location or size of the above referenced UST systems. However, based on our understanding of the proposed project location (i.e., within the central and southern agricultural fields), our understanding of the on-site agricultural use of the diesel fuel USTs, and the current applicable state regulations, the former on-site UST systems would most likely not have been considered regulated USTs by the Pennsylvania Department of Environmental Protection. In addition, based upon our understanding of the proposed location of the solar farm, the probable location of the former UST systems being in the vicinity of the on-site structures and the proposed project being a land lease transaction, it is the opinion of ECS that residual contamination (if present) associated with a release from the former UST systems would most likely not have an environmental impact on the proposed project.

However, if deemed necessary to document/evaluate subsurface conditions in the vicinity of the former UST locations, ECS recommends that information associated with the removal be provided to ECS for review or a subsurface investigation be performed at and/or adjacent to those areas and particularly at the invert levels associated with the former buried tanks.

In regards to de minimis or non-REC conditions, ECS provides the following recommendations:

- The project site is currently serviced by on-site septic and water supply systems. In the event that these systems are not used in the future, such systems should be properly abandoned/removed in accordance with applicable local, state, and federal regulations. Abandonment/removal of such systems should be performed prior to site development if the areas will be impacted.
- The on-site residential dwelling and one of the agricultural outbuildings was observed to utilize propane cylinders. In the event that these cylinders are not used in the future, they should be properly removed in accordance with applicable local, state, and federal regulations.

11.0 REFERENCES

Atlas of Preliminary Geologic Quadrangle Maps of Pennsylvania, Wakefield Quadrangle, 1978.

InfoMap Technologies, Inc. *Environmental First Search Report* dated August 19, 2011.

Interview with Mr. Kenneth Rutt as August 2011 Phase I ESA.

Pennsylvania Geological Survey, Penn Pilot Historical Aerial Photograph Library
<http://www.pennpilot.psu.edu>

USDA-SCS, 1985; Soil Survey of Lancaster County

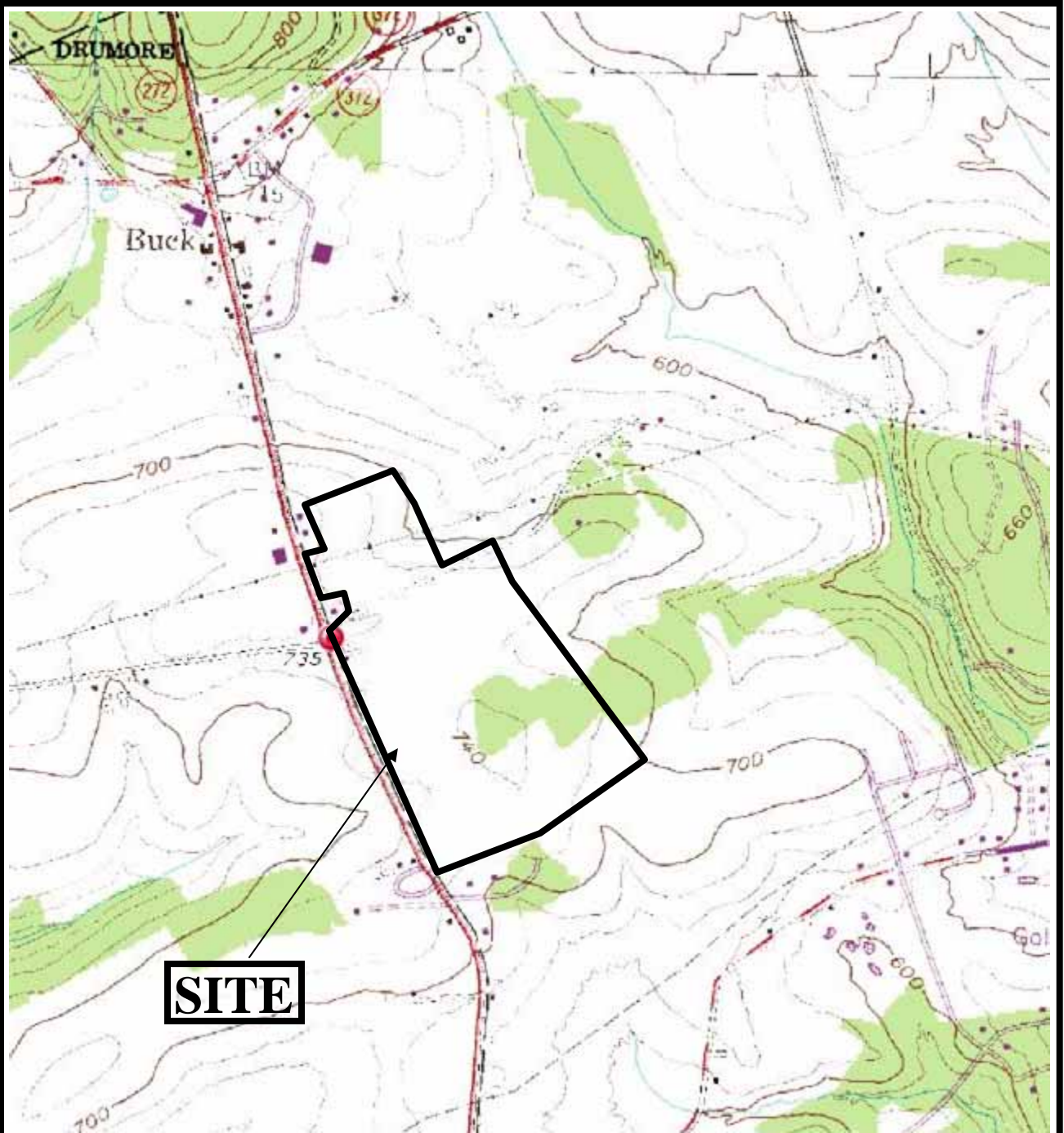
USGS Topographic Map Quarryville PA Quadrangle, dated 1992

www.terraserver.com

www.mapquest.com

APPENDIX I

FIGURES



Source: www.terraserver.com, Quarryville, Pennsylvania Quadrangle, dated 1992.

Scale: 1" = 2,000'



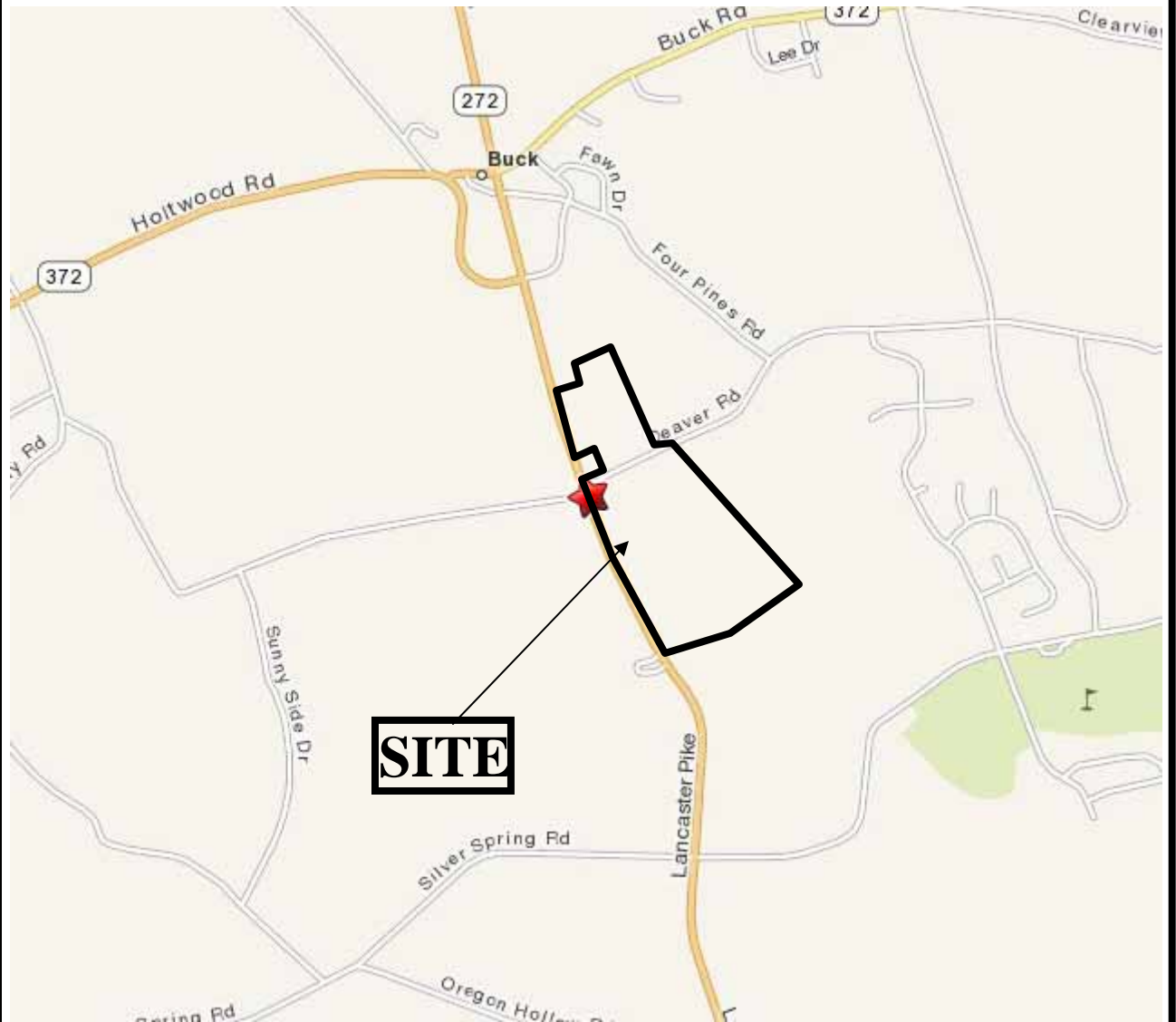
Phase I ESA

Kreider Property
 Deaver Road and Lancaster Pike
 East Drumore Township
 Lancaster County, PA 17566



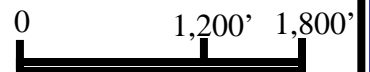
Appendix 1 Figure 1

7.5 Minute Topographic Map
 ECS Project 18.1950-D
 May 2012



Source: www.mapquest.com, 2009 MapQuest, Inc.

Scale: 1" = 1,200'



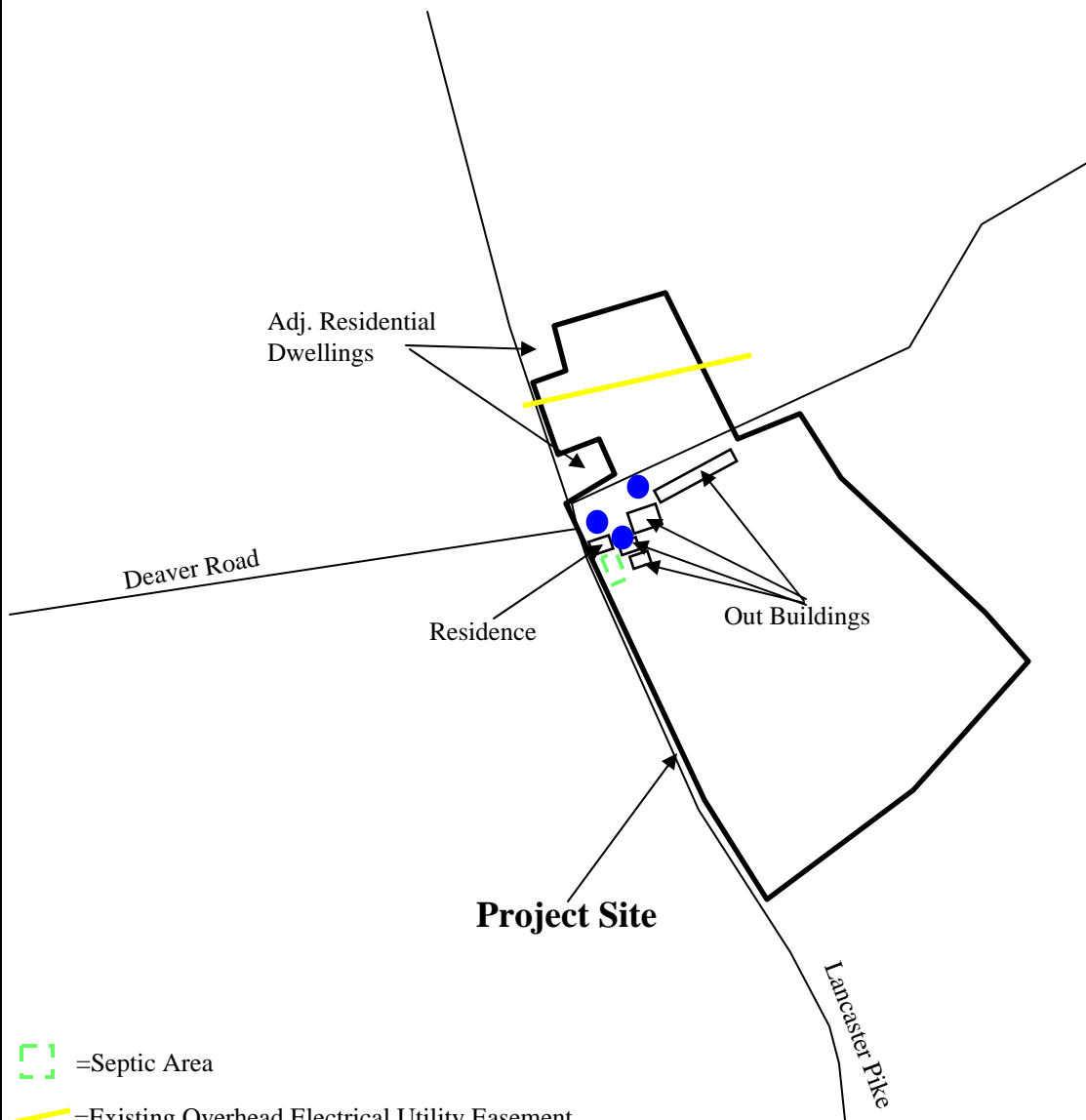
Phase I ESA




Kreider Property
 Deaver Road and Lancaster Pike
 East Drumore Township
 Lancaster County, PA 17566



Appendix 1 Figure 2

Site Location Diagram
 ECS Project 18-1950-D
 May 2012



-  =Septic Area
-  =Existing Overhead Electrical Utility Easement
-  =Groundwater Wells

Source: ECS Site Sketch
Scale: NTS



Phase I ESA
 Kreider Property
 Deaver Road and Lancaster Pike
 East Drumore Township
 Lancaster County, PA 17566



Appendix 1 Figure 3
 ECS Site Sketch
 ECS Project 18.1950-D
 May 2012



Source: www.mapquest.com, 2009 MapQuest, Inc.

