



March 22, 2024

VIA EMAIL: john@abacus-financial.com

Abruzzi Trust
c/o John Pacheco
848 N Rainbow Blvd.
#5114
Las Vegas, NV 89107

Re: Receipt of Notice of Intent to Remediate
Combination of Statewide Health and Site-Specific Standards
Rockwood Pigments (Elementis Pigments)
Primary Facility # 636923
Remediation ID # 57085
1525 Wood Ave.
Easton City, Northampton County

Dear Mr. Salinas:

This letter acknowledges receipt of your Notice of Intent to Remediate (NIR) on March 19, 2024, pertaining to the subject property and submitted in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2). The procedures set forth in Act 2 must be followed in order for this site to qualify for the liability protection provided by the Act. The Department of Environmental Protection (DEP) will not accept plans and reports until after the 30-day comment period following submission of the NIR ends.

The 30-day comment period following submission of the NIR allows the municipality the opportunity to request to be involved in the development of remediation and reuse plans for the property. If the municipality requests a public involvement plan, any comments and responses must be included in any subsequent reports. Remedial investigation reports, risk assessment reports, cleanup plans, and final reports submitted to DEP under the site-specific standard need to be accompanied by the required fees and documentation verifying compliance with the public notification requirements.

Additional technical and program information can be found at www.dep.pa.gov Businesses > Land > Land Recycling. Also, please refer to the Land Recycling Program checklists which are helpful in assuring reports are complete before submittal. DEP uses the checklists to perform administrative and technical completeness reviews when plans and/or reports are submitted. It is strongly encouraged to include the appropriate completed checklist with your final report

submission. Land Recycling checklists can be found at the website under the DEP Program “Land Recycling”, “Forms Checklists & Notifications” link.

William Craft is the project manager assigned to your project and will be working with you towards the remediation of this property. Frequent contact is encouraged between your representatives and our staff. If you have any questions or need further clarifications of our procedures, please contact William Craft by telephone at 570.826.2599 or by e-mail at wcraft@pa.gov.

Sincerely,

Lora Golightley

Lora Golightley
Clerical Assistant 2
Environmental Cleanup and Brownfields Program

cc: Jeffrey Smith jsmith@langan.com
Easton City, Northampton County kroscioli@easton-pa.gov
David Salinas David.salinas@scannellproperties.com

Proof of Publication Notice in the *Morning Call*

Under Act No. 587, Approved May 16, 1929 and its amendments

Sold To:

LANGAN - CU80066731
1818 Market St, Ste 3300
Philadelphia, PA 19103

Bill To:

LANGAN - CU80066731
1818 Market St, Ste 3300
Philadelphia, PA 19103

STATE OF PENNSYLVANIA)
COUNTY OF LEHIGH) SS:

Timothy Titus

of THE MORNING CALL, LLC. of the County of Lehigh and State of Pennsylvania, being duly sworn, deposes and says that THE MORNING CALL is a newspaper of general circulation as defined by the aforesaid Act, whose place of business is in the City of Allentown, County of Lehigh and State of Pennsylvania, and that the said newspaper was established in 1888 since which date THE MORNING CALL has regularly issued in said County, and that the printed notice or advertisement attached hereto is exactly the same as was printed and published in regular editions and issues of the said THE MORNING CALL on the following dates, viz::

Mar 07, 2024.

Affiant further deposes that he is the designated agent duly authorized by THE MORNING CALL, LLC., a corporation, publisher of said THE MORNING CALL, a newspaper of general circulation, to verify the foregoing statement under oath, and the affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

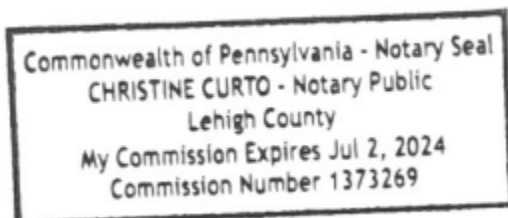


Designated Agent, THE MORNING CALL, LLC.

Sworn to and subscribed before me on this 8 day of March, 2024



Notary Public



Order # - 7595797

Proof of Publication Notice in the *Morning Call*

Newspaper Notice of an Intent to Remediate to an Environmental Standard. (Sections 302(e)(1)(ii), 303(h)(1) (ii), 304(n)(1)(i), and 305(c)(1))

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2, notice is hereby given that Easton Wood Ave Propco, LLC has submitted to the Department of Environmental Protection a Notice of Intent to Remediate for a site located at 1525 Wood Avenue in Wilson Borough and Easton City, Northampton County, PA. This Notice of Intent to Remediate states that the site is currently vacant industrial land that formerly operated as an inorganic pigment manufacturing facility. The site has been found to be impacted with metals, and to a lesser degree, semi-volatile organic compounds (SVOCs) which have affected soil and groundwater. Easton Wood Ave Propco has selected a combination of the statewide health standard and the site-specific standard and they have indicated that the proposed remediation measures will include human health and ecological risk assessments and may include some or all of the following: excavation and offsite disposal of impacted material, implementation of engineering controls (e.g., cap), and/or implementation of institutional controls (e.g., environmental covenant, post-remediation care obligations, health-and- safety protocols). The final cleanup plan will include remedial measures designed to address any unacceptable hazards/risks that may be identified as a result of the human health and ecological risk assessments. The planned future use of the property will be non-residential for commercial/ industrial purposes.

The Act provides for a 30-day public comment period for site-specific standard remediations. The 30-day comment period is initiated with the publication of this notice. Until April 6, 2024, Wilson Borough or Easton City may choose to submit a request to Easton Wood Ave Propco, LLC to develop and implement a public involvement plan involving the municipality in the development of the remediation and reuse plans for the site. Additionally, because the site is being remediated

Proof of Publication Notice in the *Morning Call*

the site is being remediated under the One Cleanup Program Memorandum of Agreement between PADEP and the United States Environmental Protection Agency (USEPA), any individual may request to receive a copy of the cleanup plan prior to implementation of the cleanup and may comment on the cleanup plan. Any person affected by the release may request that PADEP conduct a site assessment. If the municipality wishes to be involved in or has requests about this project, please send your comments to Easton Wood Ave PropCo, LLC at 8801 River Crossing Blvd, Ste 300, Indianapolis, IN 46240 with copies submitted to the PADEP at Northeast Regional Office, 2 Public Square, Wilkes-Barre, PA 18701.
7595797 3/7/24

Order # - 7595797

Cortney Savidge

From: Karen Roscioli <KRoscioli@easton-pa.gov>
Sent: Tuesday, March 19, 2024 1:05 PM
To: Cortney Savidge
Subject: [External] RE: Transmittal of Municipal Notification Letter - PA Act 2 NIR Submittal - Former Elementis Pigments Facility, Easton, PA

Revised letter received.

