



60 2022 00017881

Allegheny County
Jessica Garofolo
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2022-17881

BK-DE VL-18931 PG-370

Recorded On: June 10, 2022

As-Deed Agreement

Parties: GENERAL ELECTRIC CO

To PENNSYLVANIA COMWTH BY DEP ENVRMTL PROTECTION

of Pages: 39

Comment: ENVIRONMENTAL COVENANT

***** THIS IS NOT A BILL *****

Deed Agreement 181.75
0
0
Total: 181.75

Realty Transfer Stamp

Affidavit Attached-No	
NOT A DEED OF TRANSFER	EXEMPT
Value	

Department of Real Estate Stamp

Certified On/By-> 06-10-2022 / Angela Gans
NOT A DEED OF TRANSFER

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2022-17881

Receipt Number: 4127987

Recorded Date/Time: June 10, 2022 01:00:11P

Book-Vol/Pg: BK-DE VL-18931 PG-370

User / Station: M Ward-Davis - CASH 06

CHICAGO TITLE INS CO

WILL CALL

PITTSBURGH PA 15219



Jessica Garofolo

Jessica Garofolo, Director
Rich Fitzgerald, County Executive

Doc. No. 000001-0000-00
Date of Recording: 04/11/2007

Will Call
Chicago Title Insurance Company
Two Gateway Center, 19th Floor
603 Stanwix Street
Pittsburgh, PA 15222
PT221599

When recorded, return to:

General Electric Company
Attn: Marian E. Whiteman, Esq
901 Main Avenue, Rm 2030
Norwalk, CT 06851

The County Parcel Identification No. of the Property is: 0255-C-00001-0000-00
GRANTOR: General Electric Company
PROPERTY ADDRESS: 540 Mayer Street, Bridgeville, PA 15107

ENVIRONMENTAL COVENANT

This Environmental Covenant is executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (UECA). This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the Pennsylvania Department of Environmental Protection (**Department or PADEP**).

1. **Property affected.** The property affected (**Property**) by this Environmental Covenant is located in Collier Township, Allegheny County.

The postal street address of the Property is: 540 Mayer Street, Bridgeville, PA 15107.

The latitude and longitude of the center of the Property affected by this Environmental Covenant is: 40 21' 52 Latitude 80 06' 14" Longitude.

The Property has been known by the following name(s): General Electric Company – Bridgeville Glass Plant.

Site Identification Numbers include: eFACTS PF# 844033, eFACTS Activity # 55227, eFACTS LRP # 5-2-907-19771, and EPA ID PAD060682622.

A complete description of the Property is attached to this Environmental Covenant as **Exhibit A**. A map of the Property is attached to this Environmental Covenant as **Exhibit B**.

2. **Property Owner / GRANTOR / GRANTEE/ Holder(s).** General Electric Company (**GE**) is the owner(s) of the Property, the GRANTOR and GRANTEE of this Environmental Covenant, and a "holder," as that term is defined in 27 Pa. C.S. § 6502, of this Environmental Covenant.

3. **Mailing Address:** The mailing address of the General Electric Company is: General Electric Company, Attn: Marian E. Whiteman, Esq, 901 Main Avenue, Rm 2030, Norwalk, CT 06851.

4. **Description of Contamination & Remedy.**

The Property contains two areas with contamination: the “**Former Manufacturing Area**” and the “**RCRA Landfill Area.**” The boundaries of these two “**Contaminant Areas**” are described on **Exhibit C** and depicted on **Figure C-1** attached thereto.

Former Manufacturing Area

Industrial fill materials were deposited in the Former Manufacturing Area during initial site development (1907-1930). The concentrations in soils of metals including lead, arsenic, and vanadium exceed Pennsylvania Statewide Health non-residential standards. The impacted soils are located primarily 0-2 foot below ground surface.

GE used **Pathway Elimination** to remediate the soils in the Former Manufacturing Area under the Land Recycling and Remediation Standards Act (**Act 2**) using a site-specific standard approved by PADEP. The pathways were eliminated using engineering controls consisting of asphalt and concrete caps over the soils. Long-term inspection, maintenance, and replacement of caps are required under this Environmental Covenant and that Post-remediation Care Plan dated 4.2.2021 (**PRCP**) attached hereto as **Exhibit D**, as such may be amended from time to time.

Soil characterization and remediation in the Former Manufacturing Area is documented in the *Combined Remedial Investigation Report/Final Report for Soils in Former Manufacturing Area (April 2021)* and an *Addendum to the Final Report (December 2021)* which were approved by the Department by letter on 3.29.2022.

RCRA Landfill Area

Between 1919 and 1979, an estimated 53,000 cubic yards of production waste products from the plant was disposed in the RCRA Landfill Area. The material consisted of cinders and ash from coal fired boilers, waste glass, sand, discarded furnace brick, and lead oxide material. Constituents of Concern in the material include arsenic, barium, cadmium, chromium, lead, pH.

GE remediated the RCRA Landfill Area under United States Environmental Protection Agency (USEPA) oversight through a Hazardous and Solid Waste Amendments (HSWA) permit first issued on October 31, 1990. GE installed a remedy for the RCRA Landfill in 1995 including: an access control fence, an asphalt/concrete landfill cap; a sheet pile wall adjacent to Chartiers Creek; and a groundwater recovery trench. For 22 years, GE performed groundwater recovery and routine groundwater monitoring.