Scale: 1" = 800'



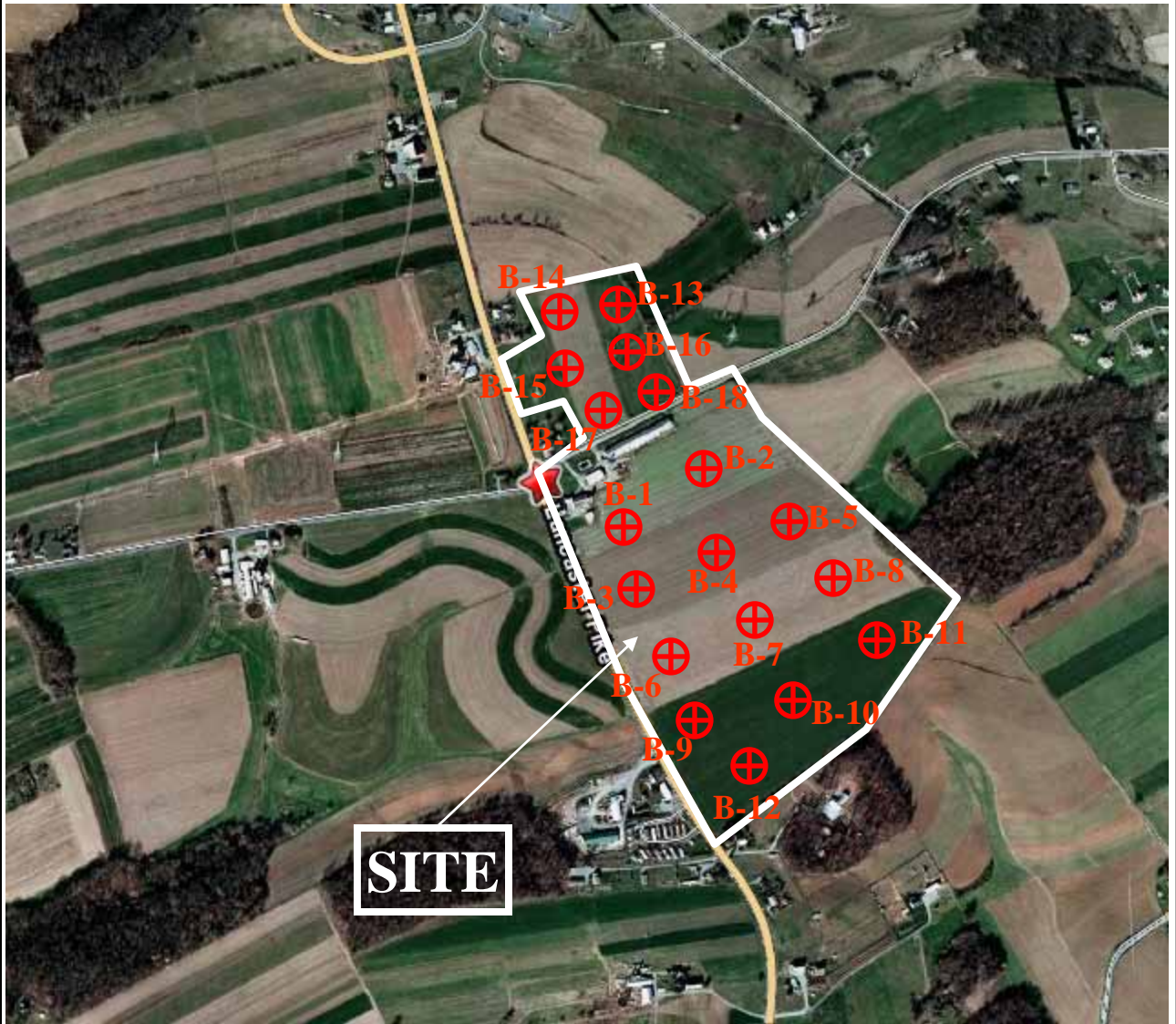
Phase I ESA

Kreider Property
Deaver Road and Lancaster Pike
East Drumore Township
Lancaster County, PA 17566



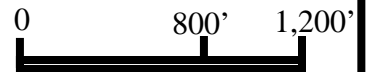
Appendix 1 Figure 4

2006 Aerial
ECS Project 18-1950-D
May 2012



Source: www.mapquest.com, 2009 MapQuest, Inc.

Scale: 1" = 800'



Phase I ESA

Kreider Property
 Deaver Road and Lancaster Pike
 East Drumore Township
 Lancaster County, PA 17566



Appendix 1 Figure 5

January 2010 Sample Locations
 ECS Project 18-1950-D
 May 2012

APPENDIX II

CORRESPONDENCE AND USER QUESTIONNAIRE

ECS Proposal No. 18-3484
May 18, 2012

484-654-2136

Environmental Questionnaire for User

Completion required for conformance with ASTM E 1527-05. Failure to provide this information may preclude CERCLA liability protections for the property purchaser. Please return answered form to ECS.

Site Name: Kreider Farm - Keystone Solar Farm

Name and Title of Person Completing Questionnaire (Please Print):

Thomas J. Tuffey, manager Keystone Solar LLC

Signature of Person Completing Questionnaire: with input from landowner

Thomas J. Tuffey

Date: 21 March 2012

Parcel Owner(s) & Parcel Owner(s) Contact Number(s)

A. Gerald + Linda Kreider 717-284-2242

B. _____

C. _____

D. _____

E. _____

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). ASTM E 1527-05 states that the user (ECS' client) should perform a review of recorded land title records and judicial records for environmental liens or activity and use limitations for the site. Please forward the results of the land title record and judicial record review. If you would prefer, ECS can obtain this information from a third party provider for an additional fee. Please let ECS know if you would like to contract ECS for this service.

Please select one: Client to Provide ECS to Provide for Additional Fee

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Please select one: NO YES

If yes, please explain: _____

ECS Proposal No. 18-3484
May 18, 2012

(3.) As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Please select one: NO YES
If yes, please explain: Agriculture, crop land, hay, soybean, corn, pasture

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Please select one: NO YES Lease for solar farm.
If no, please explain: Land value on par with comparables in area

If you conclude that there is a difference, is the lower purchase price because contamination is known or believed to be present at the property?

Please select one: NO YES NA
If yes, please explain: _____

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

(a.) Do you know the past uses of the property?

Please select one: NO YES Ag cropland use
If yes, please state uses: _____

(b.) Do you know of specific chemicals that are present or once were present at the property?

Please select one: NO YES
If yes, please explain: general ag applications to cropland. The solar farm will locate only on the fields used for crop production, no on-chlorinated herbicides, no location at barns or outbuildings.

ECS Proposal No. 18-3484
May 18, 2012

(c.) Do you know of spills or other chemical releases that have taken place at the property?

Please select one: NO YES

If yes, please explain: _____

(d.) Do you know of any environmental cleanups that have taken place at the property?

Please select one: NO YES

If yes, please explain: _____

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Please select one: NO YES

If yes, please explain: _____ *long history of field crops* _____

(7.) ASTM E 1527-05 indicates that, "Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report." As the user of this ESA, what is the reason for conducting the Phase I ESA? If this question is unanswered, ECS will assume that the user's reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

Please state reason for having ESA performed: *Required by finance of project due diligence* _____



The NETR Environmental Lien Search Report

**KREIDER PROPERTY AND ADJACENT
PP&L EASEMENT
1067 LANCASTER PIKE
EAST DRUMORE, PENNSYLVANIA**

Wednesday, May 30, 2012

Project Number: L12-01120

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business

Please contact NETR at 480-967-6752
with any questions or comments

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ENVIRONMENTAL LIEN REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

**Kreider Property and Adjacent PP&L Easement
1067 Lancaster Pike
East Drumore, Pennsylvania**

RESEARCH SOURCE

Source: Lancaster County Assessor
Lancaster County Recorder of Deeds

DEED INFORMATION

Type of Instrument: Deed

Title is vested in: Gerald L. Kreider & Linda L. Krieder, husband and wife

Title received from: Leon P. Kreider & Martha W. Krieder, husband and wife

Deed Dated: 07/11/1978
Deed Recorded: 07/11/1978
Book: M74
Page: 360

LEGAL DESCRIPTION

All that certain piece or parcel of land being 77.70 acres, more or less, commonly known as 1067 Lancaster Pike, situated and lying in the City of East Drumore, Lancaster County, State of Pennsylvania

Assessor's Parcel Number(s): 1806903200000

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Kreider Property and Adjacent PP&L Easement
1067 Lancaster Pike
East Drumore, Pennsylvania

RESEARCH SOURCE

Source: Lancaster County Assessor
Lancaster County Recorder of Deeds

DEED INFORMATION

Type of Instrument: Indenture

Title is vested in: Gerald L. Kreider & Linda L. Krieder, husband and wife

Title received from: Gerald L. Kreider & Linda L. Krieder, husband and wife

Deed Dated: 10/25/1997
Deed Recorded: 10/30/1997
Book: 5509
Page: 044

Type of Instrument: Indenture

Title is vested in: Gerald L. Kreider & Linda L. Krieder, husband and wife

Title received from: Pennsylvania Power & Light Company, a Pennsylvania corporation

Deed Dated: 07/31/1989
Deed Recorded: 08/28/1989
Book: 2716
Page: 160

Comments: Part of the parcel is conveyed through this deed

Type of Instrument: Deed

Title is vested in: Gerald L. Kreider

Title received from: Leon P. Kreider & Martha W. Kreider, husband and wife

Deed Dated: 07/11/1978
Deed Recorded: 07/11/1978
Book: M74
Page: 354

Comments: Part of the parcel is conveyed through this deed

LEGAL DESCRIPTION

All that certain piece or parcel of land being 8.20 acres, more or less, situated and lying in the City of East Drumore, Lancaster County, State of Pennsylvania

ENVIRONMENTAL LIEN REPORT

Assessor's Parcel Number(s): 1807532800000

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Kreider Property and Adjacent PP&L Easement
1067 Lancaster Pike
East Drumore, Pennsylvania

RESEARCH SOURCE

Source: Lancaster County Assessor
Lancaster County Recorder of Deeds

DEED INFORMATION

Type of Instrument: Indenture

Title is vested in: Philadelphia Electric Company, a Pennsylvania corporation

Title received from: Leon P. Kreider & Martha W. Krieder, his wife

Deed Dated: 06/07/1968
Deed Recorded: 06/07/1968
Book: X57
Page: 810

LEGAL DESCRIPTION

All that certain piece or parcel of land being 3.30 acres, more or less, situated and lying in the City of East Drumore, Lancaster County, State of Pennsylvania

Assessor's Parcel Number(s): 1808543800000

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

13970 Warranty Deed

JUL 11 1978

PAID FOR BLANKS
SOLE BY
THE PLAINFORD CO.
PLAINFORD, PA. 17064
ALL RIGHTS RESERVED

Made the 11th day of July
Nineteen hundred and Seventy eight (1978).

Between LEON P. KREIDER and MARTHA W. KREIDER, husband and wife, of the Township of Drumore, County of Lancaster, and Commonwealth of Pennsylvania, Parties of the First Part, (hereinafter called Grantors)

AND

GERALD L. KREIDER and LINDA L. KREIDER, husband and wife, of the Township of East Drumore, County of Lancaster, and Commonwealth of Pennsylvania, Parties of the Second Part, (hereinafter called Grantees)

RECORDED OR FILED
JUL 11 AM 11:57
RECORDER OF DEEDS
LANCASTER, PA.

Witnesseth, That in consideration of FIFTY THOUSAND

(\$50,000.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, their heirs and assigns, as tenants by the entireties.

All THAT CERTAIN messuage, tenement and tract of farm land, situated in the Township of East Drumore, County of Lancaster, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point where the road from Buck to Chestnut Level intersects the road from North Star School to Quarryville Cemetery; thence along said first mentioned road by lands now or late of Harry Kreider, South eleven and onehalf (11½) degrees East, sixty one and five tenths (61.5) perches; thence along said road by the same land, South seventeen and one half (17½) degrees East, fifty eight (58) perches; thence continuing along said road by the same land, South twenty six and one fourth (26¼) degrees East, twenty and one tenth (20.1) perches to a point in said road a corner of land now or late of Amos Byers; thence by the same, North sixty one (61) degrees East, sixty one and eight tenths (61.8) perches to a point, a corner of land now or late of Frank Kreider; thence by the same, North forty three and one fourth (43¼) degrees East, fifty seven and eight tenths (57.8) perches to a point in line of land now or late of Harry W. Barr; thence by the same and land now or late of William C. McComb, North thirty eight and one fourth (38¼) degrees West, ninety four and two tenths (94.2) perches to a point; thence by land now or late of William C. McComb, North seventeen and one half (17½) degrees West, sixteen (16) perches to a point in the said road leading from North Star School to Quarryville Cemetery; thence in said road and by lands now or late of said William C. McComb and lands now or late of John H. Herr, South seventy one and one half (71½) degrees West, seventy three (73) perches to the place of BEGINNING.

CONTAINING seventy five (75) acres and one hundred fifty (150) perches.

BEING the same premises which L. Clayton Overly and Susan W.

M 74 360

Overly, his wife, by Deed dated April 3, 1950 and recorded in the Recorder of Deeds Office in and for Lancaster County, Pa. in Deed Book U, Volume 40, Page 448, granted and conveyed unto Leon P. Kreider and Martha W. Kreider, husband and wife.

AND THE ABOVE DESCRIBED PREMISES being Purpart No. 1 which Leon P. Kreider and Martha W. Kreider, husband and wife, by Agreement dated August 1, 1969, and recorded in the Recorder of Deeds Office in and for Lancaster County, Pa., in Record Book T, Volume 59, Page 321, agreed to sell to Gerald L. Kreider, son of sellers herein,

And the said grantors do hereby warrant SPECIALLY the property hereby conveyed,

In Witness Whereof, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Thomas J. Blodgett
Catherine J. McLeney

Leon P. Kreider
Leon P. Kreider
Martha W. Kreider
Martha W. Kreider

Commonwealth of Pennsylvania }
County of LANCASTER }

On this, the 11th day of July 1978 before me a Notary Public,

the undersigned officer, personally appeared Leon P. Kreider and Martha W. Kreider, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained. IN WITNESS WHEREOF, I have hereunto set my hand and Notarial seal.



James E. Hoover
Notary Public

I hereby certify that the precise address of the grantors herein is
R. D. #1, Box 119
Quarryville, Pa. 17566

Thomas J. Blodgett
Attorney

MAIL



RCC-210 (4-78)
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COUNTY COLLECTIONS

REALTY TRANSFER TAX
AFFIDAVIT OF VALUE

FOR RECORDER'S USE ONLY
BOOK NUMBER M-94-360
PAGE NUMBER _____
DATE RECORDED Jul 11 1978

COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR A GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I
(COMPLETE FOR ALL TRANSACTIONS)

Loon P. and Martha W. Kroidor R. D. #1, Quarryville, Pa. 17566
GRANTOR (S) ADDRESS ZIP CODE
Box 119
Gerald L. and Linda I. Kroidor R. D. #1, Quarryville, Pa. 17566
GRANTEE (S) ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

situate in East Drumore Township, Lancaster Co., Pa.
R.D., STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$ 50,000.00 HIGHEST ASSESSED VALUE \$ _____
FAIR MARKET VALUE \$ _____ REALTY TRANSFER TAX PAID \$ Exempt

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW. Wholly exempt under Regulation 411. Conveyance from parents, Loon P. and Martha W. Kroidor to son, Gerald L. and wife, Linda I.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II
(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ _____ DISPOSITION _____
MORTGAGEE ADDRESS
EXISTING MORTGAGE: \$ _____ DISPOSITION _____
MORTGAGEE ADDRESS
EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____
LIENHOLDER ADDRESS
EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____
LIENHOLDER ADDRESS

SECTION III
(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE
SUCCESSFUL BIDDER NAME ADDRESS TITLE
NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$
JUDGEMENT PLUS INTEREST	\$		
BID PRICE		\$	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$	\$	
TOTAL	\$	\$	\$

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS
14th day of July 19 78

Thomas E. Weaver
NOTARY PUBLIC
My Commission Expires 1981
New Holland, Pa. Lancaster County

ALL OF THE INFORMATION ENTERED ON BOTH SIDES OF THIS AFFIDAVIT IS TRUE, FULL AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
Loon P. Kroidor

Martha W. Kroidor
 GRANTEE AGENT FOR GRANTEE
 GRANTOR AGENT FOR GRANTOR
 STRAW TRUSTEE

997062553

25.00 Rm

NOT SEARCHED, NOT CERTIFIED

DEED

RECORDED OR FILED

97 OCT 30 PM 2:18

RECORDED OF DEEDS LANCASTER PA

File No.: P16006L1

THIS INSTRUMENT made this 21st day of October, 1997,

BETWEEN Gerald L. Kreider and Linda L. Kreider, husband and wife (hereinafter called the Grantor/s), of the one part

A N D

Gerald L. Kreider and Linda L. Kreider, husband and wife (hereinafter called the Grantee/s), of the other part,

WITNESSETH, That in consideration of ONE AND 00/100 Dollars, (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor/s do/does hereby grant/s and convey/s unto the said Grantee/s, his/her/their/its heirs/executors and assigns, as tenants by the entireties.