Thank you Cortney

From: Cortney Savidge <csavidge@Langan.com>
Sent: Tuesday, March 19, 2024 12:59 PM
To: Karen Roscioli <KRoscioli@easton-pa.gov>
Cc: Jeff Smith <jsmith@Langan.com>; Adam Goldberg <agoldberg@Langan.com>
Subject: Transmittal of Municipal Notification Letter - PA Act 2 NIR Submittal - Former Elementis Pigments Facility, Easton, PA

CAUTION: This email is from an external sender. Do not click on any links or open attachments unless the sender is known, and the content is verified as safe.

Hello Ms. Roscioli,

Attached, please find a revised letter notifying Easton City of the submission of a Notice of Intent to Remediate (NIR) to the PADEP Northeast Regional Office for an industrial site located at 1525 Wood Avenue in Easton, PA.

This letter supersedes the prior letter delivered to you via USPS certified mail on March 1, 2024. That letter mistakenly referred to the PADEP Southeast Regional Office.

Please confirm your receipt of this letter via email.

Best,

Cortney Savidge, CHMM
Senior Project Scientist

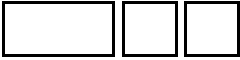
LANGAN

Direct: 215.845.8944
Mobile: 610.202.9523

[File Sharing Link](#)

Phone: 215.845.8900 Fax: 215.845.8901
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Easton, PA 18042

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$1.63

Total Postage and Fees \$9.68

Sent To

Karen Roscioli, City Clerk
123 South Third Street
Easton, PA 18042

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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Easton, PA 18042

OFFICIAL USE

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$1.63

Total Postage and Fees \$9.68

Sent To

Theodore Vereskink, Municipal Health Officer
2040 Hay Terrace
Wilson Borough, PA 18042

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



Sent via USPS Certified Mail

March 4, 2024

Theodore Vereskink, Municipal Health Officer
Wilson Borough
2040 Hay Terrace
Wilson Borough, PA 18042

And

Karen Roscioli, City Clerk
City of Easton
123 South Third Street
Easton City Hall
Easton, PA 18042

**RE: Notification of Submission of PADEP Act 2 Notice of Intent to Remediate
Former Elementis Pigments Site
1525 Wood Avenue, Easton, PA 18042
Wilson Borough and Easton City, Northampton County
Langan Project No.: 220179901**

Dear Mr. Vereskink and Ms. Roscioli:

The Land Recycling and Environmental Remediation Standards Act (Act 2) requires that a Notice of Intent to Remediate (NIR) be provided to the municipalities in which the site is located. Act 2 also provides that when a site is being remediated to a site-specific standard, the municipality is afforded a 30-day comment period. In accordance with the provisions of the Act, we are formally notifying you of our intent to remediate the subject site. A copy of the NIR, which has been sent to the Pennsylvania Department of Environmental Protection (DEP), is enclosed. This notice will be published in the Pennsylvania Bulletin, and a summary of the notice will appear in a local newspaper (e.g., the Morning Call).

Publication of this notice in a local newspaper initiates the 30-day public and municipal comment period. During this time, your municipality may choose to request a public involvement plan for the community to be involved in the development of the remediation and reuse plans for the site. Additionally, because the former Elementis Pigments site is being remediated under the One Cleanup Program Memorandum of Agreement between PADEP and the United States Environmental Protection Agency (USEPA), any individual may request to receive a copy of the cleanup plan prior to implementation of the cleanup and may comment on the cleanup plan. Any

person affected by the release may request that PADEP conduct a site assessment. If the municipality wishes to be involved in or has requests about this project, please send your comments to Easton Wood Ave PropCo, LLC at 8801 River Crossing Blvd, Ste 300, Indianapolis, IN 46240 with copies submitted to the PADEP at Northeast Regional Office, 2 Public Square, Wilkes-Barre, PA 18701.

Should you have any questions or comments regarding the Notice of Intent to Remediate, please contact me at 215-845-8944 or csavidge@langan.com.

Langan Engineering and Environmental Services, LLC



Cortney Savidge, CHMM
Senior Project Scientist

Enclosure: PA Act 2 NIR Form with Attachments

NOTICE OF INTENT TO REMEDIATE

For DEP Use Only

PF # _____

Rem ID # _____

Date: March 4, 2024NIR Status: ☒ New ☐ Revised

Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained and attach a scaled site map (if available). Certain project amendments or changes will require submission of a revised NIR, a new public notice, and a new notification to the municipality. Changes to information marked by (**) or (††) indicate when a new NIR and new public and municipal notices are needed. DEP should also be notified of any significant changes to the initial NIR submission, including the change of future use of the property, contaminants added or removed, change of standards from site-specific to background or Statewide health, any change in the media being investigated, or change of any contact information.

Property Name Former Elementis Pigments SiteFormer Name(s)/AKA Abruzzi Trust / Excalibur Realty / Huntsman Pigments / Harcros Pigments / Pfizer PigmentsAddress/Location 1525 Wood AvenueCity Easton Zip Code 18042**Municipality(s) Wilson Borough and Easton City County(ies) NorthamptonTax Parcel ID# (if known) L9 14 4 0837 / L9 23 1 0837 / L9 15 1 0310 / L9 14 4 0310 / L9 21 2 0837 / L9 6 1 0310 / L9 6 1B 0310 / L9 6 1 0837Latitude 40 ° (deg). 41 ' (min) 48.23 " (sec)Longitude 75 ° (deg). 13 ' (min) 58.63 " (sec)Horizontal Collection Method Google Earth ProHorizontal Reference Datum WGS 1984 Reference Point Center of Site☒ **Wish to participate in the DEP/EPA [One Cleanup Program](#).Contact the Land Recycling Program Manager for details at landrecycling@pa.gov.EPA ID#, if known PAD002391548DEP ID#(s), if known 636923 / 48-51276 / 607124

(i.e., eFACTs primary facility ID#, storage tank facility ID#, water quality permit #, etc.)

Date Release Occurred (if known) MultipleDate each municipality was notified of any plan or report submitted under any remediation standard
March 4, 2024

** A change in municipality, the addition of a new municipality, or deciding to participate in the DEP/EPA One Cleanup Program requires a new NIR to be submitted with new public and municipal notifications.

Place the newspaper name and date that your notice of your plan/report submission was published
The Morning Call - March 7, 2024

Contamination, Land Usage, and Proposed Remediation Section

Provide a brief description of the site contamination, to the extent known, in plain language (e.g., fuel oil spill, historical chemical industrial area, etc.), the current and intended future use of the property in the box below.

Onsite industrial plant operations began circa 1876 when locally mined ores were processed and milled to produce soapstone and pigments. Synthetic iron oxides and magnetic oxides were produced at the onsite plant in the 1900s. The site most recently operated as an inorganic pigment manufacturing facility by Elementis for manufacturing iron oxide pigments. Sulfuric acid was used in this process to create a ferrous sulfate solution, which was then processed into a final product. Demolition of the site began circa 2018 and no structures remain onsite.