USEPA approved discontinuation of groundwater recovery and groundwater monitoring and the transition of the remaining remedy components (i.e., fence, cap, and sheet pile wall) to post-remediation care. Long-term inspection, maintenance, and replacement of caps are required under this Environmental Covenant and PRCP attached hereto as **Exhibit D**, as such may be amended from time to time.

The *2019 Corrective Action Effectiveness Monitoring Annual Report (January 31, 2020)*, which was approved by USEPA on February 19, 2020, Administrative Record for the Final Decision, and

the PRCP are located at the USEPA Region 3 office. Additional background records pertaining to the contamination and remedy are also available. Copies can be obtained by contacting USEPA Region 3 using any of the options in Paragraph 12 of this Covenant.

The USEPA's February 19, 2020 approval letter and PRCP are also available online at: <https://www.epa.gov/hwcorrectiveactionsites/hazardous-waste-cleanup-gc-lighting-bridgeville-glass-bridgeville>

5. **Activity & Use Limitations.** The Property is subject to the following activity and use limitations, which the then-current owner of the Property, and its tenants, agents, employees and other persons under its control, shall abide by:

(a) **Limited Use Only.** The Property and any buildings or other improvements existing or to be erected thereon shall be used only and solely for industrial and commercial activity and for no other purpose whatsoever. Notwithstanding that other uses may be permitted by the applicable zoning or other ordinances now or in the future affecting the Property, the Property shall not be used for any "unrestricted" or residential activity, including without limitation single-family or multi-family residences, apartments or condominiums, temporary living, hospital or other in-patient medical uses, schools for persons under eighteen (18) years of age, childcare centers, senior centers for the elderly or live-in nursing homes, playground, parks, or other outdoor recreational purposes.

(b) **No Groundwater Use.** Except for wells necessary to investigate or monitor groundwater conditions or to dewater the Property for construction purposes, no groundwater wells shall be drilled, bored, or otherwise constructed or used on the Property. Moreover, groundwater shall not be extracted or used for any purpose whatsoever, including, without limitation, industrial, commercial, domestic, residential, potable, agricultural, or irrigation purposes. If groundwater is withdrawn for monitoring or dewatering an excavation on the Property to permit the installation, modification, maintenance, or other management of below-grade features, the then-current owner shall withdraw, manage, and dispose of any groundwater impacted by Hazardous Substances in accordance with PADEP Rules and all other applicable environmental laws, as such may be amended from time to time. Under no circumstances shall groundwater withdrawn under this section be used for any purpose prohibited under this Paragraph 5.0(b).

(c) **Engineering Controls.** Engineering Controls shall be maintained in the Former Manufacturing Area and the RCRA Landfill Area. The required Engineering Controls in the Former Manufacturing Area include caps. The required Engineering Controls in the RCRA Landfill Area include fencing, caps, and sheet pile walls. Details concerning the Engineering Controls are set forth in that PRCP.

(d) **Post-Remediation Care.** Any and all uses of, construction at, or modifications to the Property including all post-remediation care shall be implemented in accordance with that Post-Remediation Care Plan set forth as at **Exhibit D (PRCP)**, which specifies the inspection, maintenance, repair, and reporting requirements for the remedy components. The PRCP also addresses the requirements for construction of new structures/buildings which involve disturbance of the caps.

(e) **Vapor Intrusion Evaluation.** A vapor intrusion evaluation shall be performed prior to construction of new structures/buildings or additions to existing structures/buildings which involve disturbances to the existing caps. The vapor intrusion evaluation shall be conducted by qualified persons using procedures specified in the PADEP Technical Guidance Manual. If required

by the vapor intrusion evaluation, a **"Vapor Intrusion Mitigation System"** shall be included in the design of the new building/structures or additions. A *"Vapor Intrusion Mitigation System"* means a system (e.g., membrane, barrier, sub-slab depressurization system, etc.) that after taking into account the size, nature, and use of the proposed structure or building for the Property, is designed and, if applicable, operated to prevent hazardous substances potentially contained in vapor form in soil or groundwater from migrating into such structure or building. Such *"Vapor Intrusion Mitigation System"* shall meet all applicable and appropriate industry and engineering standards and guidelines and satisfy all prudent design, construction, installation, and operating practices followed by experts in the industry, in each case for the type of structure or building proposed at the Property at the time of system installation. The vapor intrusion evaluation and proposed Vapor Intrusion Mitigation System (if required) shall be set forth in a report submitted to PADEP for review and approval as part of the cap disturbance notification required in Paragraph 7 below and under the PRCP.