ALL THAT CERTAIN lot or tract of land being situate on the east side of Lancaster Pike (Pennsylvania State Route No. 272), in the Township of East Drumore, County of Lancaster and Commonwealth of Pennsylvania, said tract being comprised of Lot No. 4, Block "A", Lot No. 4A, Block "A", and Lot No. 4B, Block "A", as shown on a Lot Add-On Plan prepared for Gerald L. and Linda L. Kreider by Strausser Surveying and Engineering, Inc., dated June 16, 1997 and last revised October 10, 1997, said plan being known as Drawing No. 97026013, said plan being recorded in the Recorder of Deeds Office in Lancaster, Pennsylvania in Subdivision Plan Book No. J-198, on Page No. 84, said tract being more fully bounded and described as follows:

BEGINNING at an iron pin in the east right of way line of Lancaster Pike (Pennsylvania State Route No. 272), a corner of lands of FCO Energy Company; thence along the east right of way line of Lancaster Pike (Pennsylvania State Route No. 272), the four following courses and distances: (1) North 00 degrees, 44 minutes and 06 seconds West, a distance of 149.09 feet to an iron pin, (2) in a line curving to the right, having a radius of 5,699.65 feet, an arc distance of 67.84 feet to an iron pin, the chord of the last described arc having a bearing of North 00 degrees, 23 minutes and 39 seconds West for a distance of 67.84 feet, (3) North 89 degrees, 56 minutes and 49 seconds East, a distance of 5.00 feet to an iron pin, (4) in a line curving to the right, having a radius of 5,694.64 feet, an arc distance of 45.80 feet to an iron pin, a corner of lands of Judy A. Scott, the chord of the last described arc having a bearing of North 00 degrees, 11 minutes and 03 seconds East for a distance of 45.80 feet; thence along said lands of Judy A. Scott, South 85 degrees, 39 minutes and 22 seconds East, a distance of 170.03 feet to an iron pin, a corner of lands of Judy A. Scott; thence continuing along said lands of Judy A. Scott and along lands of Paul W. and Evelyn Summers, respectively, North 01 degree, 25 minutes and 39 seconds East, a distance of 244.98 feet to an iron pin in line of lands of Lancaster Industrial Development Authority; thence along said lands of Lancaster Industrial Development Authority, South 85 degrees, 38 minutes and 47 seconds East, a distance of 594.99 feet to an iron pin, a corner of lands of David G. and Carol A. Byers; thence along said lands of David G. and Carol A. Byers, and along lands of Pennsylvania Power and Light Company, respectively, South 10 degrees, 15 minutes and 45 seconds East, a distance of 481.00 feet to an iron pin, a corner of lands of FCO Energy Company; thence along said lands of FCO Energy Company, North 88 degrees, 24 minutes and 00 seconds West, a distance of 857.72 feet to the point and place of BEGINNING.

CONTAINING 8.153 acres

THE above described tract, being comprised of Lot No. 4, Block "A", Lot 4A, Block "A" and Lot No. 4B, Block "A" is subject to all conditions of approval

WT 50.00 REF 13.00 AH 1150.00 TOT 2500

DIST 180 MAPS J 9999 BLK 9 LOT 9

as shown or stated on the above referred to recorded plan.

BEING PART OF THE SAME PREMISES which Leon P. Kreider and Martha W. Kreider, husband and wife, by Deed dated and recorded July 11, 1978 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Record Book M-74, Page 354, conveyed unto Gerald L. Kreider.

AND ALSO BEING PART OF THE SAME PREMISES WHICH Pennsylvania Power & Light Company by deed dated July 31, 1989 and recorded August 28, 1989 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Record Book 2716, Page 160 conveyed unto Gerald L. Kreider and Linda L. Kreider, husband and wife.

BEING Lancaster County District Code No. 190 and Lancaster County Parcel No. J993-999.

AND the said Grantor/s do/does hereby covenants to and with the said Grantee/s that he/she/they/it, the said Grantor/s, for himself/herself/themselves/itself, their heirs/executors and assigns, SHALL AND WILL SPECIALLY, Warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee/s his/her/their/its heirs/executors and assigns, against the said Grantor/s and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under he/she/them/it or any of them.

IN WITNESS WHEREOF, the said Grantor/s has/have caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF:

D 4 4 Kelly

Gerald L. Kreider (SEAL)
Gerald L. Kreider

Linda L. Kreider (SEAL)
Linda L. Kreider

• COMMONWEALTH OF PENNSYLVANIA:

89

COUNTY OF LANCASTER:

On this, the 28th day of October, 1997, before me,
the undersigned officer, personally appeared
Gerald L. Kreider and Linda L. Kreider

known to me (or satisfactorily proven) to be the person/s whose name/s is/are
subscribed to the within instrument and acknowledged that he/she/they executed
the same for the purposes therein contained.



Deborah F. Hissley
Notary Public

The address of the Grantee is:

1067 Newcomb Pike
Quarryville, PA 17566
dk

The Record

JUL 11 1978

PHILO LAW OFFICES
202 N. MARKET ST.
MILLERSBURG, PA. 17340
ALL RIGHTS RESERVED

Made the 11th day of July
Nineteen hundred and Seventy eight (1978).

Return LEON P. KREIDER and MARTHA W. KREIDER, husband and wife, of the Township of Drumore, County of Lancaster, and Commonwealth of Pennsylvania, Parties of the First Part, (hereinafter called Grantors)

AND

GERALD L. KREIDER, of the Township of East Drumore, County of Lancaster, and Commonwealth of Pennsylvania, Party of the Second Part, (hereinafter called Grantee)

RECORDED ON FILED
178 JUL 11 AM 11:57
LAND REC'D. PA.

Witnesseth, That in consideration of EIGHTY-NINE THOUSAND FOUR HUNDRED

TWENTY-FIVE (\$89,425.00) Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, his heirs and assigns.

TRACT NO. 1:

All THAT CERTAIN message, tenement and tract of land, situate in the Township of Drumore, Cnty of Lancaster, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the middle of the road leading Southwest from the Lancaster and Port Deposit Road, a corner of land now or late of Howard Mylin; thence by the same, North thirty eight and one fourth (38 $\frac{1}{4}$) degrees West, fifty six and four tenths (56.4) perches to a chestnut stump; thence by the same land, North fifteen and one half (15 $\frac{1}{2}$) degrees West, forty nine and six tenths (49.6) perches to a post; thence by land now or late of Harry Davis, North sixty five (65) degrees East, eight (8) perches to a black oak stump; thence North one (1) degree West, twenty one (21) perches to a stone; thence North sixty six and one fourth (66 $\frac{1}{4}$) degrees East, forty (40) perches to a post; thence by land now or late of E. M. Book, south twenty five (25) degrees East, sixty nine and two tenths (69.2) perches to a stone; thence by same land, North seventy nine (79) degrees East, one hundred forty four (144) perches to a corner; thence along said Lancaster and Port Deposit Road, South ten (10) degrees East, fourteen (14) perches to a chestnut stump; thence South one fourth ($\frac{1}{4}$) degree East, two and five tenths (2.5) perches to a stone; thence North seventy five and three fourth (75-3/4) degrees East, one and five tenths (1.5) perches to a corner; thence South fifteen (15) degrees East, sixty five and two tenths (65.2) perches to a corner; thence along the aforesaid road running Southwest from the Lancaster and Port Deposit Road, and by land now or late of Harry Kreider, South eighty five (85) degrees West, one hundred seventy six (176) perches to a corner; thence South seventy three (73) degrees West, ten and eight tenths (10.8) perches to the place of BEGINNING.

CONTAINING one hundred eight (108) acres and ninety seven (97) perches, more or less.

TRACT NO. 2: ALL THAT CERTAIN tract or piece of land, situate

M . 74 354

in the Township of East Drumore, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone on the West side of the Buck and Drumore Centre Road, a corner of land now or late of Harry Good; thence by the same, North eighty one (81) degrees East, fifty and eight tenths (50.8) perches to a post, a corner of land now or late of William McComb; thence by land of the same, South twenty two and one half (22½) degrees East, forty eight and two tenths (48.2) perches to a post on the North side of the public road leading from Buck to Conowingo Mill, and a corner of land now or late of Hiram Swarr; thence by the same, in said road; South sixty eight and one half (68½) degrees West, fifty seven and three tenths (57.3) perches to a post in the Buck Road aforesaid, and in line of land now or late of Jacob Martin; thence by same, in said road, North fourteen and three fourth (14-¾) degrees West, fifty nine and five tenths (59.5) perches to the place of BEGINNING.

CONTAINING eighteen (18) acres, more or less.

EXCEPTING AND RESERVING from Tract I hereinbefore described the following tract or piece of land, described as follows:

BEGINNING at the Southwestern corner thereof at a point in the public road leading from State Highway Route 72 to the old North Star School, said point being approximately four hundred seventeen (417) feet East of the Southwest corner of Tract I; thence along land now or late of Elizabeth L. Herr, North ten (10) degrees West, two hundred twenty three and one tenth (223.1) feet to an iron pin; thence along land of the same, North eighty five (85) degrees East, two hundred (200) feet to an iron pin; thence by land of the same, South ten (10) degrees East, two hundred twenty three and one tenth (223.1) feet to a point in the aforementioned public road; thence in the said public road, South eighty five (85) degrees West, two hundred (200) feet to the place of BEGINNING.

CONTAINING one and one hundred twenty six ten thousandths (1.0126) acre of land.

BEING composed of the same premises which (1) J. Elvin Herr and Elizabeth L. Herr, husband and wife, by their Deed dated August 26, 1953, and recorded in the Recorder of Deeds Office in and for Lancaster County, Pa. in Deed Book C, Volume 43, Page 94, granted and conveyed unto Paul M. Rineer and Cleta C. Rineer, husband and wife, their heirs and assigns, and (2) which Elizabeth L. Herr, widow, by her Deed dated August 2, 1961, and recorded in the Recorder's Office aforesaid in Deed Book A, Volume 51, Page 502, granted and conveyed unto Paul M. Rineer and Cleta C. Rineer, husband and wife, their heirs and assigns.

EXCEPTING and reserving from Tract II hereinbefore described, the following two tracts of land, described as follows:

No. 1. BEGINNING at the Northwestern corner thereof at a point at or near the middle of State Highway Route 72, in a line of land now or late of Park Moore; thence leaving the said State Highway and along said land now or late of Park Moore, and also passing over an iron pin set twenty eight and one tenth (28.1) feet from said point in said State Highway, North eighty one (81) degrees East, two hundred three and four tenths (203.4) feet to a stake at a corner of land of the said Elizabeth L. Herr; thence along said land, of the said Elizabeth L. Herr, South eleven (11) degrees fifty (50) minutes East, two hundred forty five (245) feet to a stake; thence by land of the same, South eighty one (81) degrees West, two hundred five and six tenths (205.6) feet to a point at or near the middle of the said State Highway, and also passing over an iron pin set twenty three and sixty five hundredths (23.65) feet back from the said point in the State Highway; thence in the said State Highway, North twelve (12) degrees thirty four (34) minutes West, two hundred forty five and six hundredths (245.06) feet to the place of BEGINNING.

CONTAINING one and one thousand five hundred forty one ten thousandths (1.1541) acres.

BEING composed of the same premises which J. Elvin Herr and Elizabeth L. Herr, husband and wife, by Deed dated October 1, 1956, and recorded in the Recorder's Office aforesaid in Deed Book E, Volume 45, Page 554, granted and conveyed unto Paul W. Summers and Evelyn Summers, husband and wife.

And the same premises which Elizabeth L. Herr, widow, by her Deed dated December 14, 1961, and recorded in the Recorder's Office aforesaid in Deed Book I, Volume 51, Page 802, granted and conveyed unto the said Paul W. Summers and Evelyn J. Summers, husband and wife.

No. 2. BEGINNING at a spike at or near the middle of the intersection of State Highway Legislative Route No. 36007 and Township Road No. T-385; thence along the Northern side of the aforementioned Township Road, North seventy two (72) degrees fifteen (15) minutes East, two hundred seventeen and ninety five hundredths (217.95) feet to a corner of land of the said Elizabeth L. Herr; thence leaving the said Township Road and along the said land of the said Elizabeth L. Herr, the two following courses and distances: North nine (9) degrees forty five (45) minutes West, one hundred twenty (120) feet to an iron pin, and South seventy eight (78) degrees seventeen (17) minutes West, two hundred sixteen and five tenths (216.5) feet to a point at or near the middle of the aforesaid State Highway, thence in the said State Highway, South nine (9) degrees fifty eight (58) minutes East, one hundred forty three (143) feet to the place of BEGINNING.

CONTAINING six thousand five hundred twenty five ten thousandths (.6525) of an acre.

BEING the same premises which J. Elvin Herr and Elizabeth L. Herr, husband and wife, by Deed dated April 16, 1960, and recorded in the Recorder of Deeds Office aforesaid in Deed Book F, Volume 49, Page 149, granted and conveyed unto J. Donald Kreider and Frances L. Kreider, husband and wife.

EXCEPTING and reserving from both Tracts I and II hereinbefore described, all that certain tract of land conveyed by Barbara Pollock, Executrix of the Estate of Oliver Pollock, deceased, and Wilbur Pollock, their son, to Pennsylvania Water and Power Company, by Deed dated February 7, 1938, and recorded in the Recorder's Office aforesaid in Deed Book L, Volume 33, Page 273, which premises are more fully described as follows:

BEGINNING at the division line between land now or late of Oliver Pollock and land now or late of Howard S. Mylin, et ux, and extending in an eastwardly direction to the division line between land now or late of the said Oliver Pollock and land now or formerly of William McComb, being a strip of land one hundred twenty five (125) feet in width located sixty two and one half (62½) feet on each side of the center line of the transmission line of the company now erected upon the premises.

CONTAINING eleven and five hundred seventy five thousandths (11.575) acres.

TOGETHER with the right for the grantees, their heirs, executors, administrators, personal representatives and assigns, at their own risk, to cross the strip or parcel of land of eleven and five hundred seventy five thousandths (11.575) acres by the lanes and roads now established on said property, and at such other points as may be agreed upon by the owners of said farm premises and the Pennsylvania Water and Power Company, their successors and assigns, for the purpose of having access to such part or portion of the land and premises of said farm as may, by said conveyance to the Pennsylvania Water and Power Company, be cut off from the rest of said farm, all of which is more particularly set forth and expressly reserved to the grantors, their heirs and assigns, in the above described conveyance to Pennsylvania Water and Power Company.