Environmental investigations have been completed at the site between 1989 and 2024 under the EPA RCRA corrective action program, the PADEP Act 2 land cleanup program, and the PADEP storage tank program. Soil and groundwater samples have been collected across the site to investigate former aboveground and underground storage tanks and associated tank releases of No. 2 fuel oil, caustic solutions, iron sulfate, sulfur dioxide, and gasoline, presence of separate phase liquid (SPL), settling beds, boneyards, a former lagoon, a fire response area, and various industrial building features such as collections pits, sumps, floor drains, sewers, and hydraulic elevators.

Results of soil and groundwater samples collected in 2023 as part of comprehensive site characterization indicate the presence of select metals at concentrations above the PA Act 2 Non-Residential Statewide Health Standards (SHS) in soil and groundwater. Two semi-volatile organic compounds, 2-methylnaphthalene and biphenyl, were also detected in groundwater from one monitoring well during one sampling event at concentrations above the PA Act 2 Non-Residential SHS. Surface water and sediment samples collected from Bushkill Creek and Spring Brook also indicate the presence of metals and/or SVOCs at concentrations above PA surface water quality standards or EPA sediment screening benchmarks.

The site is currently vacant industrial land. Future use of the site will remain industrial. Land use is zoned for non-residential use (commercial/industrial/warehouse).

Provide a general description of proposed remediation measures.

A human health risk assessment will be completed to assess potential exposure risks/hazards to applicable receptors for metals in soils and metals and SVOCs in groundwater and surface water. An ecological risk assessment will be completed to assess historic releases and potential impacts to ecological receptors for Bushkill Creek and Spring Brook, which bound the site to the east and south, respectively. If needed, remediation may include, but is not limited to, some or all of the following: excavation and offsite disposal of impacted material, implementation of engineering controls (e.g., cap), and/or implementation of institutional controls (e.g., environmental covenant, post-remediation care obligations, health-and-safety protocols). The final cleanup plan will include remedial measures designed to address any unacceptable hazards/risks that may be identified as a result of the human health and ecological risk assessments.

Standards Selection Section

Check all the boxes that apply for the appropriate contaminant groups according to the standard(s) and media of the remediation to be performed.

NOTE: Either the site-specific standard or a special industrial area requires a 30-day public and municipal comment period.

Contaminant Groups	Background		Statewide Health—Residential		Statewide Health—Non-Residential		††Site-Specific Standard		††Special Industrial Area	
	Soil	GW	Soil	GW	Soil	GW	Soil	GW	Soil	GW
Aviation Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diesel Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kerosene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jet Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unleaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inorganics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MTBE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Organics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAHs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GW: groundwater

†† Changing the selected standard from either background or Statewide health to the site-specific standard, changing to a combination of standards that includes the site-specific standard, or choosing the special industrial area designation requires a new NIR submission with new public and municipal notifications.

Please list individual contaminants here, by environmental medium and cleanup standard (optional):

See Table 1, attached.

Property Owner, Remediator/Participant, and Consultant

Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Property Owner

Contact Person/Title John Pacheco, Trustee eFACTs Client ID(If Known) _____
 Phone Number 213-260-4811, ext. 100 Email Address john@abacus-financial.com
 Company Name Abruzzi Trust EIN or Federal ID # 81-6645867
 Address (street, city, state, zip) 848 N Rainvow Blvd #5114, Las Vegas, NV 89107
 Client Type (choose from list below) Estate/Trust

Client Types:

Association/Organization

Authority	Limited Liability Partnership	Partnership-General
County	Municipality	Partnership-Limited
Estate/Trust	Non-Pennsylvania	Pennsylvania Corporation
Federal Agency	Government	School District
Individual	Other (Government)	Sole Proprietorship
Limited Liability company	Other (Non-Government)	State Agency

Consultant

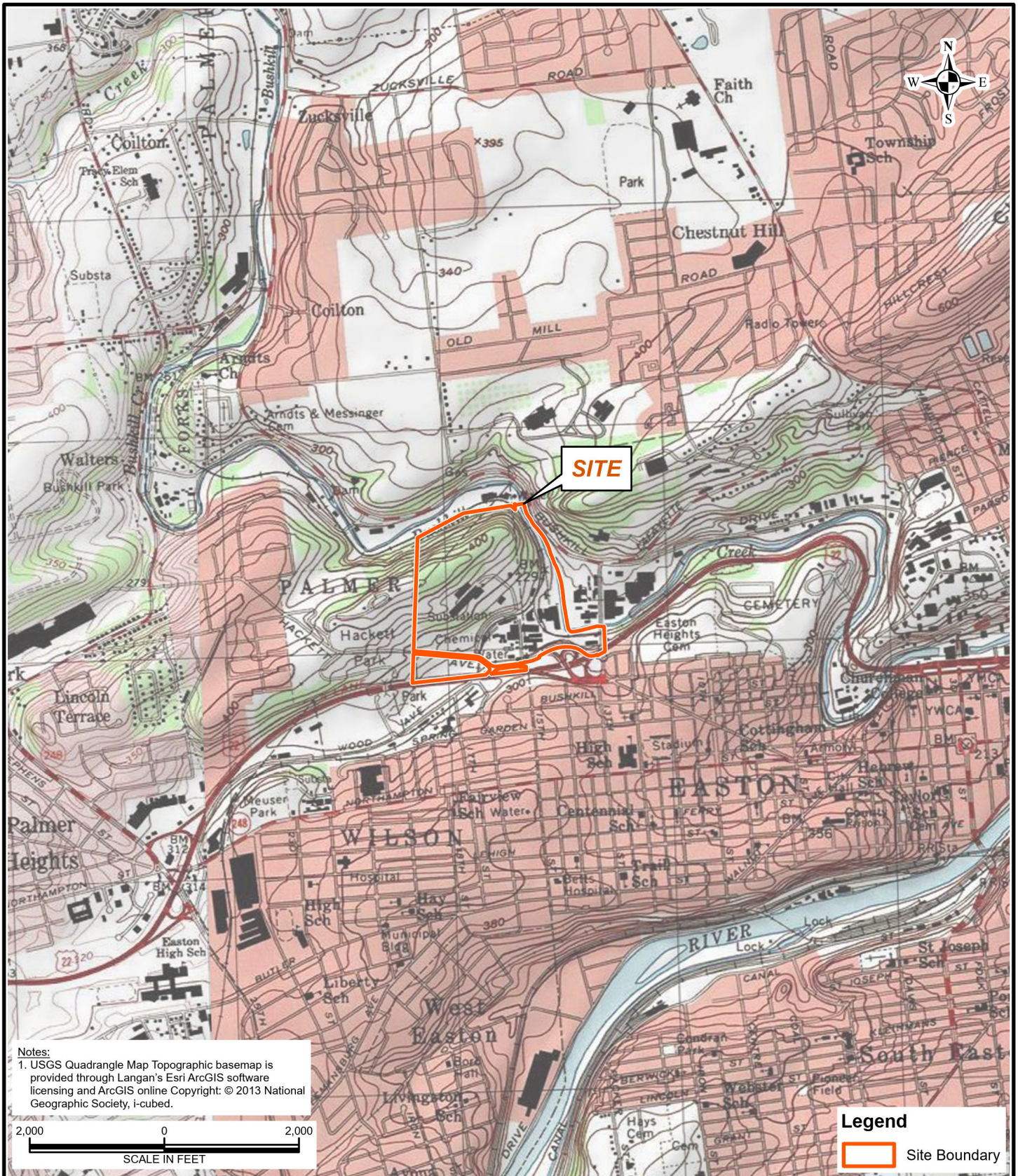
Contact Person/Title Jeffrey Smith, PG/Senior Associate Email Address jsmith@langan.com
 Phone Number 215-845-8915 Company Name Langan Engineering and Environmental Services, LLC
 Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Other Participant (Remediator)