6. **Notice of Limitations in Future Conveyances.** Each instrument hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

7. **Compliance Reporting.** By January 31 of each year following the Department's approval of this Environmental Covenant, the then-current owner of the Property shall submit to the Department, USEPA, and any Holder listed in Paragraph 2 written documentation stating whether or not Paragraph 5 (Activity and Use Limitations) in this Environmental Covenant are being abided by as well as the results of the annual inspection required under the PRCP. In addition, within thirty (30) days after any of the following events, the then-current owner of the Property shall submit to the Department, USEPA and any Holder a report or other written documentation addressing: (a) any written request by the Department or USEPA; (b) transfer of title to the Property or any part of the Property affected by this Environmental Covenant; (c) noncompliance with Paragraph 5 (Activity and Use Limitations) in this Environmental Covenant; (d) filing of applications for a permit or other approval for any building or site work that could affect the contamination on any part of the Property; and changes in use of the Property; or filing of applications for building permits for the Property. The property owner shall also notify the Department for conditions specified in the PCRCP including identification of major defects to the remedies and planned engineering control disturbances. If the report or written documentation discloses a non-compliance, then the report or written documentation will state the actions that will be taken to assure compliance. If a disturbance is a result of planned building construction, the notification will also include the results of the vapor intrusion evaluation specified in Paragraph 5(e) above.

8. **Access by the Department and USEPA.** In addition to any rights already possessed by the Department and USEPA, this Environmental Covenant grants to the Department and USEPA a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

9. **Recording & Proof of Notification.** Within thirty (30) days after the date of the Department's approval of this Environmental Covenant, General Electric Company shall file this Environmental Covenant with the Recorder of Deeds for each County in which the Property is located. Within sixty (60) day after this Environmental Covenant is recorded, General Electric Company shall send a file-stamped copy of this Environmental Covenant to the Department as well as to each of the following: Collier Township; Allegheny County; any Holder listed in this

Environmental Covenant; every person holding a recorded interest in the Property at the time that the Environmental Covenant is Recorded.

10. **Termination or Modification.**

(a) This Environmental Covenant may only be terminated or modified in accordance with 27 Pa. C.S. § 6509 or 6510, or in accordance with this Paragraph.

(b) This Environmental Covenant may be amended or terminated as to any portion of the Property that is acquired for use as state highway right-of-way by the Commonwealth provided that: (1) the Department waives the requirements for an environmental covenant and for conversion pursuant to 27 Pa. C.S. § 6517 to the same extent that this Environmental Covenant is amended or terminated; (2) the Department determines that termination or modification of this Environmental Covenant will not adversely affect human health or the environment; and (3) the Department provides 30-days advance written notice to the then-current property owner, each Holder, and, as practicable, each person that originally signed the Environmental Covenant or successors in interest to such persons.

(c) This Environmental Covenant shall terminate upon attainment, in accordance with 35 P.S. §§ 6026.101 – 6026.908, with an unrestricted use remediation standard for the above-described contamination at the Property. The Department must approve, in writing, of such termination.

(d) In accordance with 27 Pa. C.S. § 6510(a)(3)(i), Grantor hereby waives the right to consent to any amendment or termination of the Environmental Covenant by consent; it being intended that any amendment to or termination of this Environmental Covenant by consent in accordance with this Paragraph requires only the following signatures on the instrument amending or terminating this Environmental Covenant: (i) the Holder at the time of such amendment or termination; (ii) the then-current owner of the Property and (iii) the Department.

11. **The Department and USEPA.**

(a) Notification. The then-current owner shall provide the Department and USEPA written notice of:

(1) the pendency of any proceeding that could lead to a foreclosure as referred to in 27 Pa. C.S. § 6509(a)(4), within seven calendar days of the owner's receiving notice of the pendency of such proceeding;

(2) any judicial action referred to in 27 Pa. C.S. § 6509(a)(5), within seven calendar days of the owner's receiving notice of such judicial action;

(3) any judicial action referred to in 27 Pa. C.S. § 6509(b), within seven calendar days of the owner's receiving notice of such judicial action; and

(4) termination or amendment of this Environmental Covenant pursuant to 27 Pa. C.S. § 6510, within seven calendar days of the owner's becoming aware of such termination or amendment.

(b) Enforcement. A civil action for injunctive or other equitable relief for violating this Environmental Covenant may be maintained by the Department or by the Attorney

General of the United States, on behalf of USEPA. In addition, the Department and USEPA reserve their regulatory authorities under any law to enforce the Activity and Use limitations described in Paragraph 5, above.

12. **Department's and USEPA's Addresses.** Communications with the Department regarding this Environmental Covenant shall be sent to:

Pennsylvania Department of Environmental Protection – Southwest Region
Environmental Cleanup Manager
400 Waterfront Drive
Pittsburgh, PA 15222

Communications with USEPA regarding this Environmental Covenant shall be sent to:

US EPA Region III
Land Chemicals and Redevelopment Division
4 Penn Center
1600 JFK Blvd
Philadelphia, PA 19103
215-814-5000 (800-438-2474 in Pennsylvania)

Email request to: R3_RCRAPOSTREM@epa.gov

Subsequent submissions required by this Environmental Covenant shall be sent to the Region 3 RCRA Corrective Action digital repository for institutional control and reporting documents mailbox: R3_RCRAPOSTREM@epa.gov. Include the EPA RCRA Facility ID number in the subject line. The facility name and EPA ID number for this Property are: General Electric Company – Bridgeville Glass Plant. - EPA ID PAD060682622

13. **Severability.** The paragraphs of this Environmental Covenant shall be severable and should any part hereof be declared invalid or unenforceable, the remainder shall continue in full force and effect between the parties.