BEING the same premises which Elizabeth L. Herr, widow, by Deed dated March 26, 1962, and recorded in the Recorder's Office aforesaid in Deed Book O, Volume 51, Page 570, granted and conveyed unto Leon P. Kreider and Martha W. Kreider, his wife, in fee.

EXCEPTING AND RESERVING from Tract No. 1 hereinbefore described, all that certain tract or piece of land situate on the North side of the Township Road leading Eastwardly to Route 72, in Drumore Township, Lancaster County, Pennsylvania, containing forty eight hundredths (.48) of an acre according to a survey made by F. B. Cassell, R. S. on May 4, 1963, which Leon P. Kreider and Martha W. Kreider, husband and wife, by Deed dated June 4, 1963, and recorded in the Recorder's Office aforesaid in Deed Book S, Volume 52, Page 1186, granted and conveyed unto Jesse Eli Testerman and Maude M. Testerman, husband and wife.

EXCEPTING AND RESERVING from Tract No. 2 hereinbefore described all that certain lot or tract of land being situated on the East side of Pennsylvania Legislative Route 36007 in East Drumore Township, Lancaster County, Pennsylvania, being known as Lot No. 1 as shown on a Plan prepared by H.F. Huth Engineers, Inc. dated November 4, 1964 and designated as Drawing No. LA 436, said plan recorded in the Recorder's Office aforesaid in Plan Book 24, Page 48, which Leon P. Kreider and Martha W. Kreider, husband and wife, by Deed dated August 31, 1965, and recorded in the Recorder's Office aforesaid in Deed Book Y, Volume 54, Page 726, granted and conveyed unto J. Donald Kreider and Frances L. Kreider, husband and wife.

EXCEPTING AND RESERVING from Tract No. 1 hereinbefore described all that certain lot of unimproved land situate in Drumore Township, Lancaster County, Pennsylvania, as shown on Final Plan of Lots of Leon P. Kreider, Lot No. 1, recorded in the Recorder's Office aforesaid in Plan Book 30, Page 41, which Leon P. Kreider and Martha W. Kreider, husband and wife, by Deed dated December 8, 1966, and recorded in the Recorder's Office aforesaid in Deed Book G, Volume 56, Page 1014, granted and conveyed unto J. Paul Rineer and Mary J. Rineer, husband and wife.

ALSO EXCEPTING AND RESERVING all those two certain strips or parcels of ground, situate in the Townships as indicated, County of Lancaster, Commonwealth of Pennsylvania, one thereof situate partly in East Drumore Township, and partly in Drumore Township, containing ten and eight hundred fifty nine thousandths (10.859) acres, more or less, and the other thereof, situate in Drumore Township, containing eight and two hundred fifty seven hundredths (8.257) acres, more or less, which Leon P. Kreider and Martha W. Kreider, his wife, by Deed dated June 7, 1968, and recorded in the Recorder's Office aforesaid in Deed Book X, Volume 57, Page 810, granted and conveyed unto Philadelphia Electric Company, its successors and assigns.

ALSO EXCEPTING AND RESERVING therefrom a tract of land containing 1.0001 acre being reserved by Grantors herein, bounded and described as follows, to wit:

ALL THAT CERTAIN lot with a one-story brick dwelling and an attached garage thereon situated on the northwestern junction of Pennsylvania Route 272 and Township Road T-385 in Drumore Township, Lancaster County, Pennsylvania and described in the Recorder's Office of Lancaster County in Subdivision Plan Book J-91, page 14, as follows:

BEGINNING at a PK spike set at the centerline intersection of the aforementioned roads; thence along the middle of Township Road T-385 North 87 degrees 30 minutes West 390.84 feet to a nail; thence leaving road and passing over an iron pipe on the side of road at 25.00 feet North 2 degrees 30 minutes East 160.50 feet to an iron pipe; thence South 87 degrees 30 minutes East 360.46 feet to a point in the middle of Pennsylvania Route 272 after passing over an iron pipe 50.25 feet from its terminus; thence along the middle of Pennsylvania 272 South 8 degrees 13 minutes East 163.35 feet to the place of BEGINNING.

CONTAINING 1.0001 Acre to the ultimate right of way.

AND THE ABOVE DESCRIBED PREMISES being Purpart No. 2 which Leon P. Kreider and Martha W. Kreider, husband and wife, by Agreement dated August 1, 1969, and recorded in the Recorder of Deeds Office in and for Lancaster County, Pa., in Record Book T, Volume 59, Page 321, agreed to sell to Gerald L. Kreider, son of sellers herein.

And the said grantor S, do hereby warrant SPECIALLY the property hereby conveyed.

In Witness Whereof, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

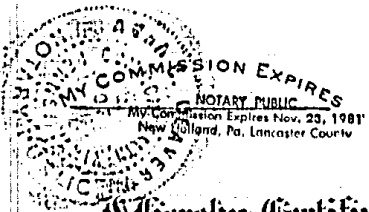
Thomas J. ...
Catherine J. McKeen

Leon P. Kreider
Leon P. Kreider
Martha W. Kreider
Martha W. Kreider

Commonwealth of Pennsylvania }
County of LANCASTER } SS:

On this, the 11th day of July 1978, before me a Notary Public,

the undersigned officer, personally appeared Leon P. Kreider and Martha W. Kreider, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained. IN WITNESS WHEREOF, I have hereunto set my hand and Notarial seal.



Jane E. Hoover
Notary Public

I hereby Certify that the precise address of the grantee herein is
Box 119, R. D. #1
Quarryville, Pa. 17566

Thomas J. ...
Attorney

MAIL



REALTY TRANSFER TAX
AFFIDAVIT OF VALUE

FOR RECORDER'S USE ONLY
BOOK NUMBER M-74-354
PAGE NUMBER _____
DATE RECORDED III 1978

COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I
(COMPLETE FOR ALL TRANSACTIONS)

Leon P. and Martha W. Kreider R. D. #1, Quarryville, Pa. 17566
GRANTOR(S) ADDRESS ZIP CODE
Gerald L. Kreider Box 119
GRANTEE(S) R. D. #1, Quarryville, Pa. 17566
ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

Drumore and East Drumore Township
R.D., STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$9,425.00 HIGHEST ASSESSED VALUE \$ _____
FAIR MARKET VALUE \$ _____ REALTY TRANSFER TAX PAID \$ Exempt

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON(S) AND CITE PORTION OF LAW. Wholly exempt under Regulation 411, Conveyance from parents, Leon P. and Martha W. Kreider to son, Gerald L. Kreider.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II
(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE ADDRESS
EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE ADDRESS
EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER ADDRESS
EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER ADDRESS

SECTION III
(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE NAME ADDRESS TITLE

SUCCESSFUL BIDDER NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$
JUDGEMENT PLUS INTEREST	\$		
BID PRICE		\$	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$	\$	
TOTAL	\$	\$	\$

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS 11th day of July, 1978

Richard E. Shover
NOTARY PUBLIC
MY COMMISSION EXPIRES Nov 27, 1981
New York County

ALL OF THE INFORMATION ENTERED ON BOTH SIDES OF THIS AFFIDAVIT IS TRUE, FULL AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Leon P. Kreider

Martha W. Kreider
 GRANTEE AGENT FOR GRANTEE
 GRANTOR AGENT FOR GRANTOR
 STRAW TRUSTEE

929040017

12 50 118

THIS INDENTURE, made the 31st day of July, 1960, in the year of our Lord one thousand nine hundred and eighty-nine (1989), between PENNSYLVANIA POWER & LIGHT COMPANY, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, having its principal office in the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, hereinafter sometimes called "Grantor," and GERALD L. KREIDER and LINDA L. KREIDER, his wife, of the Township of Drumore, County of Lancaster, and Commonwealth of Pennsylvania, hereinafter called "Grantees."

WITNESSETH, That in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees:

ALL THAT CERTAIN PIECE or parcel of land situate in the Townships of Drumore and East Drumore, County of Lancaster, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING for the same at the division line between land now or formerly of Leon P. Kreider et ux. and land now or formerly of Harlan H. Mylin et ux, and extending in an easterly direction to the division line between land now or formerly of Leon P. Kreider and land now or formerly of John T. Byers

BEING a strip of land one hundred twenty-five feet (125') in width, located sixty-two and one-half feet (62½') on each side of the centerline of the transmission line of the Grantor now erected upon the premises.

CONTAINING eleven and five hundred seventy-five one-thousandths acres (11 575 A) of land, more or less.

BEING the same premises which Barbara Pollock, Executrix of Oliver Pollock, deceased, and Wilbur Pollock, by deed dated February 7, 1938, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, on February 10, 1938, in Deed Book L, Volume 33, Page 273, granted and conveyed unto Pennsylvania Water & Power Company.

AND the said Pennsylvania Water & Power Company became known as Pennsylvania Power & Light Company, by Certificate of Merger dated June 1, 1955.

UNDER AND SUBJECT, NEVERTHELESS, to all exceptions and reservations in the Chain of Title to the above-described premises insofar as they may now or hereafter affect said premises.

NOTWITHSTANDING anything herein contained to the contrary, Grantees agree that Grantor shall have one (1) year from the date of the deed for the above-described piece or parcel of land to deliver to Grantees a release or releases of said land from the lien of any mortgage or mortgages to which it is subject.

AND the said Grantor does hereby covenant and agree that it will warrant specially the property hereby conveyed.

*to be recorded Transfer Case 1960 to 1 year more time
to be recorded Transfer Case 1960 to 1 year more time*
2716 160 *Wm P. Fenick*

*J. 499 9994 LOT 2
BLK 2
MAP
DST
Lancaster
Lancaster
Lancaster*

IN WITNESS WHEREOF, PENNSYLVANIA POWER & LIGHT COMPANY has caused this Indenture to be executed by its Manager-Real Estate & Right of Way, and the corporate seal of the company to be hereto affixed, duly attested by its Assistant Secretary, the day and year first above written

ATTEST

[Handwritten Signature]
Assistant Secretary

PENNSYLVANIA POWER & LIGHT COMPANY
By:

[Handwritten Signature]
C. L. Rline
Manager-Real Estate & Right of Way

RECORDED
1908

2716

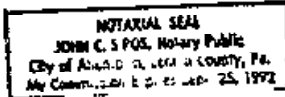
COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF LEHIGH)

On this 31st day of July, 1989, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared C L KLINE who acknowledged himself to be the Manager-Real Estate & Right of Way of PENNSYLVANIA POWER & LIGHT COMPANY, a corporation, and that he as such Manager-Real Estate & Right of Way being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Manager-Real Estate & Right of Way

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



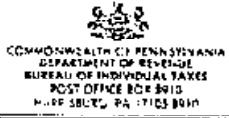
John C. Spos
Notary Public



I HEREBY CERTIFY that the precise address of the Grantees within named is

1067 LANCASTER PIKE
Quarryville, PA 17566

Larry Ferlich



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
Sheet No. For	
Lead Number	2716
Page Number	160
Date Recorded	8/28/89

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration or by gift or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number		
Pennsylvania Power & Light Company, c/o Larry L. Feirick	Area Code 717 560-2529		
Street Address	City	State	Zip Code
P. O. Box 4728	Lancaster	PA	17604

B. TRANSFER DATA					
Grantor(s) (lessor(s))	Name of Acceptance of Document (Grantee(s) (trustee(s)))				
Pennsylvania Power & Light Company	Gerald L. Kreider and Linda L. Kreider				
Street Address	Street Address				
Two North Ninth Street	1067 Lancaster Pike				
City	State	Zip Code	City	State	Zip Code
Allentown	PA	18101	Quarryville	PA	17566

C. PROPERTY LOCATION		
Street Address	Block/lot/Block/lot	
East and West of Lancaster Pike (PA 272)	Drumore (9.05 acs.) and East Drumore (2.53 acs.)	
Township	School District	Tax Parcel Number
Lancaster	Solanico	Part of 20L-8-4 and Part of 20L-7-8

D. VALUATION DATA		
1 Actual Cash Consideration	2 Other Consideration	3 Total Consideration
\$1.00	+ -0-	= \$1.00
4 County Assessed Value	5 Common Level Ratio Factor	6 Fair Market Value
\$2,266.00	x 4.67 1/2	= \$10,582.00 10,131.45

E. EXEMPTION DATA	
7a Amount of Exemption Claimed	7b Percentage of Interest Conveyed
None	100%

- 2 Check Appropriate Box Below for Exemption Claimed
- Will or interstate succession (Name of Decedent) _____ (Estate File Number) _____
 - Transfer to Industrial Development Agency
 - Transfer to agent or straw party (Attach copy of agency/straw party agreement).
 - Transfer between principal and agent (Attach copy of agency/straw trust agreement). Tax paid prior deed 5 _____
 - Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation (Attach copy of resolution)
 - Transfer from mortgagee to a holder of a mortgage in default Mortgage Book Number _____ Page Number _____
 - Corrective deed (Attach copy of the prior deed)
 - Statutory corporate consolidation, merger or division (Attach copy of articles)
 - Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Respondent or Responsible Party	Date
<i>Larry L. Feirick</i>	8-2-89

This Indenture

Made the

7thday of June in the year of our Lord one thousand nine hundred and sixty-eight(1968) — Between LEON P. KREIDER and MARTHA W. KREIDER, his wife, of Quarryville, Pennsylvania,(hereinafter called the Grantors), of the one part, and PHILADELPHIA ELECTRIC COMPANY, a corporation of the Commonwealth of Pennsylvania (hereinafter called the Grantee), of the other part:

Witnesseth, That the said Grantors for and in consideration of the sum of THIRTY THOUSAND DOLLARS (\$30,000.00), lawful money of the United States of America, unto — them — well and truly paid by the said Grantee — at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do — grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns,

ALL THOSE TWO (2) CERTAIN strips or parcels of ground, situate in the Townships as indicated, County of Lancaster, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Henry S. Conrey, Inc., Consulting Engineers and Surveyors, Paoli, Pennsylvania, dated March 7, 1968, as follows:

ONE THEREOF, situate partly in East Drumore Township and partly in Drumore Township, BEGINNING at a point at the intersection of the line established by Philadelphia Electric Company as the center line of its proposed transmission line right of way (175' wide) and the line dividing ground of Leon P. Kreider, et ux, herein described, and ground now or late of John T. Byers, et ux, said point being at the distance of 559.42 feet measured S. 29° 40' 06" E. partly along the line dividing ground of Leon P. Kreider, et ux, and ground now or late of John T. Byers, et ux, and partly through the right of way of Pennsylvania Power & Light Company's existing transmission line right of way (125' wide) from a stake set in line of ground now or late of Park Moore, et ux, at a corner common to ground of Leon P. Kreider, et ux, and ground now or late of John T. Byers, et ux, and extending thence from said point of beginning along ground now or late of John T. Byers, et ux, S. 29° 40' 06" E. 102.18 feet to a point, said point being at the distance of 100 feet measured southeastwardly from and at right angles to the aforementioned center line, produced northeastwardly; thence through ground of Leon P. Kreider, et ux, of which this is a part, the three (3) following courses and distances: (1) on a line parallel with and 100 feet distant measured southeastwardly from and at right angles to the aforementioned center line, S. 72° 11' 00" W., crossing Route 272 (LR-36007) dividing the Township of East Drumore and the Township of Drumore, 2,721.33 feet to a point; (2) N. 17° 49' 00" W. 100.00 feet to a point on the aforementioned center line and (3) continuing N. 17° 49' 00" W. 75.00 feet to a point on the southeasterly right of way line of Pennsylvania Power & Light Company's existing transmission line right of way (125 feet wide), said point being at the distance of 75 feet measured northwestwardly from and at right angles to the aforementioned center line; thence

along the aforementioned southeasterly right of way line, on a line parallel with and 75 feet distant measured northwestwardly from and at right angles to the aforementioned center line, N. 72° 11' 00" E., recrossing Route 272 (LR-36007) dividing the Township of Drumore and the Township of East Drumore, 2,684.60 feet to a point a corner common to ground herein described and ground now or late of John T. Byers, et ux, and thence along said ground now or late of John T. Byers, et ux, S. 29° 40' 06" E. 76.63 feet to the first mentioned point and place of beginning.