Contact Person/Title David Salinas
 Relationship to Site Redevelopment Partner
 (e.g. remediator, participant in cleanup if other than owner, etc.)
 Phone Number 937-218-6224 Email Address David.Salinas@scannellproperties.com
 Company Name Easton Wood Ave PropCo, LLC EIN or Federal ID # 88-4116017
 Address (street, city, state, zip) 8801 River Crossing Blvd, Ste 300, Indianapolis, IN 46240

Preparer of Notice of Intent to Remediate

Name Cortney Savidge, CHMM Title Senior Project Scientist
 Phone Number 215-845-8944 Email Address csavidge@langan.com
 Company Name Langan Engineering and Environmental Services, LLC
 Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103



LANGAN

1818 Market Street, Suite 3300
 Philadelphia, PA 19103-3638
 T: 215.845.8946 F: 215.845.8901 www.langan.com

Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C.
 Langan International LLC
 Collectively known as Langan

Project

**FORMER ELEMENTIS
 PIGMENTS PLANT**

EASTON

NORTHAMPTON
 COUNTY

PENNSYLVANIA

Figure Title

**SITE
 LOCATION
 MAP**

Project No.

220179901

Date

11/11/2022

Scale

1"=2,000'

Drawn By

SH

Figure

1

Table 1
NIR - Contaminants for Attainment Demonstration by Medium and Standard
Former Elementis Pigments
1525 Wood Ave, Easton, PA

Analyte	CAS Number	Soil		Groundwater	
		NR SHS	SSS	NR SHS	SSS
Volatile Organic Compounds					
1,1,1-Trichloroethane	71-55-6	X		X	
1,1,2,2-Tetrachloroethane	79-34-5	X		X	
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	X		X	
1,1,2-Trichloroethane	79-00-5	X		X	
1,1-Dichloroethane	75-34-3	X		X	
1,1-Dichloroethene	75-35-4	X		X	
1,2,3-Trichlorobenzene	87-61-6	X		X	
1,2,4-Trichlorobenzene	120-82-1	X		X	
1,2-Dibromo-3-Chloropropane	96-12-8	X		X	
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	X		X	
1,2-Dichlorobenzene	95-50-1	X		X	
1,2-Dichloroethane	107-06-2	X		X	
1,2-Dichloropropane	78-87-5	X		X	
1,3-Dichlorobenzene	541-73-1	X		X	
1,4-Dichlorobenzene	106-46-7	X		X	
1,4-Dioxane (P-Dioxane)	123-91-1	X		X	
2-Hexanone (MBK)	591-78-6	X		X	
Acetone	67-64-1	X		X	
Benzene	71-43-2	X		X	
Bromochloromethane	74-97-5	X		X	
Bromodichloromethane	75-27-4	X		X	
Bromoform	75-25-2	X		X	
Bromomethane	74-83-9	X		X	
Carbon Disulfide	75-15-0	X		X	
Carbon Tetrachloride	56-23-5	X		X	
Chlorobenzene	108-90-7	X		X	
Chloroethane	75-00-3	X		X	
Chloroform	67-66-3	X		X	
Chloromethane	74-87-3	X		X	
Cis-1,2-Dichloroethene	156-59-2	X		X	
Cis-1,3-Dichloropropene	10061-01-5	X		X	
Cyclohexane	110-82-7	X		X	
Dibromochloromethane	124-48-1	X		X	
Dichlorodifluoromethane	75-71-8	X		X	
Ethylbenzene	100-41-4	X		X	
Isopropylbenzene (Cumene)	98-82-8	X		X	
M,P-Xylene	179601-23-1	X		X	
Methyl Acetate	79-20-9	X		X	
Methyl Ethyl Ketone (2-Butanone)	78-93-3	X		X	
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	X		X	
Methylcyclohexane	108-87-2	X		X	
Methylene Chloride	75-09-2	X		X	
o-Xylene (1,2-Dimethylbenzene)	95-47-6	X		X	
Styrene	100-42-5	X		X	
Tert-Butyl Methyl Ether	1634-04-4	X		X	
Tetrachloroethene (PCE)	127-18-4	X		X	
Toluene	108-88-3	X		X	
Trans-1,2-Dichloroethene	156-60-5	X		X	
Trans-1,3-Dichloropropene	10061-02-6	X		X	
Trichloroethene (TCE)	79-01-6	X		X	
Trichlorofluoromethane	75-69-4	X		X	
Vinyl Chloride	75-01-4	X		X	

Table 1
NIR - Contaminants for Attainment Demonstration by Medium and Standard
Former Elementis Pigments
1525 Wood Ave, Easton, PA