(Counterpart signature pages follow)

ACKNOWLEDGMENTS by Owner(s) and any Holder(s), in the following form:

General Electric Company, Grantor

Date: May 9, 2022

By: 

Name: Marian E. Whiteman

Title: Executive Counsel and Delegated Signatory

General Electric Company, Grantee/Holder

Date: May 9, 2022

By: 

Name: Marian E. Whiteman

Title: Executive Counsel and Delegated Signatory

STATE OF CONNECTICUT

)

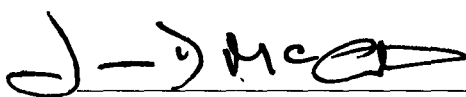
) SS: Shelton

COUNTY OF FAIRFIELD

)

On this 9th day of May 2022, before me, the undersigned officer, personally appeared Marian E. Whiteman (Grantor, Grantee and Holder) who acknowledged herself to be the person whose name is subscribed to this Environmental Covenant and acknowledged that she executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Notary Public

APPROVED, by Commonwealth of Pennsylvania,
Department of Environmental Protection

Date:

By: [Signature]
Name: Diane D. McDaniel

Title: Program Manager of Environmental Cleanup & Brownfields Development of the Commonwealth of Pennsylvania, Department of Environmental Protection, Southwest Regional Office

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this 1st day of June, 2022, before me, the undersigned officer, personally appeared **Diane D. McDaniel**, who acknowledged herself to be the **Program Manager** of Environmental Cleanup & Brownfields Development of the Commonwealth of Pennsylvania, Department of Environmental Protection, Southwest Regional Office, whose name is subscribed to this Environmental Covenant, and acknowledged that she executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Cassandra A. Fritch

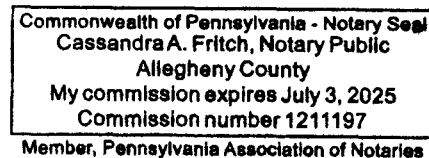


EXHIBIT A
PROPERTY LEGAL DESCRIPTION

**Exhibit A – Property Description
Environmental Covenant
Former Bridgeville Glass Plant**

PROPERTY DESCRIPTION (SURVEY)

ALL THAT CERTAIN LOT OR TRACT OF GROUND SITUATE IN THE TOWNSHIP OF COLLIER, COUNTY OF ALLEGHENY, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF THE OF NANCY GEIGER ON THE NORTHERN RIGHT-OF-WAY LINE OF PITTSBURGH & OHIO RAILROAD COMPANY; THENCE SOUTH 59°24'49" WEST ALONG THE NORTHERN RIGHT-OF-WAY LINE OF PITTSBURGH & OHIO RAILROAD COMPANY TO A POINT IN CHARTIERS CREEK ON THE LINE OF COMMERCIAL STREET PROPERTIES; THENCE ALONG CHARTIERS CREEK AND THE LINE OF COMMERCIAL STREET PROPERTIES FOR THE FOLLOWING SIX COURSES: NORTH 38°15'36" WEST TO A POINT; SOUTH 64°20'34" WEST TO A POINT; SOUTH 78°12'14" WEST TO A POINT; SOUTH 86°55'14" WEST TO A POINT; SOUTH 74°05'54" WEST TO A POINT; NORTH 77°18'26" WEST TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PITTSBURGH & WEST VIRGINIA RAILROAD COMPANY; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF PITTSBURGH & WEST VIRGINIA RAILROAD COMPANY NORTH 55°48'38" EAST TO A POINT ON THE RIGHT-OF-WAY OF MAYER STREET; THENCE ALONG MAYER STREET FOR THE FOLLOWING TWO COURSES: SOUTH 43°04'40" EAST TO A POINT; NORTH 65°50'20" EAST TO A POINT AT THE SOUTHWEST CORNER OF NANCY GEIGER; THENCE ALONG THE LINE OF NANCY GEIGER FOR THE FOLLOWING THREE COURSES: SOUTH 30°35'40" EAST TO A POINT; NORTH 59°22'20" EAST TO A POINT; SOUTH 30°35'40" EAST TO THE POINT OF BEGINNING.

CONTAINING 11.26 ACRES

PROPERTY DESCRIPTION (RECORD)