CONTAINING 10.859 acres, more or less.

AND the OTHER THEREOF, situate in Drumore Township, BEGINNING at a point at the intersection of the line established by Philadelphia Electric Company as the center line of its proposed transmission line right of way (175' wide) and the line dividing ground of Leon P. Kreider, et ux, herein described and ground now or late of Harlan H. Mylin, et ux, said point being at the distance of 440.68 feet measured N. 40° 45' 38" W. partly along the line dividing ground of Leon P. Kreider, et ux, and ground now or late of Harlan H. Mylin, et ux, and partly through the right of way of Pennsylvania Power & Light Company's existing transmission line right of way (125' wide) from a spike set on the middle line of Public Road T-385 (33' wide) and extending thence from said point of beginning along ground now or late of Harlan H. Mylin, et ux, N. 40° 45' 38" W. 108.59 feet to a point, said point being at the distance of 100 feet measured northwestwardly from and at right angles to the aforementioned center line, produced southwestwardly; thence through ground of Leon P. Kreider, et ux, of which this is a part, the three (3) following courses and distances: (1) on a line parallel with and 100 feet distant measured northwestwardly from and at right angles to the aforementioned center line, N. 72° 11' 00" E. 2092.33 feet to a point; (2) S. 17° 49' 00" E. 100.00 feet to a point on the aforementioned center line and (3) continuing S. 17° 49' 00" E. 75.00 feet to a point on the northwesterly right of way line of Pennsylvania Power & Light Company's existing transmission line right of way (125' wide), said point being at the distance of 75 feet measured southeastwardly from and at right angles to the aforementioned center line; thence along the aforementioned northwesterly right of way line, on a line parallel with and 75 feet distant measured southeastwardly from and at right angles to the aforementioned center line, S. 72° 11' 00" W. 2,018.25 feet to a point, a corner common to ground herein described and ground now or late of Harlan H. Mylin, et ux, and thence along said ground now or late of Harlan H. Mylin, et ux, N. 40° 45' 38" W. 81.44 feet to the first mentioned point and place of beginning.

CONTAINING 8.257 acres, more or less.

BEING part of the same premises which ELIZABETH L. HERR, Widow, by Indenture bearing date the 26th day of March, A.D. 1962, and recorded in the Office for Recording of Deeds &c., in and for the County of Lancaster, aforesaid, in Deed Book O-51, page 570 &c., granted and conveyed unto LEON P. KREIDER and MARTHA W. KREIDER, his wife, their Heirs and Assigns as tenants by entireties.

X 57 812

~~Together~~ with the right, as often as the Grantee, its Successors and Assigns, shall deem necessary, to cut down and remove from the premises of the Grantors adjoining said strips of ground any trees which may endanger the safety of, interfere with the use of, or be a menace to any facilities or structures which may be constructed by Grantee, its Successors and Assigns, upon said strips of ground.

~~Also Together~~ with the right of ingress and egress to and from said strips of ground.

~~Together~~ with all and singular the improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise however, of, in, and to the same and every part thereof.

~~To have and to hold~~ the said strips, lots or pieces of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors and Assigns forever. **RESERVING**, however, unto the Grantors, their Heirs and Assigns (for so long as they or any of them shall own ground adjoining said strips of ground on both sides) the right to cross at grade over said strips of ground at such convenient place or places as may be mutually agreed upon, **SUBJECT**, however, to the construction, erection, operation and maintenance by Grantee, its Successors and Assigns, of facilities or structures for its or their corporate purposes without liability in any manner to Grantors, their Heirs and Assigns. **AND PROVIDED** that neither the Grantors, their Heirs and Assigns, or the Grantee, its Successors and Assigns, shall be liable or obliged to construct or maintain any fences along said strips of ground.

Pennsylvania Transfer Stamps

\$300.00.



~~And~~ the said Grantors, for themselves and their Heirs, Executors, and Administrators, do by these presents covenant, grant and agree, to and with the said Grantee, its Successors and Assigns, that they, the said Grantors, and their Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, against them, the said Grantors and their Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, Shall and Will, **RESERVING** and **PROVIDED** as aforesaid, **WARRANT** and forever **DEFEND**.

~~In Witness Whereof~~ the said parties of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered }
IN THE PRESENCE OF US

E. Raymond Pender

Leon P. Kreider (SEAL)
Leon P. Kreider

Ernest Dandegriff

Martha W. Kreider (SEAL)
Martha W. Kreider

SOLANCO

TAX PD. \$ 300.⁰⁰
G

(SEAL)

(SEAL)

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF Lancaster } SS.

On this, the 7th day of June 1968, before me, a Notary Public

the undersigned officer, personally appeared LEON P. KREIDER and MARTHA W. KREIDER, his wife,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

Whereof, I hereunto set my hand and official seal.



C. Myrtle Vanegrift
Notary Public

C. MYRTLE VANEGRIFT, Notary Public
Lancaster, Lancaster County, Pa.

My Commission Expires January 7 1971

The residence of the within-named Grantee is 1000 Chestnut Street, Philadelphia 5, Pa.

E. Raymond Probst On behalf of said Grantee.

C-294935 LA(18453)

PE-4309

25748

Approved as to form
Comprehensive Land
Title Insurance Company

Deed

LEON P. KREIDER
and
MARTHA W. KREIDER,
his wife,

— to —

PHILADELPHIA ELECTRIC COMPANY

MAIL

Premises:

Partly in Drumore and
East Drumore Townships,
Lancaster County
Pennsylvania.

STAMPS

Pa. 300.00

Fed. 300.00

Local 300.00

JUN 7 - 1968

6.00

rms/wf

I hereby certify the value of the premises situate in East Drumore Township is \$5,000.00 and the value of the premises situate in Drumore Township of \$25,000.00

E. Raymond Probst
Agent for Grantee

RECORDED in the Office of the Recorder of Deeds in and for Lancaster County Pennsylvania in Book X No. 57 page 810 &c.
WITNESS my hand and seal of Office this 7th day of June Anno Domini 1968

X 57 813

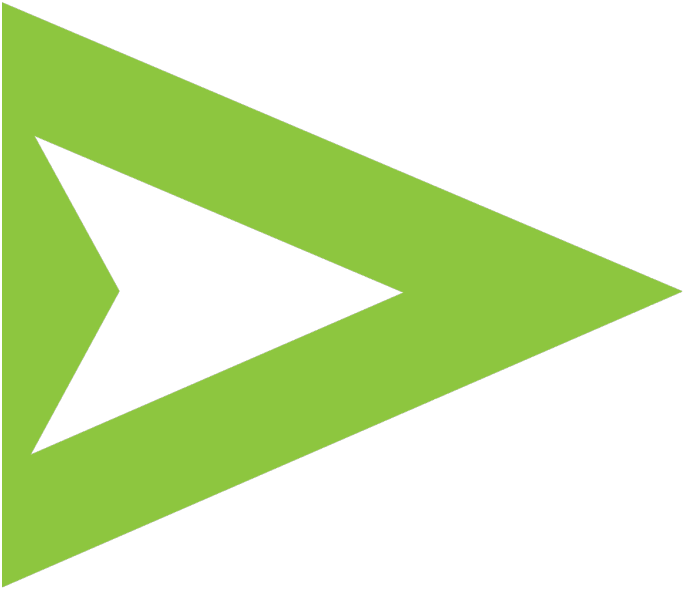
Recorder

APPENDIX III

REGULATORY RECORDS DOCUMENTATION



ENVIRONMENTAL FIRSTSEARCH REPORT



TARGET PROPERTY:

KREIDER PROPERTY

1067 LANCASTER PIKE

QUARRYVILLE, PA 17566

JOB NUMBER: 1950-D

PREPARED FOR:

ECS Mid-Atlantic, LLC

56 Grumbacher Road, Suite D

York, Pennsylvania 17406

May 28, 2012

Environmental FirstSearch Search Summary Report

Target Site: 1067 LANCASTER PIKE
QUARRYVILLE, PA 17566

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-09-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	05-09-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	04-30-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	04-30-12	0.50	0	0	0	0	-	1	1
RCRA COR ACT	Y	03-13-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	03-13-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	03-13-12	0.25	0	0	0	-	-	0	0
Federal Brownfield	Y	05-01-12	0.50	0	0	0	0	-	0	0
ERNS	Y	04-13-12	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-15-08	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	01-03-12	1.00	0	0	0	0	0	0	0
State Spills 90	Y	NA	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	06-15-10	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	01-03-12	0.50	0	0	0	0	-	1	1
State/Tribal UST/AST	Y	01-03-12	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	05-01-08	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	05-01-08	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	01-03-12	0.50	0	0	0	0	-	0	0
Federal IC/EC	Y	03-13-12	0.50	0	0	0	0	-	0	0
-TOTALS-				0	0	0	0	0	3	3

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch Site Information Report

Request Date: 05-28-12
 Requestor Name: Ryan Croyle
 Standard: AAI

Search Type: COORD
 Job Number: 1950-D
Filtered Report

Target Site: 1067 LANCASTER PIKE
 QUARRYVILLE, PA 17566

Demographics

Sites:	3	Non-Geocoded:	3	Population:	NA
Radon:	5.2 - 35 PCI/L				

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-76.222250	-76:13:20	Easting:	395455.049
Latitude:	39.862060	39:51:43	Northing:	4412952.412
Elevation:	750		Zone:	18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:						Services:	
ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Fire Insurance Maps	No	
					Aerial Photographs	No	
					Historical Topos	No	
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	No	

**Environmental FirstSearch
Target Site Summary Report**

Target Property: 1067 LANCASTER PIKE
QUARRYVILLE, PA 17566

JOB: 1950-D

TOTAL: 3 GEOCODED: 0 NON GEOCODED: 3 SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
--------	---------	---------------------	---------	----------	----------	----------

No sites found for target address

Environmental FirstSearch Sites Summary Report

Target Property: 1067 LANCASTER PIKE
QUARRYVILLE, PA 17566

JOB: 1950-D

TOTAL: 3 GEOCODED: 0 NON GEOCODED: 3 SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	NFRAP	EAST DRUMORE TWP LANDFILL PAD981114754/NFRAP-N	HOPKINS MILL RD QUARRYVILLE PA 17566	NON GC	N/A	N/A
	LUST	CHESTER WATER AUTH OCTORARO PLT 0797-116/ARCHIVED	100 ASHVILLE RD QUARRYVILLE PA 17566	NON GC	N/A	N/A
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-17566/	UNKNOWN PA 17566	NON GC	N/A	N/A

Environmental FirstSearch
Site Detail Report

Target Property: 1067 LANCASTER PIKE
QUARRYVILLE, PA 17566

JOB: 1950-D

No sites were found!

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. FINAL - Currently on the Final NPL PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. PART OF NPL- Site is part of NPL site DELETED - Deleted from the Final NPL FINAL - Currently on the Final NPL NOT PROPOSED - Not on the NPL NOT VALID - Not Valid Site or Incident PROPOSED - Proposed for NPL REMOVED - Removed from Proposed NPL SCAN PLAN - Pre-proposal Site WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. NFRAP - No Further Remedial Action Plan P - Site is part of NPL site D - Deleted from the Final NPL F - Currently on the Final NPL N - Not on the NPL O - Not Valid Site or Incident P - Proposed for NPL R - Removed from Proposed NPL S - Pre-proposal Site W - Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: PA DEP HAZARDOUS SITES CLEANUP PROGRAM - The Hazardous Sites Cleanup Act (HSCA) provides the Department of Environmental Protection (DEP) with the funding and the authority to conduct cleanup actions at sites where hazardous substances have been released. HSCA also provides DEP with enforcement authorities to force the persons who are responsible for releases of hazardous substances to conduct cleanup actions or to repay public funds spent on a DEP funded cleanup action. HSCA funds are also used to pay the state share of costs of cleanup actions at Pennsylvania sites in the Federal Superfund Program. Under the provisions of HSCA, most HSCA sites involve bankrupt facility owners, abandoned facilities, and inappropriate disposal of hazardous substances. As a general rule, HSCA sites do not include active facilities with financially viable owners.

State/Tribal SWL: PA DEP ACTIVE SOLID WASTE LANDFILL DATABASE - The Pennsylvania Department of Environmental Protection Agency's Database of Active Solid Waste Landfill Facilities

State/Tribal LUST: PA DEP STORAGE TANK RELEASE INCIDENTS - This list represents confirmed release incidents that have been reported to DEP since the enactment of the Storage Tank and Spill Prevention Act (Tank Act) in July 1989.

These release incidents represent leaks, spills and overfills which have occurred from storage tank systems regulated by the Tank Act only. Releases from home heating oil tanks, which are not regulated by the Tank Act, are not part of this list.

State/Tribal UST/AST: PA DEP STORAGE TANK INFORMATION DATABASE - Database of registered storage tanks maintained by the PA DEP Bureau of Waste Management. Database includes registered, regulated storage tanks, except tanks storing highly hazardous substances and aboveground tanks with a capacity greater than 21,000 gallons (because of the Department's policy on sensitive information). Home heating oil tanks are not regulated and are not part of this list.