Analyte	CAS Number	Soil		Groundwater	
		NR SHS	SSS	NR SHS	SSS
Semi-Volatile Organic Compounds					
1,2,4,5-Tetrachlorobenzene	95-94-3	X		X	
1,4-Dioxane (P-Dioxane)	123-91-1	X		X	
2,3,4,6-Tetrachlorophenol	58-90-2	X		X	
2,4,5-Trichlorophenol	95-95-4	X		X	
2,4,6-Trichlorophenol	88-06-2	X		X	
2,4-Dichlorophenol	120-83-2	X		X	
2,4-Dimethylphenol	105-67-9	X		X	
2,4-Dinitrophenol	51-28-5	X		X	
2,4-Dinitrotoluene	121-14-2	X		X	
2,6-Dinitrotoluene	606-20-2	X		X	
2-Chloronaphthalene	91-58-7	X		X	
2-Chlorophenol	95-57-8	X		X	
2-Methylnaphthalene	91-57-6	X			X
2-Methylphenol (o-Cresol)	95-48-7	X		X	
2-Nitroaniline	88-74-4	X		X	
2-Nitrophenol	88-75-5	X		X	
3,3'-Dichlorobenzidine	91-94-1	X		X	
3-Nitroaniline	99-09-2	X		X	
4,6-Dinitro-2-Methylphenol	534-52-1	X		X	
4-Bromophenyl Phenyl Ether	101-55-3	X		X	
4-Chloro-3-Methylphenol	59-50-7	X		X	
4-Chloroaniline	106-47-8	X		X	
4-Chlorophenyl Phenyl Ether	7005-72-3	X		X	
4-Methylphenol (P-Cresol)	106-44-5	X		X	
4-Nitroaniline	100-01-6	X		X	
4-Nitrophenol	100-02-7	X		X	
Acenaphthene	83-32-9	X		X	
Acenaphthylene	208-96-8	X		X	
Acetophenone	98-86-2	X		X	
Anthracene	120-12-7	X		X	
Atrazine	1912-24-9	X		X	
Benzaldehyde	100-52-7	X		X	
Benzo(a)anthracene	56-55-3	X		X	
Benzo(a)pyrene	50-32-8	X		X	
Benzo(b)fluoranthene	205-99-2	X		X	
Benzo(g,h,i)Perylene	191-24-2	X		X	
Benzo(k)fluoranthene	207-08-9	X		X	
Benzyl Butyl Phthalate	85-68-7	X		X	
Biphenyl (Diphenyl)	92-52-4	X			X
Bis(2-chloroethoxy) methane	111-91-1	X		X	
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	X		X	
Bis(2-chloroisopropyl) ether	108-60-1	X		X	
Bis(2-ethylhexyl) phthalate	117-81-7	X		X	
Caprolactam	105-60-2	X		X	
Carbazole	86-74-8	X		X	
Chrysene	218-01-9	X		X	
Dibenz(a,h)anthracene	53-70-3	X		X	
Dibenzofuran	132-64-9	X		X	
Dibutyl phthalate	84-74-2	X		X	
Diethyl phthalate	84-66-2	X		X	
Dimethyl phthalate	131-11-3	X		X	
Diocetyl phthalate	117-84-0	X		X	
Fluoranthene	206-44-0	X		X	
Fluorene	86-73-7	X		X	
Hexachlorobenzene	118-74-1	X		X	
Hexachlorobutadiene	87-68-3	X		X	
Hexachlorocyclopentadiene	77-47-4	X		X	
Hexachloroethane	67-72-1	X		X	
Indeno(1,2,3-cd)pyrene	193-39-5	X		X	
Isophorone	78-59-1	X		X	
Naphthalene	91-20-3	X		X	
Nitrobenzene	98-95-3	X		X	
n-Nitrosodi-N-Propylamine	621-64-7	X		X	
n-Nitrosodiphenylamine	86-30-6	X		X	
Pentachlorophenol	87-86-5	X		X	
Phenanthrene	85-01-8	X		X	
Phenol	108-95-2	X		X	
Pyrene	129-00-0	X		X	

Table 1
NIR - Contaminants for Attainment Demonstration by Medium and Standard
Former Elementis Pigments
1525 Wood Ave, Easton, PA

Analyte	CAS Number	Soil		Groundwater	
		NR SHS	SSS	NR SHS	SSS
Polychlorinated Biphenyl					
PCB-1016 (Aroclor 1016)	12674-11-2	X		X	
PCB-1221 (Aroclor 1221)	11104-28-2	X		X	
PCB-1232 (Aroclor 1232)	11141-16-5	X		X	
PCB-1242 (Aroclor 1242)	53469-21-9	X		X	
PCB-1248 (Aroclor 1248)	12672-29-6	X		X	
PCB-1254 (Aroclor 1254)	11097-69-1	X		X	
PCB-1260 (Aroclor 1260)	11096-82-5	X		X	
PCB-1262 (Aroclor 1262)	37324-23-5	X		X	
PCB-1268 (Aroclor 1268)	11100-14-4	X		X	
Total PCBs	1336-36-3	X		X	
Metals					
Aluminum	7429-90-5	X			X
Antimony	7440-36-0		X	X	
Arsenic	7440-38-2		X	X	
Barium	7440-39-3	X		X	
Beryllium	7440-41-7	X			X
Cadmium	7440-43-9	X		X	
Calcium	7440-70-2	X		X	
Chromium, Hexavalent	18540-29-9	X			
Chromium, Total	7440-47-3	X		X	
Cobalt	7440-48-4		X		X
Copper	7440-50-8	X		X	
Cyanide	57-12-5	X			
Iron	7439-89-6		X		X
Lead	7439-92-1		X	X	
Magnesium	7439-95-4	X		X	
Manganese	7439-96-5		X		X
Mercury	7439-97-6	X		X	
Nickel	7440-02-0		X		X
Potassium	7440-09-7	X		X	
Selenium	7782-49-2	X		X	
Silver	7440-22-4	X		X	
Sodium	7440-23-5	X		X	
Thallium	7440-28-0	X		X	
Vanadium	7440-62-2	X		X	
Zinc	7440-66-6	X		X	
Perfluorooctanoic acids					
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	X			
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	X			
Perfluorooctanoic Acid (PFOA)	335-67-1	X			
General Chemistry					
Nitrogen, Ammonia (As N)	7664-41-7			X	

Notes:

NR SHS - Act 2 Non-Residential Statewide Health Standard
SSS - Act 2 Site-Specific Standard

7022 1670 0001 8736 6402

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Easton, PA 18042

OFFICIAL USE	
Certified Mail Fee	\$4.40
\$	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$1.63
Total Postage and Fees	\$9.68
Sent To	
Karen Roscioli, City Clerk	
123 South Third Street	
Easton, PA 18042	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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Easton, PA 18042

OFFICIAL USE	
Certified Mail Fee	\$4.40
\$	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$1.63
Total Postage and Fees	\$9.68
Sent To	
Theodore Vereskink, Municipal Health Officer	
2040 Hay Terrace	
Wilson Borough, PA 18042	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



NOTICE OF INTENT TO REMEDIATE

For DEP Use Only

PF # _____

Rem ID # _____

Date: March 4, 2024NIR Status: ☒ New ☐ Revised

Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained and attach a scaled site map (if available). Certain project amendments or changes will require submission of a revised NIR, a new public notice, and a new notification to the municipality. Changes to information marked by (**) or (††) indicate when a new NIR and new public and municipal notices are needed. DEP should also be notified of any significant changes to the initial NIR submission, including the change of future use of the property, contaminants added or removed, change of standards from site-specific to background or Statewide health, any change in the media being investigated, or change of any contact information.