ALL THAT CERTAIN LOT OR TRACT OF GROUND SITUATE IN THE TOWNSHIP OF COLLIER, COUNTY OF ALLEGHENY, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE LINE OF THE RIGHT OF WAY OF CHARTIERS RAILWAY COMPANY AT THE SOUTHEAST CORNER OF LANDS OF THE AMERICAN VANADIUM COMPANY; THENCE BY LINE OF SAID AMERICAN VANADIUM COMPANY NORTH TWENTY-EIGHT (28) DEGREES, THIRTY-FIVE (35) MINUTES WEST FOUR HUNDRED TWENTY-SEVEN AND SEVENTY-EIGHT HUNDREDTHS (427.78) FEET TO THE SIDE OF A FIFTY FOOT STREET LEADING FROM LANDS NOW OR FORMERLY OF THE PARTY OF THE FIRST PART TO THE WASHINGTON AND PITTSBURGH TURNPIKE; THENCE ALONG THE SIDE OF THE SAID FIFTY FOOT STREET SOUTH SIXTY-SEVEN (67) DEGREES, FIFTY-ONE (51) MINUTES WEST SEVEN HUNDRED FIFTY-FOUR AND NINETY-SEVEN HUNDREDTHS (754.97) FEET TO AN ANGLE IN SAID STREET; THENCE STILL BY SIDE OF SAID STREET AND WHICH STREET IS OF WIDTH OF FORTY (40) FEET FROM SAID ANGLE NORTHWESTWARDLY TO SAID TURNPIKE ROAD NORTH FORTY-ONE (41) DEGREES, FOUR (4) MINUTES WEST FORTY-NINE AND SIXTY-FIVE HUNDREDTHS (49.65) FEET TO THE LINE OF RIGHT OF WAY OF THE WABASH AND PITTSBURGH TERMINAL RAILROAD; THENCE BY SAID LINE OF SAID RIGHT OF WAY SOUTH FIFTY-EIGHT (58) DEGREES, THREE (3) MINUTES WEST TWO HUNDRED SIXTEEN AND TWO-TENTHS (216.2) FEET; THENCE STILL BY SAID LINE OF RIGHT OF WAY SOUTH FIFTY-SEVEN (57) DEGREES, FORTY-TWO (42) MINUTES WEST FOUR

HUNDRED FIVE (405) FEET MORE OR LESS TO THE MIDDLE OF CHARTIERS CREEK; THENCE DOWN SAID CREEK BY THE MIDDLE THEREOF ABOUT SIX HUNDRED (600) FEET TO A POINT IN THE MIDDLE OF SAID CREEK; THENCE SOUTH FORTY-ONE (41) DEGREES, FORTY-EIGHT (48) MINUTES EAST ABOUT TWO HUNDRED NINETY (290) FEET TO A POINT DISTANCE TEN (10) FEET FROM THE NOW RIGHT BANK OF SAID CREEK; THENCE SOUTH SIXTY-SEVEN (67) DEGREES FORTY-ONE (41) MINUTES EAST THIRTY-EIGHT AND FORTY-FOUR HUNDREDTHS (38.44) FEET TO THE WESTERLY SIDE OF RIGHT OF WAY OF SAID CHARTIERS RAILWAY, AND THENCE BY SAID LINE OF SAID RIGHT OF WAY NORTH SIXTY-ONE (61) DEGREES TWENTY-FIVE (25) MINUTES EAST SEVEN HUNDRED TWELVE (712) FEET TO THE PLACE OF BEGINNING.

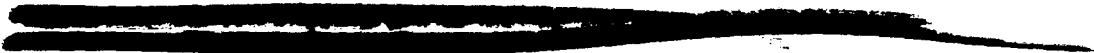
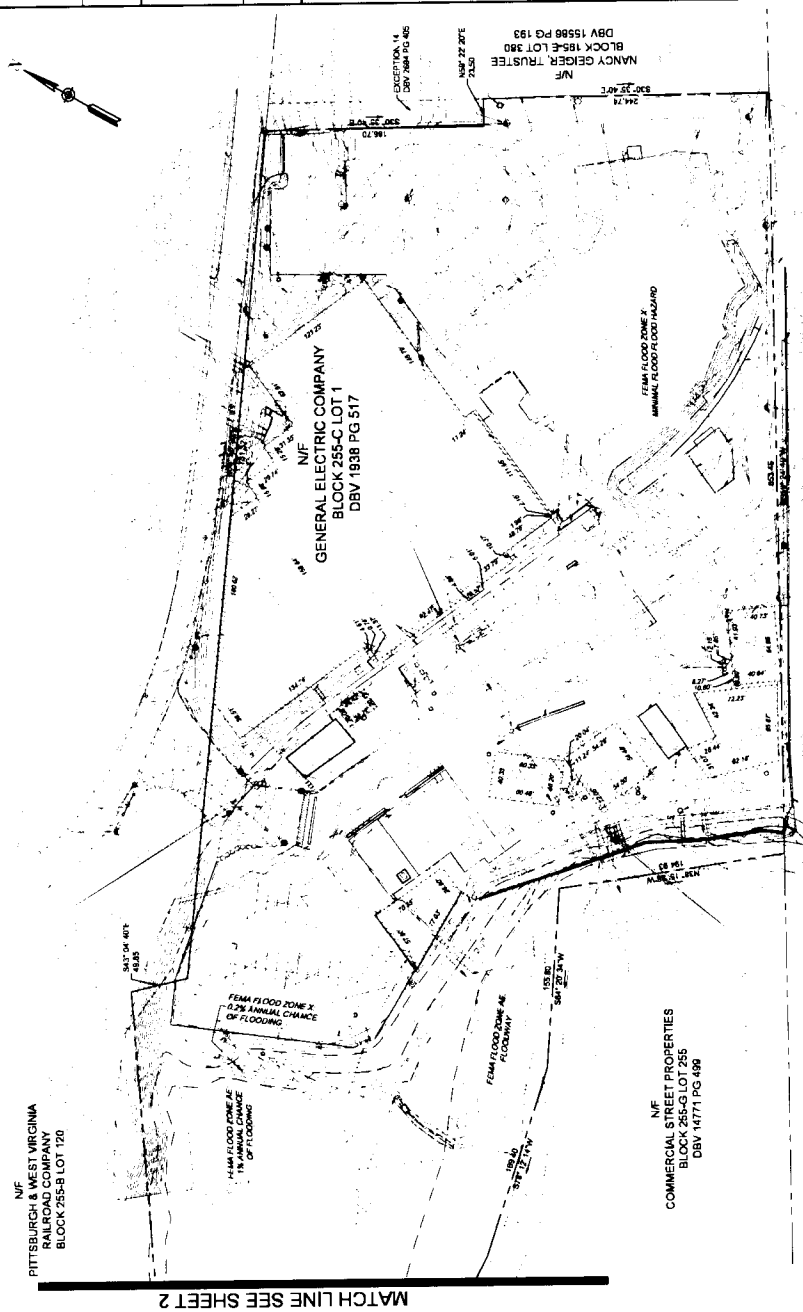