State/Tribal EC: PA DEP ENGINEERING CONTROLS LIST - Under the Land Recycling Act (Act 2) persons who perform a site cleanup using the site-specific standard or the special industrial area standard may use engineering or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

State/Tribal IC: PA DEP INSTITUTIONAL CONTROLS LIST - Under the Land Recycling Act (Act 2) persons who perform a site cleanup using the site-specific standard or the special industrial area standard may use engineering or institutional controls as part of the response action. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

State/Tribal Brownfields: PA DEP/EPA ACT II SITES AND PA SITE FINDER DATABASES - The Pennsylvania Department of Environmental Protection Agency's Land Recycling Program Act II sites , and sites listed on the PA Sitefinder website. PA Sitefinder is no longer available, so these sites will never be updated.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site the have institutional controls.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency National Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: PA DEP The Pennsylvania Department of Environmental Protection Bureau of Waste Management

Updated annually

State/Tribal SWL: PA DEP The Pennsylvania Department of Environmental Protection Bureau of Waste Management

Updated annually

State/Tribal LUST: PA DEP The Pennsylvania Department of Environmental Protection Bureau of Waste Management

Updated semi-annually

State/Tribal UST/AST: PA DEP The Pennsylvania Department of Environmental Protection Bureau of Waste Management

Updated semi-annually

State/Tribal EC: PA DEP The Pennsylvania Department of Environmental Protection Agency's Land Recycling Program

Updated semi-annually

State/Tribal IC: PA DEP The Pennsylvania Department of Environmental Protection Agency's Land Recycling Program

Updated semi-annually

State/Tribal Brownfields: PA DEP/EPA The Pennsylvania Department of Environmental Protection Agency's Land Recycling Program
Environmental Protection Agency

Updated when available

Federal IC / EC: EPA Environmental Protection Agency

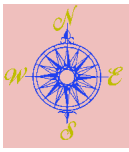
Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 1067 LANCASTER PIKE
QUARRYVILLE, PA 17566

JOB: 1950-D

Street Name	Dist/Dir	Street Name	Dist/Dir
LANCASTER PIKE	0.00--		



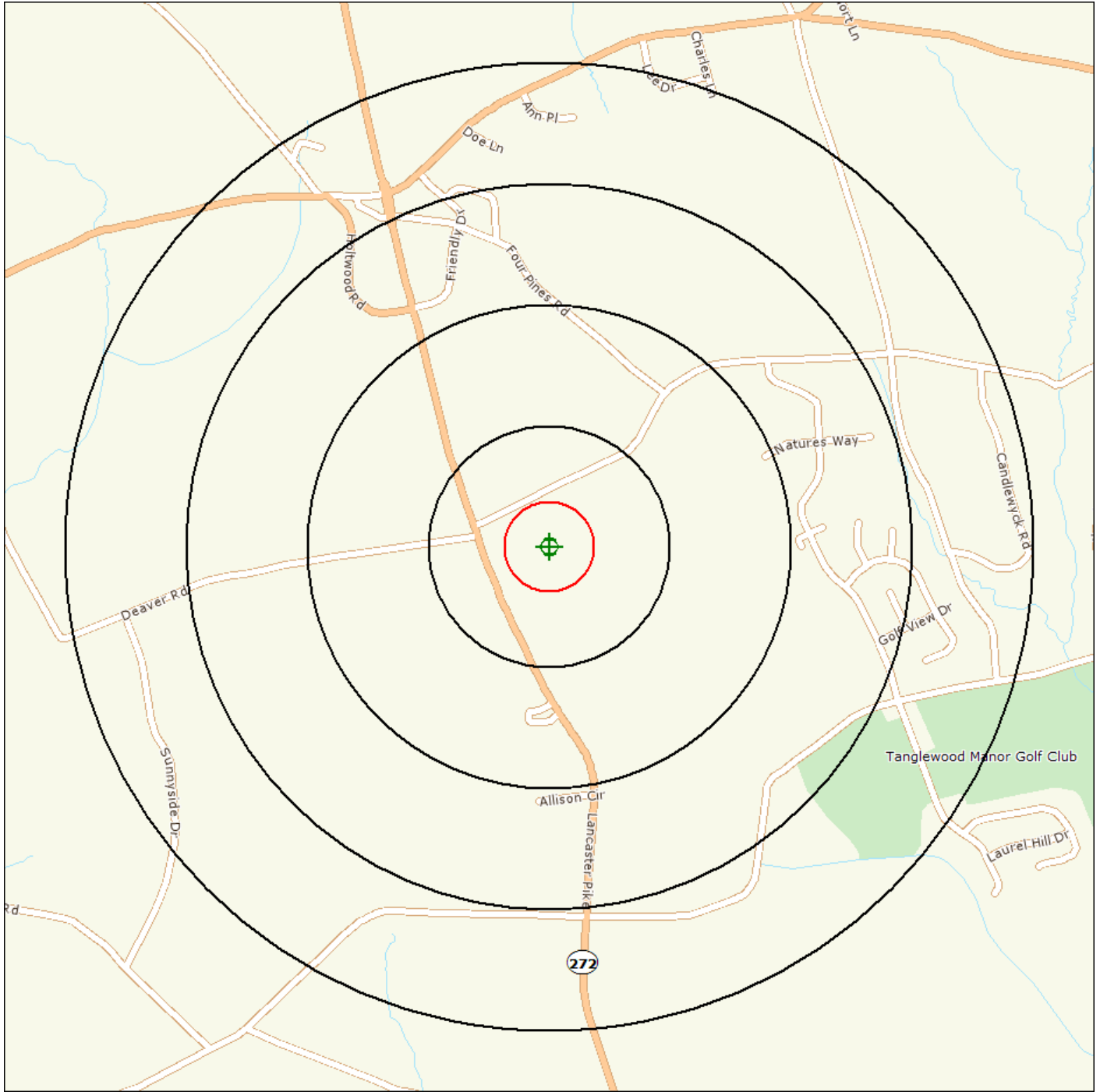
Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRCOR, STATE Sites

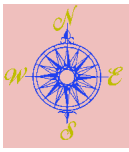


1067 LANCASTER PIKE, QUARRYVILLE, PA 17566



Source: Tele Atlas

- Target Site (Latitude: 39.862060 Longitude: -76.222250)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 - Triballand
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



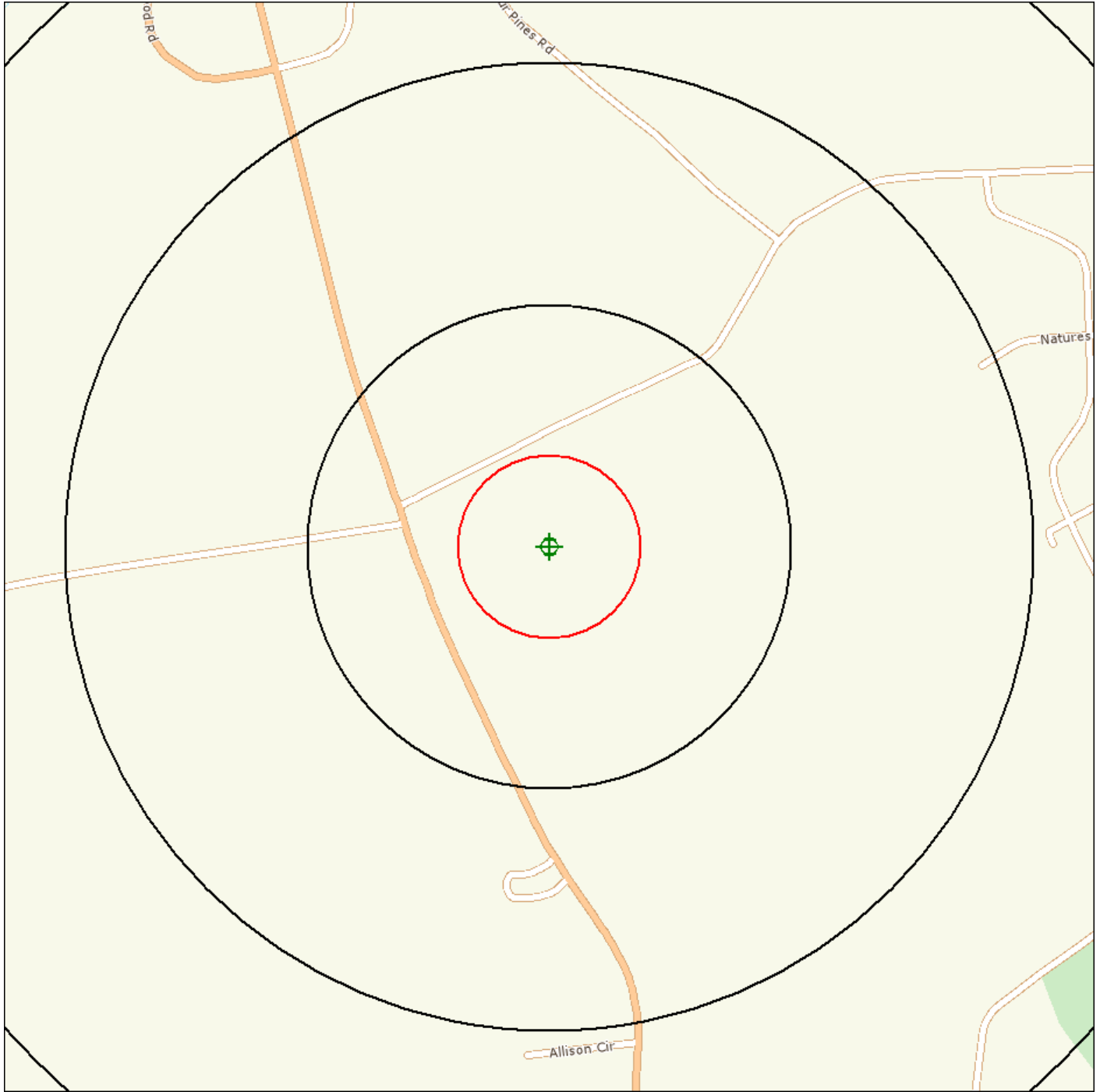
Environmental FirstSearch

.5 Mile Radius


ASTM Map: CERCLIS, RCRATSD, LUST, SWL



1067 LANCASTER PIKE, QUARRYVILLE, PA 17566



Source: Tele Atlas

- Target Site (Latitude: 39.862060 Longitude: -76.222250) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



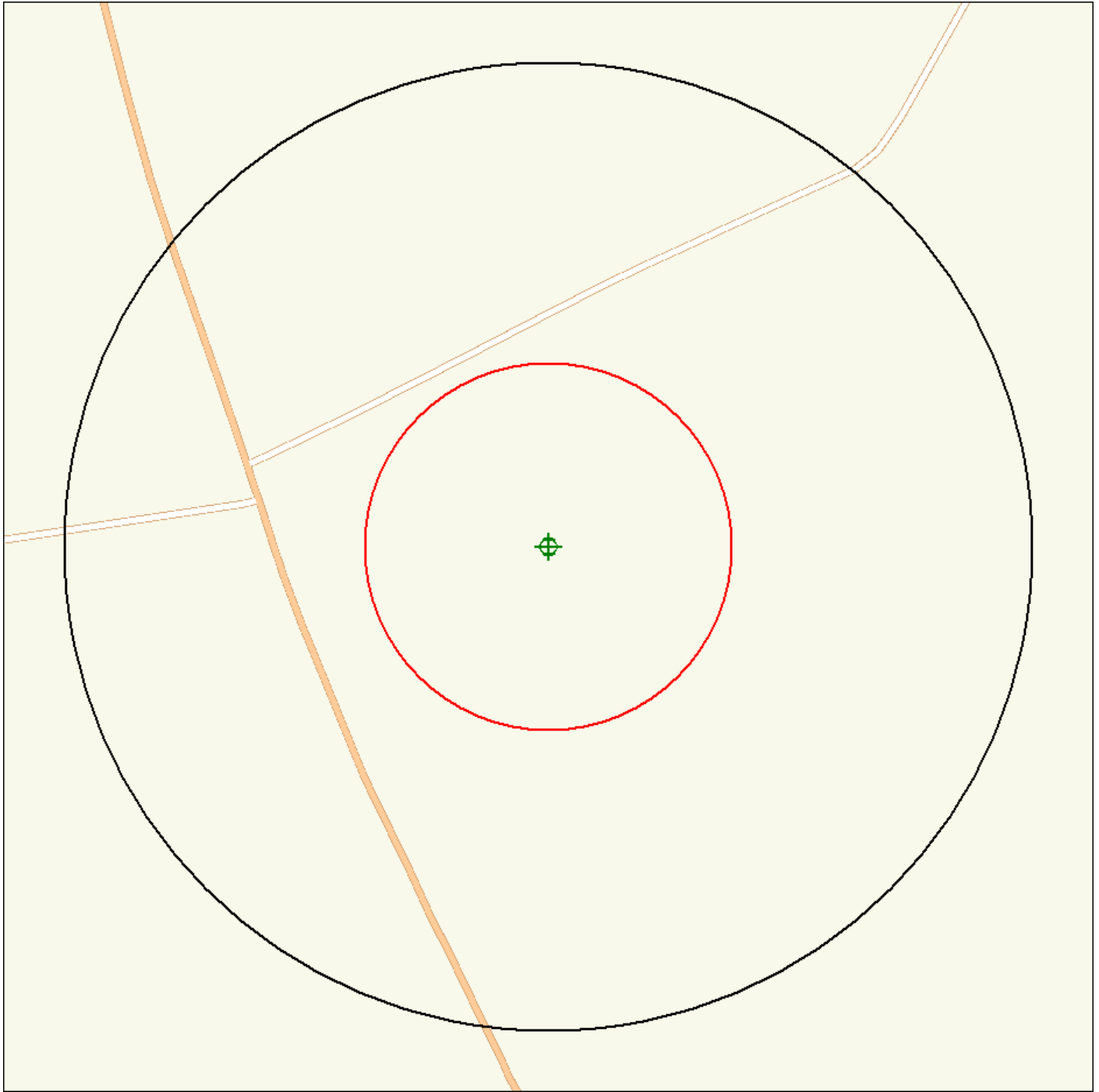
Environmental FirstSearch

.25 Mile Radius


ASTM Map: RCRA GEN, ERNS, UST, FED IC/EC, METH LABS



1067 LANCASTER PIKE, QUARRYVILLE, PA 17566



Source: Tele Atlas

- Target Site (Latitude: 39.862060 Longitude: -76.222250) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



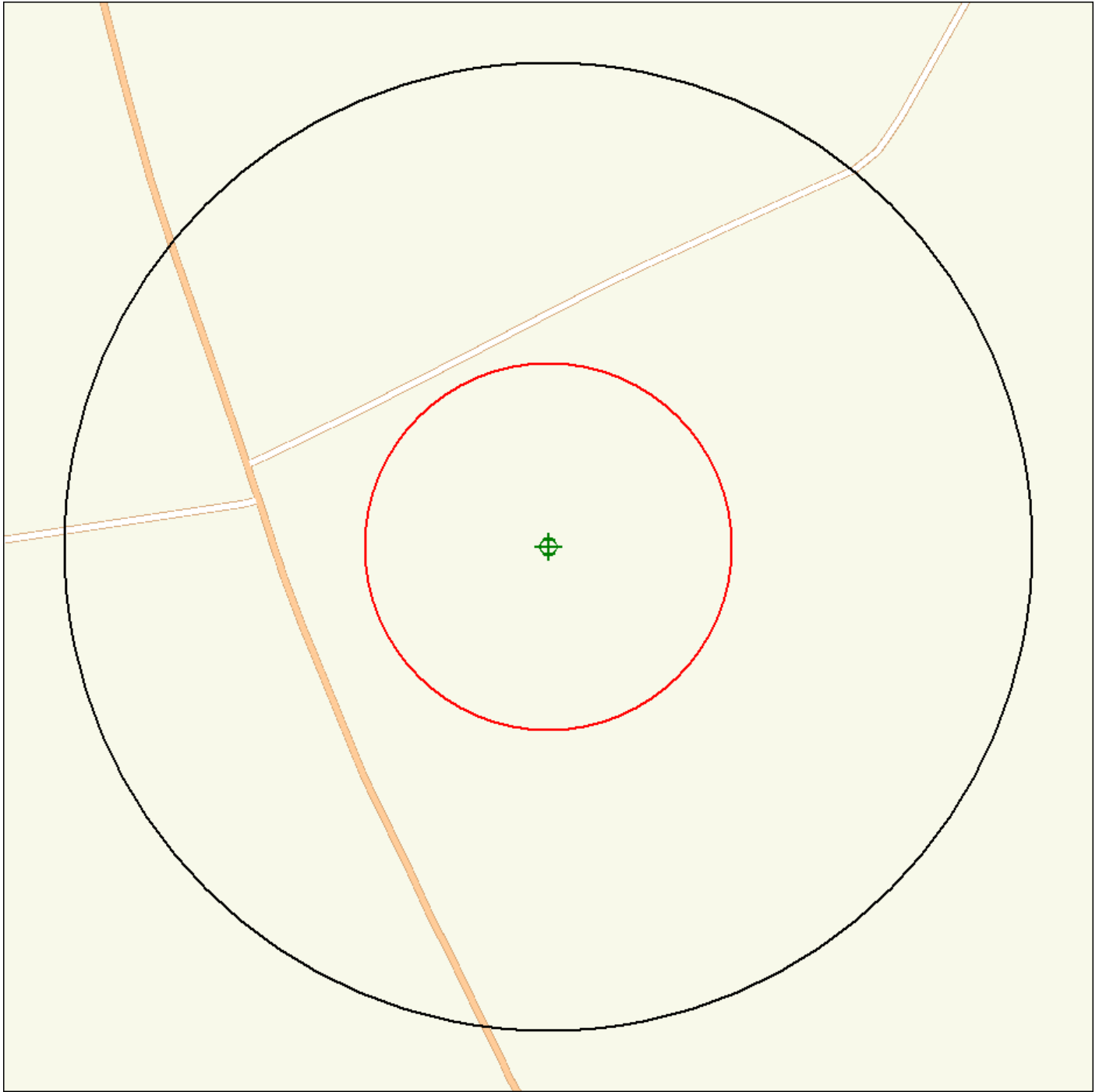
Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map: No Sites Found