Property Name Former Elementis Pigments SiteFormer Name(s)/AKA Abruzzi Trust / Excalibur Realty / Huntsman Pigments / Harcros Pigments / Pfizer PigmentsAddress/Location 1525 Wood AvenueCity Easton Zip Code 18042**Municipality(s) Wilson Borough and Easton City County(ies) NorthamptonTax Parcel ID# (if known) L9 14 4 0837 / L9 23 1 0837 / L9 15 1 0310 / L9 14 4 0310 / L9 21 2 0837 / L9 6 1 0310 / L9 6 1B 0310 / L9 6 1 0837Latitude 40 ° (deg). 41 ' (min) 48.23 " (sec)Longitude 75 ° (deg). 13 ' (min) 58.63 " (sec)Horizontal Collection Method Google Earth ProHorizontal Reference Datum WGS 1984 Reference Point Center of Site☒ **Wish to participate in the DEP/EPA [One Cleanup Program](#).Contact the Land Recycling Program Manager for details at landrecycling@pa.gov.EPA ID#, if known PAD002391548DEP ID#(s), if known 636923 / 48-51276 / 607124

(i.e., eFACTs primary facility ID#, storage tank facility ID#, water quality permit #, etc.)

Date Release Occurred (if known) MultipleDate each municipality was notified of any plan or report submitted under any remediation standard
March 4, 2024

** A change in municipality, the addition of a new municipality, or deciding to participate in the DEP/EPA One Cleanup Program requires a new NIR to be submitted with new public and municipal notifications.

Place the newspaper name and date that your notice of your plan/report submission was published
The Morning Call - March 7, 2024

Contamination, Land Usage, and Proposed Remediation Section

Provide a brief description of the site contamination, to the extent known, in plain language (e.g., fuel oil spill, historical chemical industrial area, etc.), the current and intended future use of the property in the box below.

Onsite industrial plant operations began circa 1876 when locally mined ores were processed and milled to produce soapstone and pigments. Synthetic iron oxides and magnetic oxides were produced at the onsite plant in the 1900s. The site most recently operated as an inorganic pigment manufacturing facility by Elementis for manufacturing iron oxide pigments. Sulfuric acid was used in this process to create a ferrous sulfate solution, which was then processed into a final product. Demolition of the site began circa 2018 and no structures remain onsite.

Environmental investigations have been completed at the site between 1989 and 2024 under the EPA RCRA corrective action program, the PADEP Act 2 land cleanup program, and the PADEP storage tank program. Soil and groundwater samples have been collected across the site to investigate former aboveground and underground storage tanks and associated tank releases of No. 2 fuel oil, caustic solutions, iron sulfate, sulfur dioxide, and gasoline, presence of separate phase liquid (SPL), settling beds, boneyards, a former lagoon, a fire response area, and various industrial building features such as collections pits, sumps, floor drains, sewers, and hydraulic elevators.

Results of soil and groundwater samples collected in 2023 as part of comprehensive site characterization indicate the presence of select metals at concentrations above the PA Act 2 Non-Residential Statewide Health Standards (SHS) in soil and groundwater. Two semi-volatile organic compounds, 2-methylnaphthalene and biphenyl, were also detected in groundwater from one monitoring well during one sampling event at concentrations above the PA Act 2 Non-Residential SHS. Surface water and sediment samples collected from Bushkill Creek and Spring Brook also indicate the presence of metals and/or SVOCs at concentrations above PA surface water quality standards or EPA sediment screening benchmarks.

The site is currently vacant industrial land. Future use of the site will remain industrial. Land use is zoned for non-residential use (commercial/industrial/warehouse).

Provide a general description of proposed remediation measures.

A human health risk assessment will be completed to assess potential exposure risks/hazards to applicable receptors for metals in soils and metals and SVOCs in groundwater and surface water. An ecological risk assessment will be completed to assess historic releases and potential impacts to ecological receptors for Bushkill Creek and Spring Brook, which bound the site to the east and south, respectively. If needed, remediation may include, but is not limited to, some or all of the following: excavation and offsite disposal of impacted material, implementation of engineering controls (e.g., cap), and/or implementation of institutional controls (e.g., environmental covenant, post-remediation care obligations, health-and-safety protocols). The final cleanup plan will include remedial measures designed to address any unacceptable hazards/risks that may be identified as a result of the human health and ecological risk assessments.

Standards Selection Section

Check all the boxes that apply for the appropriate contaminant groups according to the standard(s) and media of the remediation to be performed.

NOTE: Either the site-specific standard or a special industrial area requires a 30-day public and municipal comment period.

Contaminant Groups	Background		Statewide Health—Residential		Statewide Health—Non-Residential		††Site-Specific Standard		††Special Industrial Area	
	Soil	GW	Soil	GW	Soil	GW	Soil	GW	Soil	GW
Aviation Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diesel Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kerosene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jet Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unleaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inorganics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MTBE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Organics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAHs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GW: groundwater

†† Changing the selected standard from either background or Statewide health to the site-specific standard, changing to a combination of standards that includes the site-specific standard, or choosing the special industrial area designation requires a new NIR submission with new public and municipal notifications.

Please list individual contaminants here, by environmental medium and cleanup standard (optional):

See Table 1, attached.

Property Owner, Remediator/Participant, and Consultant

Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Property Owner

Contact Person/Title John Pacheco, Trustee eFACTs Client ID(If Known) _____
 Phone Number 213-260-4811, ext. 100 Email Address john@abacus-financial.com
 Company Name Abruzzi Trust EIN or Federal ID # 81-6645867
 Address (street, city, state, zip) 848 N Rainvow Blvd #5114, Las Vegas, NV 89107
 Client Type (choose from list below) Estate/Trust

Client Types:

Association/Organization

Authority	Limited Liability Partnership	Partnership-General
County	Municipality	Partnership-Limited
Estate/Trust	Non-Pennsylvania	Pennsylvania Corporation
Federal Agency	Government	School District
Individual	Other (Government)	Sole Proprietorship
Limited Liability company	Other (Non-Government)	State Agency