Allegheny County Parcel Identification No. of the Property is: 0255-C-00001-0000-00

EXHIBIT B
PROPERTY MAP

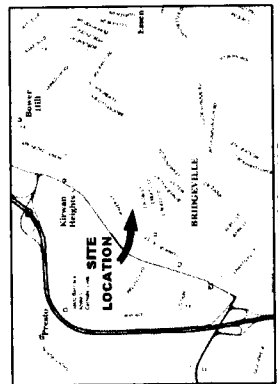


MATCH LINE SEE SHEET 2

PROPERTY ADDRESS
540 MAYER STREET
BRIDGEVILLE, PA 15017

- [illegible]

GROSS LAND AREA
490,374.04 SQUARE FEET OR 11.26 ACRES



VICINITY MAP



Allegheny County Parcel Identification No. of the Property is: 0255-C-00001-0000-00

EXHIBIT C
CONTAMINANT AREAS

**Exhibit C – Contaminant Areas Descriptions
Environmental Covenant
Former Bridgeville Glass Plant**

FORMER RCRA LANDFILL

ALL THAT CERTAIN LOT OR TRACT OF GROUND SITUATE IN THE TOWNSHIP OF COLLIER, COUNTY OF ALLEGHENY, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:


BEGINNING AT A POINT ON THE SOUTHEAST LINE OF GENERAL ELECTRIC COMPANY, SAID POINT BEING LOCATED SOUTH 59°24'19" WEST A DISTANCE 174.47 FEET FROM THE NORTHEAST CORNER OF GENERAL ELECTRIC COMPANY; THENCE ALONG THE LINE OF GENERAL ELECTRIC COMPANY, SOUTH 59°24'19" WEST A DISTANCE OF 440.44 FEET TO A POINT; THENCE THROUGH THE LAND OF GENERAL ELECTRIC COMPANY FOR THE FOLLOWING ELEVEN COURSES: SOUTH 67°47'47" WEST A DISTANCE OF 19.29 FEET TO A POINT; NORTH 19°02'42" WEST A DISTANCE OF 17.61 FEET TO A POINT; NORTH 43°23'04" WEST A DISTANCE OF 37.56 FEET TO A POINT; NORTH 32°56'47" WEST A DISTANCE OF 62.21 FEET TO A POINT; NORTH 48°53'12" WEST A DISTANCE OF 100.38 FEET TO A POINT; NORTH 87°43'14" WEST A DISTANCE OF 202.59 FEET TO A POINT; NORTH 49°03'21" WEST A DISTANCE OF 42.02 FEET TO A POINT; NORTH 09°48'40" WEST A DISTANCE OF 70.79 FEET TO A POINT; NORTH 04°15'43" WEST A DISTANCE OF 75.41 FEET TO A POINT; NORTH 13°10'04" WEST A DISTANCE OF 30.73 FEET TO A POINT; NORTH 66°03'26" EAST A DISTANCE OF 36.46 FEET TO A POINT ON THE LINE OF GENERAL ELECTRIC COMPANY; THENCE ALONG THE LINE OF GENERAL ELECTRIC COMPANY FOR THE FOLLOWING TWO COURSES: SOUTH 43°04'40" EAST A DISTANCE OF 9.70 FEET TO A POINT; NORTH 65°50'20" EAST A DISTANCE OF 36.23 FEET TO A POINT; THENCE THROUGH THE LAND OF GENERAL ELECTRIC COMPANY FOR THE FOLLOW SIX COURSES: NORTH 79°46'48" EAST A DISTANCE OF 137.87 FEET TO A POINT; SOUTH 74°19'40" EAST A DISTANCE OF 48.69 FEET TO A POINT; SOUTH 68°33'42" EAST A DISTANCE OF 39.36 FEET TO A POINT; SOUTH 65°31'31" EAST A DISTANCE OF 292.97 FEET TO A POINT; SOUTH 67°09'14" EAST A DISTANCE OF 57.14 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 308.00 FEET, AN ARC LENGTH OF 189.06 FEET, A CHORD BEARING OF SOUTH 84°44'19" EAST, AND A CHORD LENGTH OF 186.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.61 ACRES.