1067 LANCASTER PIKE, QUARRYVILLE, PA 17566



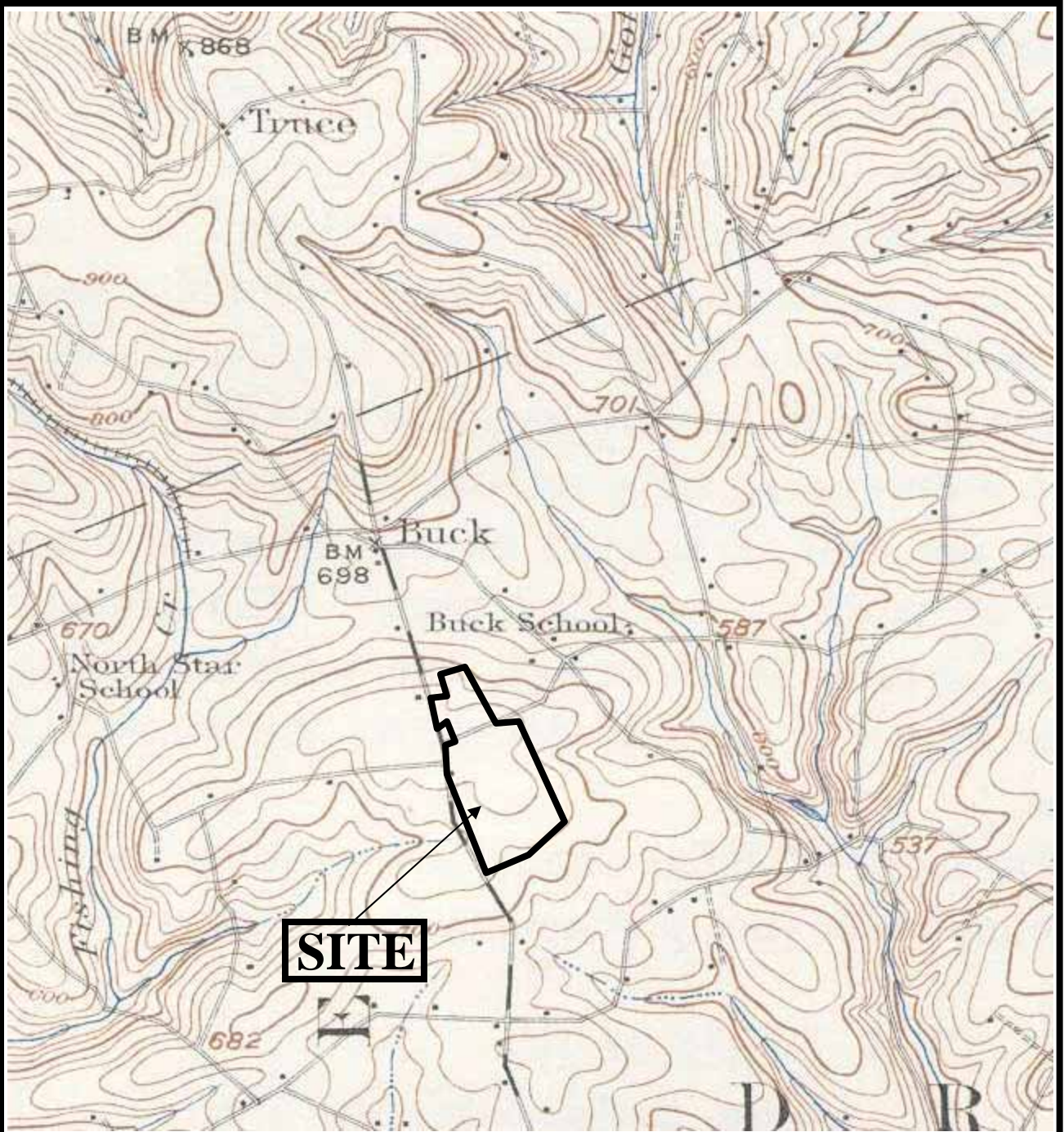
Source: Tele Atlas

- Target Site (Latitude: 39.862060 Longitude: -76.222250)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- National Historic Sites and Landmark Sites

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

APPENDIX IV

HISTORICAL RESEARCH DOCUMENTATION



Source: 1912 Historical Topographic Map (Reprinted 1934), www.maptech.com.

Scale: 1" = 2,500'



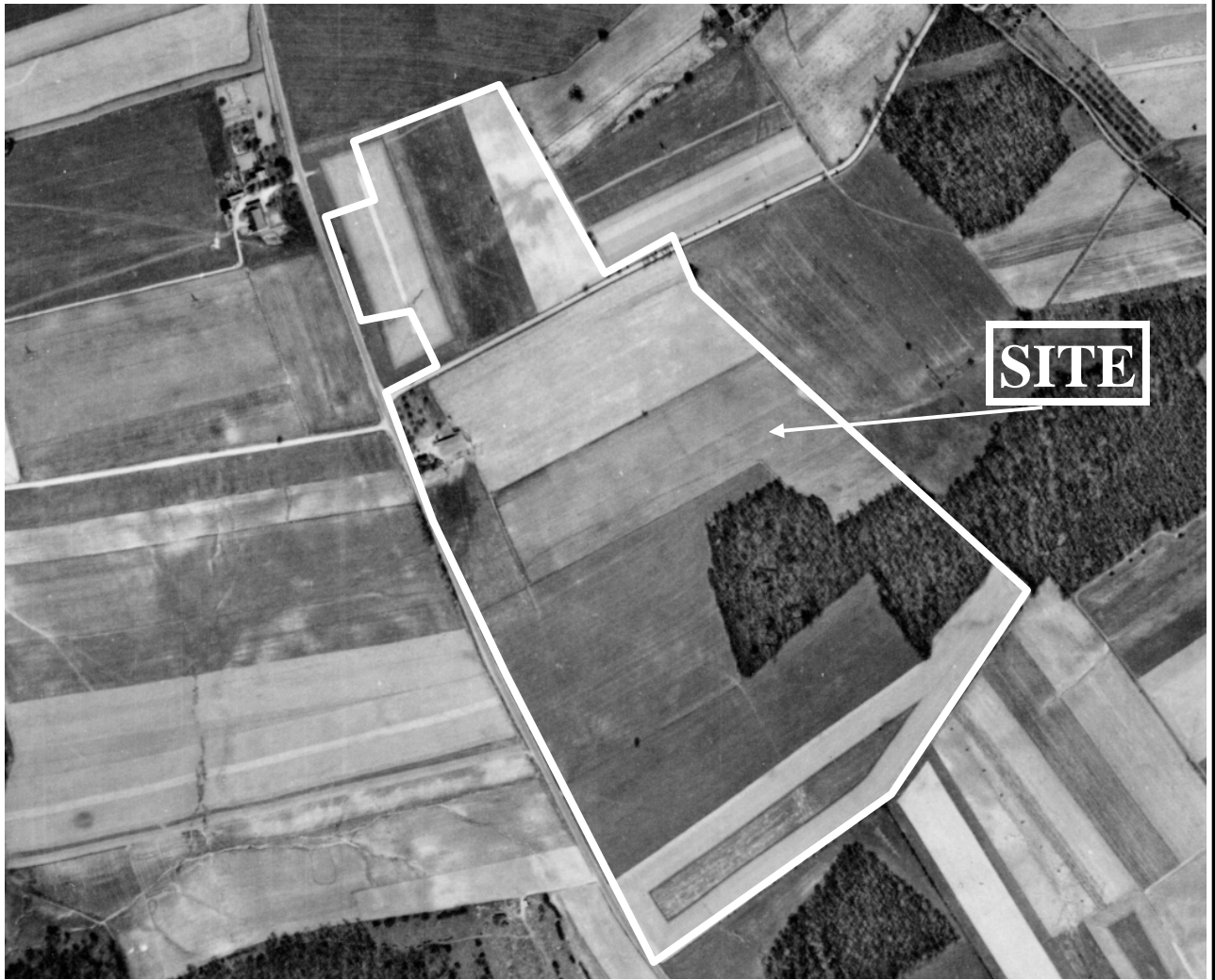
Phase I ESA

Kreider Property
 Deaver Road and Lancaster Pike
 East Drumore Township
 Lancaster County, PA 17566



Appendix 4 Figure 1

15 Minute Topographic Map
 ECS Project 18.1950-D
 May 2012



SITE

Source: 1940 Aerial Photograph, www.pennpilot.com.

Scale: 1" = 400'



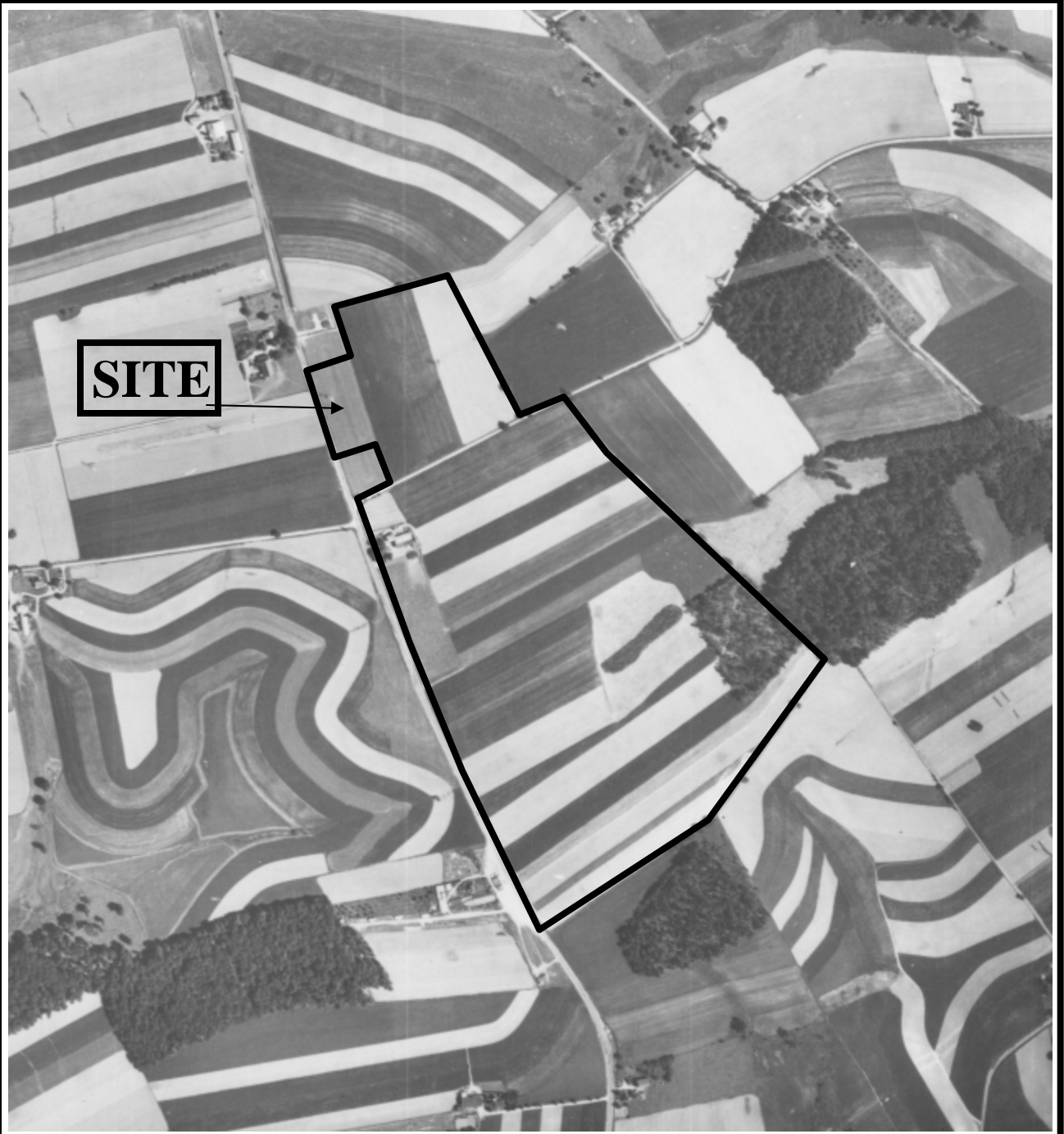
Phase I ESA

Kreider Property
Deaver Road and Lancaster Pike
East Drumore Township
Lancaster County, PA 17566



Appendix 4 Figure 2

1940 Aerial Photograph
ECS Project 18.1950-D
May 2012



Source: 1957 Aerial Photograph, www.pennpilot.com.