Consultant

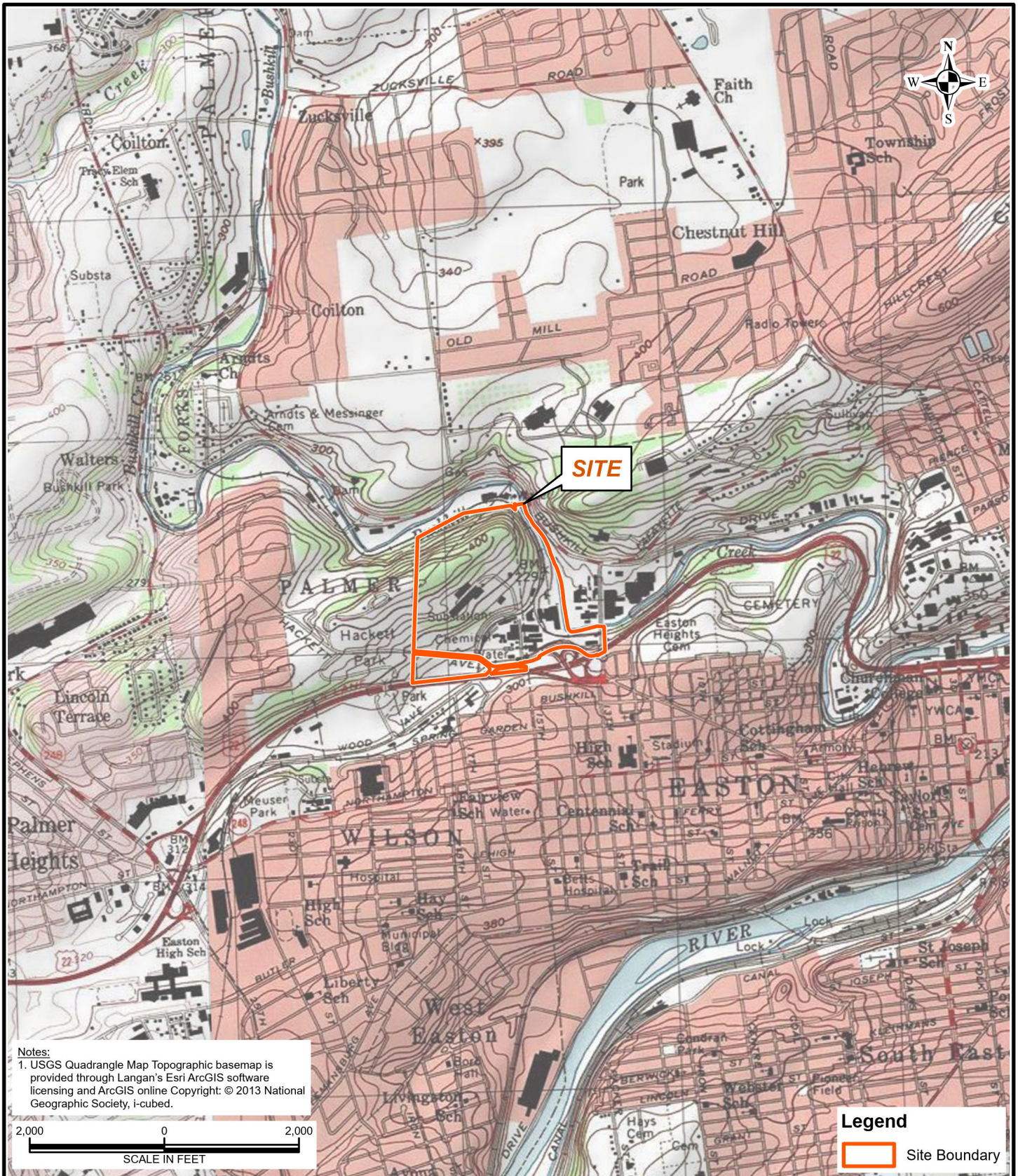
Contact Person/Title Jeffrey Smith, PG/Senior Associate Email Address jsmith@langan.com
 Phone Number 215-845-8915 Company Name Langan Engineering and Environmental Services, LLC
 Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Other Participant (Remediator)

Contact Person/Title David Salinas
 Relationship to Site Redevelopment Partner
 (e.g. remediator, participant in cleanup if other than owner, etc.)
 Phone Number 937-218-6224 Email Address David.Salinas@scannellproperties.com
 Company Name Easton Wood Ave PropCo, LLC EIN or Federal ID # 88-4116017
 Address (street, city, state, zip) 8801 River Crossing Blvd, Ste 300, Indianapolis, IN 46240

Preparer of Notice of Intent to Remediate

Name Cortney Savidge, CHMM Title Senior Project Scientist
 Phone Number 215-845-8944 Email Address csavidge@langan.com
 Company Name Langan Engineering and Environmental Services, LLC
 Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103



LANGAN

1818 Market Street, Suite 3300
 Philadelphia, PA 19103-3638
 T: 215.845.8946 F: 215.845.8901 www.langan.com

Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C.
 Langan International LLC
 Collectively known as Langan

Project

**FORMER ELEMENTIS
 PIGMENTS PLANT**

EASTON

NORTHAMPTON
 COUNTY

PENNSYLVANIA

Figure Title

**SITE
 LOCATION
 MAP**

Project No.

220179901

Date

11/11/2022

Scale

1"=2,000'

Drawn By

SH

Figure

1

Table 1
NIR - Contaminants for Attainment Demonstration by Medium and Standard
Former Elementis Pigments
1525 Wood Ave, Easton, PA

Analyte	CAS Number	Soil		Groundwater	
		NR SHS	SSS	NR SHS	SSS
Volatile Organic Compounds					
1,1,1-Trichloroethane	71-55-6	X		X	
1,1,2,2-Tetrachloroethane	79-34-5	X		X	
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	X		X	
1,1,2-Trichloroethane	79-00-5	X		X	
1,1-Dichloroethane	75-34-3	X		X	
1,1-Dichloroethene	75-35-4	X		X	
1,2,3-Trichlorobenzene	87-61-6	X		X	
1,2,4-Trichlorobenzene	120-82-1	X		X	
1,2-Dibromo-3-Chloropropane	96-12-8	X		X	
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	X		X	
1,2-Dichlorobenzene	95-50-1	X		X	
1,2-Dichloroethane	107-06-2	X		X	
1,2-Dichloropropane	78-87-5	X		X	
1,3-Dichlorobenzene	541-73-1	X		X	
1,4-Dichlorobenzene	106-46-7	X		X	
1,4-Dioxane (P-Dioxane)	123-91-1	X		X	
2-Hexanone (MBK)	591-78-6	X		X	
Acetone	67-64-1	X		X	
Benzene	71-43-2	X		X	
Bromochloromethane	74-97-5	X		X	
Bromodichloromethane	75-27-4	X		X	
Bromoform	75-25-2	X		X	
Bromomethane	74-83-9	X		X	
Carbon Disulfide	75-15-0	X		X	
Carbon Tetrachloride	56-23-5	X		X	
Chlorobenzene	108-90-7	X		X	
Chloroethane	75-00-3	X		X	
Chloroform	67-66-3	X		X	
Chloromethane	74-87-3	X		X	
Cis-1,2-Dichloroethene	156-59-2	X		X	
Cis-1,3-Dichloropropene	10061-01-5	X		X	
Cyclohexane	110-82-7	X		X	
Dibromochloromethane	124-48-1	X		X	
Dichlorodifluoromethane	75-71-8	X		X	
Ethylbenzene	100-41-4	X		X	
Isopropylbenzene (Cumene)	98-82-8	X		X	
M,P-Xylene	179601-23-1	X		X	
Methyl Acetate	79-20-9	X		X	
Methyl Ethyl Ketone (2-Butanone)	78-93-3	X		X	
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	X		X	
Methylcyclohexane	108-87-2	X		X	
Methylene Chloride	75-09-2	X		X	
o-Xylene (1,2-Dimethylbenzene)	95-47-6	X		X	
Styrene	100-42-5	X		X	
Tert-Butyl Methyl Ether	1634-04-4	X		X	
Tetrachloroethene (PCE)	127-18-4	X		X	
Toluene	108-88-3	X		X	
Trans-1,2-Dichloroethene	156-60-5	X		X	
Trans-1,3-Dichloropropene	10061-02-6	X		X	
Trichloroethene (TCE)	79-01-6	X		X	
Trichlorofluoromethane	75-69-4	X		X	
Vinyl Chloride	75-01-4	X		X	