FORMER MANUFACTURING AREA


ALL THAT CERTAIN LOT OR TRACT OF GROUND SITUATE IN THE TOWNSHIP OF COLLIER, COUNTY OF ALLEGHENY, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GENERAL ELECTRIC COMPANY; THENCE ALONG THE LINE OF GENERAL ELECTRIC COMPANY FOR THE FOLLOWING COURSE: SOUTH 59°24'19" WEST A DISTANCE 174.47 FEET TO A POINT; THENCE THROUGH THE LAND OF GENERAL ELECTRIC COMPANY FOR THE FOLLOWING 3 COURSES: ALONG A CURVE HAVING A RADIUS OF 308.00 FEET, AN ARC LENGTH OF 189.06 FEET, A CHORD BEARING OF NORTH 84°44'19" WEST, AND A CHORD LENGTH OF 186.10 FEET, NORTH 67°09'14" WEST A DISTANCE OF 57.14 FEET TO A POINT; NORTH 65°31'31" WEST A DISTANCE OF 446.24 FEET TO A POINT; THENCE ALONG THE LINE OF GENERAL ELECTRIC COMPANY FOR THE FOLLOWING COURSE: NORTH 65°50'20" EAST A DISTANCE OF 571.72 FEET TO THE NORTHWEST CORNER OF THE GENERAL ELECTRIC COMPANY; THENCE ALONG THE LINE OF GENERAL ELECTRIC COMPANY FOR THE FOLLOWING 3 COURSES: SOUTH 30°35'40" EAST A DISTANCE OF 186.70 FEET TO A POINT;



NORTH 59°22'20" EAST A DISTANCE OF 23.50 FEET TO A POINT; SOUTH 30°35'40" EAST A
DISTANCE OF 244.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.98 ACRES





<p>Client/Project: GE LIGHTING FORMER BRIDGEVILLE GLASS PLANT BRIDGEVILLE, PENNSYLVANIA</p> <p>Project No: 213403110</p>	<p>Title</p> <p>CONTAMINANT AREAS</p> <p>Figure No C-1</p>
<p>LEGEND:</p> <p>CHAIN LINK FENCE</p> <p>FORMER RCRA LANDFILL</p> <p>FORMER MANUFACTURING AREA</p>	<p>Stantec</p>

Allegheny County Parcel Identification No. of the Property is: 0255-C-00001-0000-00

EXHIBIT D
POST-REMEDIAL CARE PLAN

Post-Remediation Care Plan

Former Bridgeville Glass Plant

540 Mayer Street

Bridgeville, Pennsylvania

PAD060682622

May 2022

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FIGURE 1	Site Location Map
FIGURE 2	Site Layout and Location of Engineering Controls

ATTACHMENTS

Attachment A	Engineering Controls Inspection Form
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1.0 INTRODUCTION AND PURPOSE

This Post-Remediation Care Plan (PRCP) has been prepared for The General Electric Company (GE) - Bridgeville Glass Plant located at 540 Mayer Street in Bridgeville, PA (**Figure 1**) (Property). It includes PRCP requirements:

- approved by the United States Environmental Protection Agency (USEPA) under the Resource Conservation and Recovery Act (RCRA) for a former 3.6-acre landfill (Former RCRA Landfill); and

- prepared in accordance with the Pennsylvania Land Recycling and Environmental Remediation Standards Act (Act 2) and approved by the Department for the 4-acre Former Manufacturing Area (FMA).

The Former RCRA Landfill was the subject of Corrective Action performed by GE pursuant to that USEPA Permit for Corrective Action and Waste Minimization (First Issued 9/28/90) in the 1990s that included installation of an access control (security) fence, an asphalt/concrete landfill cap, a sheet pile wall, and a groundwater recovery trench. USEPA approved the termination of groundwater pumping from the recovery trench on July 26, 2018 and approved the PRCP for the Former RCRA Landfill.

The FMA is the subject of a Combined Remedial Investigation Report/Final Report for Soils (and Addendum) (Stantec, April 2021/December 2021) that was submitted to the Pennsylvania Department of Environmental Protection (PADEP) pursuant to Act 2 on March 29, 2022 and December 23, 2021. The Final Report was approved by PADEP on March 29, 2022.

The purpose of this PRCP is to establish inspection and maintenance protocols for those Engineering Controls remaining in place at the Former RCRA Landfill: the security fence, the asphalt/concrete cap, and the sheet pile wall; and those Engineering Controls installed at the FMA: asphalt/concrete cap. These Engineering Controls have been incorporated in that Environmental Covenant prepared for the Property that is recorded on the land records and to which this PRCP is attached as **Exhibit D**.

2.0 BACKGROUND

A three-story brick glass plant was originally built on the Property in 1907. GE purchased the facility in 1919 and used it to manufacture glass tubing used to produce light bulbs. Demolition of portions of the plant occurred in 2018 and 2019.

Figure 2 depicts the subject areas of the PRCP for the Former RCRA Landfill and the FMA.