Scale: 1" = 400'



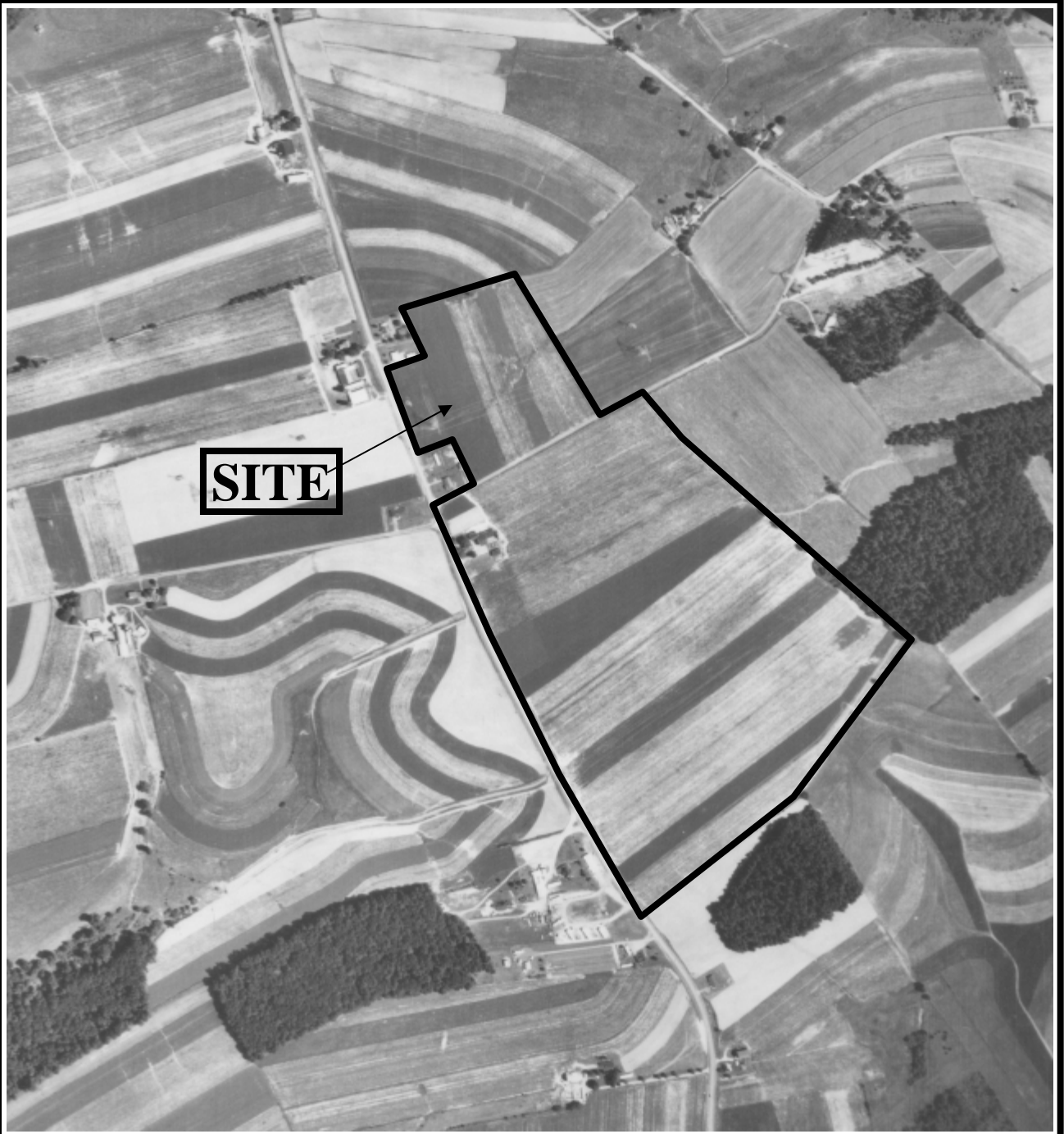
Phase I ESA

Krieder Property
Deaver Road and Lancaster Pike
East Drumore Township
Lancaster County, PA 17566



Appendix 4 Figure 3

1957 Aerial Photograph
ECS Project 18.1950-D
May 2012



Source: 1971 Aerial Photograph, www.pennpilot.com.

Scale: 1" = 400'



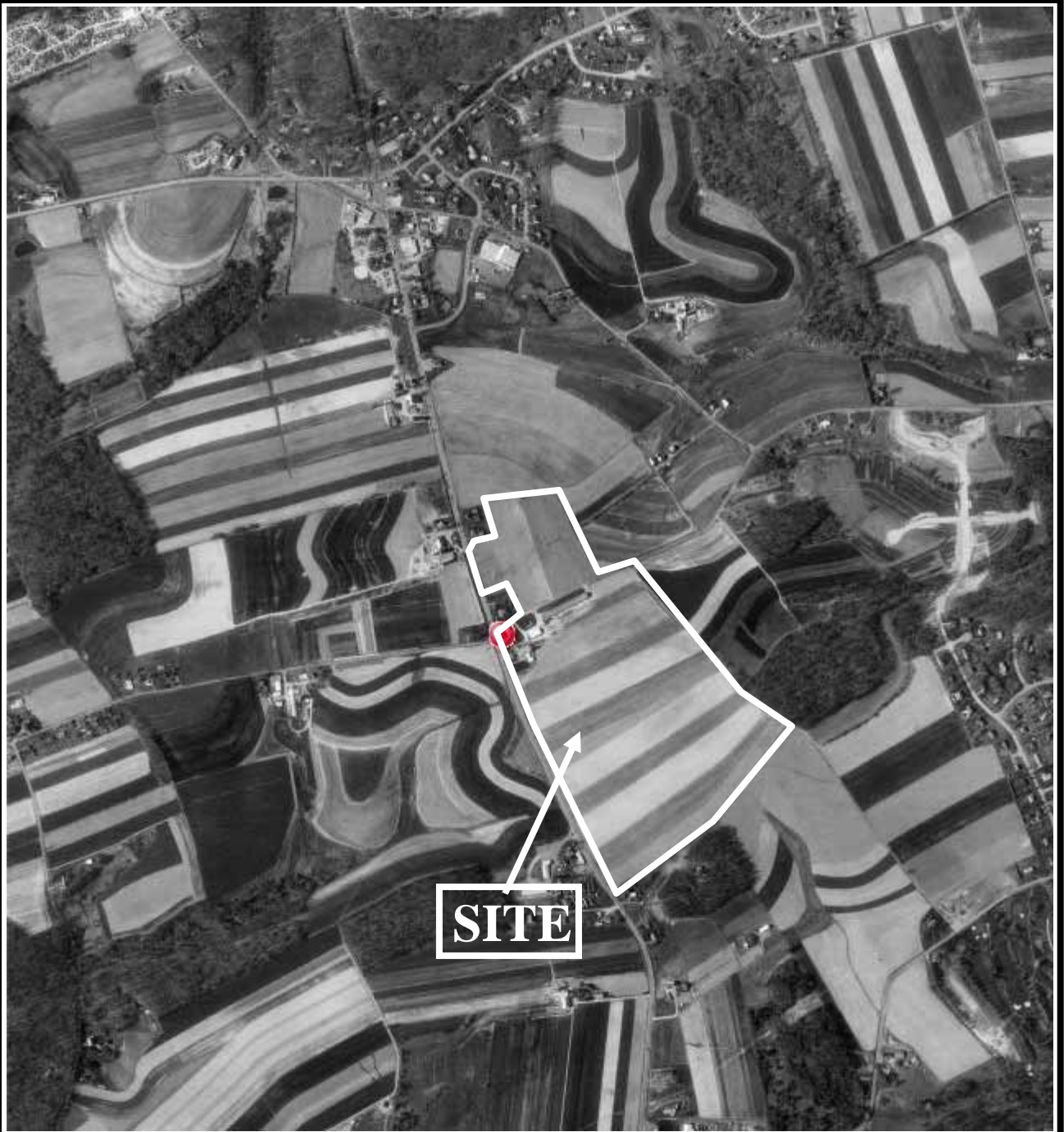
Phase I ESA

Kreider Property
Deaver Road and Lancaster Pike
East Drumore Township
Lancaster County, PA 17566



Appendix 4 Figure 4

1971 Aerial Photograph
ECS Project 18.1950-D
May 2012



Source: 1999 Aerial Photograph, www.terraserver.com.

Scale: 1" = 400'



Phase I ESA

Kreider Property
Deaver Road and Lancaster Pike
East Drumore Township
Lancaster County, PA 17566



Appendix 4 Figure 5

1999 Aerial Photograph
ECS Project 18.1950-D
May 2012

APPENDIX V
SITE PHOTOGRAPHS

PHOTOGRAPHS



Photograph No. 1

View of Deaver Road and northern portion of the project site.



Photograph No. 2

View of central portion of the project site.

PHOTOGRAPHS



Photograph No. 3

View of central portion of the project site facing north.



Photograph No. 4

View of southern portion of the project site.

PHOTOGRAPHS



Photograph No. 5

View of project site and on-site structures.



Photograph No. 6

View of on-site structures.

PHOTOGRAPHS



Photograph No. 7

View of on-site AST.



Photograph No. 8

View of Lancaster Pike and adjacent properties beyond.



Photograph No. 9

View of western portion of the project site.

APPENDIX VI
STATEMENT OF QUALIFICATIONS

JUSTIN A. ROTH / ENVIRONMENTAL SCIENTIST

EDUCATION

B.S., West Chester University of Pennsylvania, Ecology (2004)

CERTIFICATIONS AND AFFILIATIONS

City of Philadelphia Asbestos Investigator Cert # 0480

Confined Space Entrant, Attendant, and Supervisor

EPA AHERA Asbestos Building Inspector Certification

EPA AHERA Asbestos Building Inspector Maryland Cert # 83138

EPA AHERA Asbestos Building Inspector Pennsylvania Cert # 038099

EPA Lead Inspector Technician Certification Maryland Cert # 10012

National Incident Management Systems (NIMS) Awareness

OSHA HAZWOPER 40 Hour Certification (ASCE)

State of New Jersey Department of Environmental Protection (NJDEP) Subsurface Evaluator # 290561

EXPERIENCE

Mr. Roth is currently an Environmental Scientist for ECS Mid-Atlantic, LLC in the York, Pennsylvania office. His responsibilities in the performance of hazardous and non hazardous remediation/abatement projects, performance of Phase I and II Site Assessments for industrial, commercial, residential, and unimproved properties. Underground storage tank investigation, asbestos surveys, lead paint surveys, industrial hygiene services, NEPA surveys, SHPO studies, site characterization, risk assessment, and groundwater remediation system design. Additional related environmental work has included non-tidal wetland assessments and delineations, bio-habitat assessments, aquatic ecosystem surveys, geophysical investigations (electromagnetic, magnetometer, ground penetrating radar, and electrical resistivity) pertaining to underground storage tanks, buried drums, and other geotechnically-related projects.

PROJECT EXPERIENCE

- Served as Environmental Scientist conducting and reviewing numerous Phase I and Phase II Environmental Site Assessments (ESAs) on properties located throughout the Mid-Atlantic region.
- Performed Phase I and Phase II ESAs and soil and groundwater investigations for a variety of clients including: lending and educational institutions, private developers/owners, and government agencies. The projects ranged from office space to several hundred acre commercial, residential, industrial, educational, and government facilities.
- Performed Asbestos survey for an automotive service facility and served as Industrial Hygienist during the asbestos abatement activities.
- Performed numerous Asbestos-Containing Material (ACM) Surveys for banking facilities located within Pennsylvania and New Jersey.
- Performed numerous investigations of orchard properties located throughout Pennsylvania and reviewed the potential risk of arsenic and pesticide contamination within soil. Designed Remediation Work Plans to mitigate human health risks and liability for the redevelopment of these orchard sites.

JUSTIN A. ROTH / ENVIRONMENTAL SCIENTIST

PROJECT EXPERIENCE



- Performed numerous ESA, NEPA, and SHPO surveys for cellular tower construction and co-location projects throughout Pennsylvania and Ohio.
- Project Scientist for a two and a half city block Phase I ESA, ACM Survey, LBP Survey, and Hazardous Materials Survey located in Long Branch, New Jersey. The project site encompassed approximately 50 individual owned properties. In addition, a Phase II ESA was performed on a gasoline service center property, former dry cleaning property, and paint product storage warehouse, which were apart of the aforementioned project area.
- Project Scientist for the remediation of an automotive facility in York, Pennsylvania where numerous hydraulic lift systems and an oil/water separator system were removed. Oversight of the associated contaminated soil removal as well.
- Excavation Management/Oversight of an 8,000-gallon heating oil underground storage tank (UST) located in Manchester, Pennsylvania. Project duties included the installation of a temporary above ground heating oil tanks, excavation of former UST and daily interactions with owner, contractors and field personnel.
- Performed numerous wetland delineations including Letter-of-Interpretation (LOI) wetland determinations for the NJDEP. In addition, recommended and assisted in Jurisdictional Wetland Delineations with the U.S. Army Corp. of Engineers.
- Assisted with a Phase I Bog Turtle Survey on a property with dense wetlands located in Elizabethtown, Pennsylvania. In addition, assisted with the environmental assessment and mitigation of the on-site wetlands and stream.
- Project Scientist for the Remediation Investigation of a large facility located in Chester, New Jersey in order to achieve case closure status from the New Jersey DEP. The project consisted of thirty-four areas-of-concern (AOC) as designated by the NJDEP. The project included the investigation of soil and groundwater impact associated with six USTs.
- Excavation Management/Oversight of five gasoline and waste oil underground storage tanks (USTs) located in Hanover, Pennsylvania.
- Conducting PADEP Act 2 Site Characterization and Remedial activities associated with a former gasoline service station located in Bentleyville, Pennsylvania.

RYAN J. CROYLE, REM / ENVIRONMENTAL SERVICES MANAGER & PRINCIPAL SCIENTIST

EDUCATION

B.S., Edinboro University of Pennsylvania, Environmental Science/Biology

CERTIFICATIONS AND AFFILIATIONS

National Registry of Environmental Professionals, Registered Environmental Manager
38 Hour Army Corps of Engineers Wetland Delineation Training Program
Maryland DNR Biological Stream Survey Seminars
OSHA HAZWOPER 40 Hour Certification & Refreshers
New Jersey DEP Subsurface Evaluator License, Reg. No. 207176
EPA AHERA Asbestos Building Inspector Certification (MD, PA, and Philadelphia, PA)
NIOSH 582 Certification (Collecting and Analyzing Asbestos Air Samples)

EXPERIENCE

Mr. Croyle is currently the Environmental Services Manager for ECS Mid-Atlantic, LLC in the York, Pennsylvania office.

Mr. Croyle's responsibilities include management of hazardous and non hazardous remediation/abatement projects, performance of Phase I and II Site Assessments, Microbial asbestos and Lead Surveys, analysis and data interpolate for industrial, commercial, residential, and unimproved properties.

Management of underground storage tank removals, asbestos, lead paint and soil vapor investigations, industrial hygiene services, site characterization, risk assessment, groundwater remediation system design, operation maintenance, and monitoring.

Additional related environmental work has included the preparation of Spill Prevention and Countermeasure (SPCC) Plans, non-tidal wetland assessments and delineations, bio-habitat assessments, aquatic ecosystem surveys, geophysical investigations (electromagnetic, magnetometer, ground penetrating radar, and electrical receptivity) pertaining to underground storage tanks, buried drums, and other geotechnical-related projects.

ECS Mid-Atlantic north region environmental coordinator, Mr. Croyle's responsibilities included the coordination of environmental projects located within the Mid-Atlantic north region. Additional responsibilities included oversight and coordination of Environmental personnel, equipment and resource sharing within the north region.

Environmental Services Manager conducting and/or management of over 300 Phase I Environmental Site Assessments on properties located throughout the Mid-Atlantic region.

Managed and/or performed hundreds of Phase II ESAs, site characterizations and soil and ground water investigations for a variety of clients including: lending and educational institutions, private developers/owners, and government agencies. The projects ranged from office space to several hundred acre commercial, residential, industrial, educational, and government facilities.

RYAN J. CROYLE, REM / ENVIRONMENTAL SERVICES MGR

CONTINUED EXPERIENCE



Managed and performed over 600 Hazardous Material survey throughout the Mid-Atlantic region.

Environmental Scientist for multiple wetland, stream delineation and specimen tree inventory projects along select MD State Highways projects. Performed numerous wetland delineations a Jurisdictional Wetland Determinations with the U.S. Army Corps of Engineers throughout Maryland and Pennsylvania. Also, performed numerous Wetland Delineations including Letter-of Interpretation (LOI) wetland determinations in accordance with New Jersey Department of Environmental Protection regulations. Assisted with the performance of sensitive natural resource assessments on multiple properties in south central, Pennsylvania. The studies have included including Phase I and II Bog Turtle Survey/Assessment and sensitive plant studies.

Management of multiple Brownfields redevelopment projects located throughout Pennsylvania, Maryland, and New Jersey. The projects included environmental impacts that included petroleum products, solvents, metals, and pesticides/herbicides. Duties included ongoing air quality monitoring during intrusive site work activities, soil excavation, soil remediation, and daily interaction with contractors and field personnel on soil and ground water handling issues.



Corporate point of contact for PNC Bank, National Association. Responsibilities included delegation of Phase I and II Environmental Site Assessments and Hazardous Material Surveys throughout ECS. Services have been completed in PA, MD, DC, NC, SC, FL, OH, IL, WI, and KY.