Table 1
NIR - Contaminants for Attainment Demonstration by Medium and Standard
Former Elementis Pigments
1525 Wood Ave, Easton, PA

Analyte	CAS Number	Soil		Groundwater	
		NR SHS	SSS	NR SHS	SSS
Semi-Volatile Organic Compounds					
1,2,4,5-Tetrachlorobenzene	95-94-3	X		X	
1,4-Dioxane (P-Dioxane)	123-91-1	X		X	
2,3,4,6-Tetrachlorophenol	58-90-2	X		X	
2,4,5-Trichlorophenol	95-95-4	X		X	
2,4,6-Trichlorophenol	88-06-2	X		X	
2,4-Dichlorophenol	120-83-2	X		X	
2,4-Dimethylphenol	105-67-9	X		X	
2,4-Dinitrophenol	51-28-5	X		X	
2,4-Dinitrotoluene	121-14-2	X		X	
2,6-Dinitrotoluene	606-20-2	X		X	
2-Chloronaphthalene	91-58-7	X		X	
2-Chlorophenol	95-57-8	X		X	
2-Methylnaphthalene	91-57-6	X			X
2-Methylphenol (o-Cresol)	95-48-7	X		X	
2-Nitroaniline	88-74-4	X		X	
2-Nitrophenol	88-75-5	X		X	
3,3'-Dichlorobenzidine	91-94-1	X		X	
3-Nitroaniline	99-09-2	X		X	
4,6-Dinitro-2-Methylphenol	534-52-1	X		X	
4-Bromophenyl Phenyl Ether	101-55-3	X		X	
4-Chloro-3-Methylphenol	59-50-7	X		X	
4-Chloroaniline	106-47-8	X		X	
4-Chlorophenyl Phenyl Ether	7005-72-3	X		X	
4-Methylphenol (P-Cresol)	106-44-5	X		X	
4-Nitroaniline	100-01-6	X		X	
4-Nitrophenol	100-02-7	X		X	
Acenaphthene	83-32-9	X		X	
Acenaphthylene	208-96-8	X		X	
Acetophenone	98-86-2	X		X	
Anthracene	120-12-7	X		X	
Atrazine	1912-24-9	X		X	
Benzaldehyde	100-52-7	X		X	
Benzo(a)anthracene	56-55-3	X		X	
Benzo(a)pyrene	50-32-8	X		X	
Benzo(b)fluoranthene	205-99-2	X		X	
Benzo(g,h,i)Perylene	191-24-2	X		X	
Benzo(k)fluoranthene	207-08-9	X		X	
Benzyl Butyl Phthalate	85-68-7	X		X	
Biphenyl (Diphenyl)	92-52-4	X			X
Bis(2-chloroethoxy) methane	111-91-1	X		X	
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	X		X	
Bis(2-chloroisopropyl) ether	108-60-1	X		X	
Bis(2-ethylhexyl) phthalate	117-81-7	X		X	
Caprolactam	105-60-2	X		X	
Carbazole	86-74-8	X		X	
Chrysene	218-01-9	X		X	
Dibenz(a,h)anthracene	53-70-3	X		X	
Dibenzofuran	132-64-9	X		X	
Dibutyl phthalate	84-74-2	X		X	
Diethyl phthalate	84-66-2	X		X	
Dimethyl phthalate	131-11-3	X		X	
Diocetyl phthalate	117-84-0	X		X	
Fluoranthene	206-44-0	X		X	
Fluorene	86-73-7	X		X	
Hexachlorobenzene	118-74-1	X		X	
Hexachlorobutadiene	87-68-3	X		X	
Hexachlorocyclopentadiene	77-47-4	X		X	
Hexachloroethane	67-72-1	X		X	
Indeno(1,2,3-cd)pyrene	193-39-5	X		X	
Isophorone	78-59-1	X		X	
Naphthalene	91-20-3	X		X	
Nitrobenzene	98-95-3	X		X	
n-Nitrosodi-N-Propylamine	621-64-7	X		X	
n-Nitrosodiphenylamine	86-30-6	X		X	
Pentachlorophenol	87-86-5	X		X	
Phenanthrene	85-01-8	X		X	
Phenol	108-95-2	X		X	
Pyrene	129-00-0	X		X	

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Former Elementis Pigments
1525 Wood Ave, Easton, PA

Analyte	CAS Number	Soil		Groundwater	
		NR SHS	SSS	NR SHS	SSS
Polychlorinated Biphenyl					
PCB-1016 (Aroclor 1016)	12674-11-2	X		X	
PCB-1221 (Aroclor 1221)	11104-28-2	X		X	
PCB-1232 (Aroclor 1232)	11141-16-5	X		X	
PCB-1242 (Aroclor 1242)	53469-21-9	X		X	
PCB-1248 (Aroclor 1248)	12672-29-6	X		X	
PCB-1254 (Aroclor 1254)	11097-69-1	X		X	
PCB-1260 (Aroclor 1260)	11096-82-5	X		X	
PCB-1262 (Aroclor 1262)	37324-23-5	X		X	
PCB-1268 (Aroclor 1268)	11100-14-4	X		X	
Total PCBs	1336-36-3	X		X	
Metals					
Aluminum	7429-90-5	X			X
Antimony	7440-36-0		X	X	
Arsenic	7440-38-2		X	X	
Barium	7440-39-3	X		X	
Beryllium	7440-41-7	X			X
Cadmium	7440-43-9	X		X	
Calcium	7440-70-2	X		X	
Chromium, Hexavalent	18540-29-9	X			
Chromium, Total	7440-47-3	X		X	
Cobalt	7440-48-4		X		X
Copper	7440-50-8	X		X	
Cyanide	57-12-5	X			
Iron	7439-89-6		X		X
Lead	7439-92-1		X	X	
Magnesium	7439-95-4	X		X	
Manganese	7439-96-5		X		X
Mercury	7439-97-6	X		X	
Nickel	7440-02-0		X		X
Potassium	7440-09-7	X		X	
Selenium	7782-49-2	X		X	
Silver	7440-22-4	X		X	
Sodium	7440-23-5	X		X	
Thallium	7440-28-0	X		X	
Vanadium	7440-62-2	X		X	
Zinc	7440-66-6	X		X	
Perfluorooctanoic acids					
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	X			
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	X			
Perfluorooctanoic Acid (PFOA)	335-67-1	X			
General Chemistry					
Nitrogen, Ammonia (As N)	7664-41-7			X	

Notes:

NR SHS - Act 2 Non-Residential Statewide Health Standard
SSS - Act 2 Site-Specific Standard