The Former RCRA Landfill

The Landfill contains an estimated 53,000 cubic yards of waste materials (including cinders and ash, waste glass, sand, furnace brick, and lead oxide material). The Landfill has a varying thickness from 5 to 10 feet. The southern portion of the Landfill is immediately adjacent to Chartiers Creek. The Property is bounded to the north by Mayer Street and the Wheeling and Lake Erie Railway, to the east by the Universal Cyclops steel mill, and to the south and southwest by Chartiers Creek and a railroad track. **Figure 2** shows the site features, including the boundaries of the 3.6-acre landfill.

Primary constituents of concern that have been addressed through the approved Corrective Actions include arsenic, barium, cadmium, chromium, lead, and pH.

In 1990, the Landfill was identified as a Solid Waste Management Unit (SWMU) under RCRA. USEPA issued a RCRA Hazardous and Solid Waste Amendments (HSWA) Permit in October 1990 requiring the facility to investigate the Landfill for potential releases. GE completed a Corrective Measures Study (CMS) in June 1992, and USEPA modified the HSWA permit to incorporate the selected remedy. Construction of the remedy was completed in 1995.

The remedy was designed to meet the following Corrective Action objectives set forth in the 1992 CMS:

- minimize the potential for direct contact with landfill materials;
- minimize surface water (i.e., Chartiers Creek) contacting landfill material;
- minimize infiltration through the landfill; and
- minimize discharge to Chartiers Creek of groundwater which has contacted the landfill material.

The following approved Corrective Measures were installed at the Landfill, and except for the recovery trench, must be maintained as Engineering Controls as described in Section 3.0 below:

- A security fence at the limits of the Landfill to restrict unauthorized access.
- An asphalt/concrete cap over the entire exposed surface of the landfill, designed to limit potential stormwater infiltration, control stormwater runoff and eliminate the potential for direct human contact with landfill contents.
- A sheet pile wall along the edge of the landfill immediately adjacent to Chartiers Creek, designed to minimize potential routine surface water contact with landfill materials that would erode the landfill into the creek as well as potential flow from the creek to the landfill during high creek water levels.
- A recovery trench to collect: (i) groundwater that may have contacted landfill materials; and (ii) potential flow from Chartiers Creek through the lateral containment wall that might occur during high creek water levels. While groundwater was being pumped from the recovery trench, the recovered water was discharged in accordance with a groundwater discharge permit to the Allegheny County Sanitary Authority (ALCOSAN) sewer system.

The now-completed remedy also included monitoring of environmental media – surface water, sediment, and groundwater. Chartiers Creek surface water and sediment sampling was performed before and after the implementation of the corrective measures. Groundwater monitoring was conducted through 2019 in accordance with the HSWA Permit and subsequent modifications. Inspection and maintenance of the security fence, landfill cap, and sheet pile wall continue to this date on a regular basis.

GE submitted Corrective Action Effectiveness Monitoring (CAEM) Annual Reports to USEPA through 2019 to document the effectiveness of the corrective actions implemented in accordance with the HSWA Permit.

As of July 26, 2018, pumping of groundwater from the recovery trench to the sanitary sewer was temporarily halted with approval from USEPA during demolition of portions of the building. By letter dated April 3, 2019, USEPA requested that GE undertake four groundwater monitoring sampling events to determine the impact, if any, from shutdown of the recovery trench operation and then submit a groundwater monitoring report recommending next steps. The Annual CAEM Annual Report for calendar year 2019 provided the information requested by USEPA. In response to the 2019 CAEM Annual Report, USEPA concluded (February 19, 2020) that:

1. The corrective action measures specified by the HSWA Permit have eliminated any human or environmental exposure pathway to RCRA metals disposed in the Landfill.
2. The temporary halt to pumping groundwater from the recovery trench in 2018 did not result in increased constituent levels in any monitoring wells. USEPA agrees that pumping need not resume and approved permanent termination of pumping.
3. Concentrations of arsenic, barium, cadmium, chromium, and lead in the groundwater at the facility met the respective background / maximum contaminant level (MCL) standards and monitoring wells could be decommissioned.
4. An Environmental Covenant, to include this PRCP, should be prepared and recorded.

Former Manufacturing Area (FMA)

The FMA is approximately 4 acres in size and is located on the northern portion of the Property. This area currently consists of a warehouse/office building, concrete building slabs, and an asphalt parking lot. The concrete building slabs are associated with the former furnace building and structures that were demolished in 2018. Former pits and sumps within the former glass production area were cleaned and filled with clean fill material, including stone and crushed, unpainted concrete and brick.

A 2019 remedial investigation showed that the soils in the former manufacturing area are impacted with metals (lead, arsenic, and vanadium) that is attributable to the placement of industrial fill materials during site development. Based on the location of the fill material under buildings and the operational history, the placement of the fill materials is estimated to have occurred between 1907 to 1930.

To remediate impacts in the FMA, GE selected Pathway Elimination through installation of Engineering Controls including asphalt and concrete covers. The remedy is documented in the Act 2 Combined Remedial Investigation Report/Cleanup Plan and Final Report for Soils in the Former Manufacturing Area (Stantec, 2021).

3.0 ENGINEERING CONTROLS

Former RCRA Landfill

As described above in Section 2.0 and shown on **Figure 2**, this PRCP covers the following Engineering Controls for the Former RCRA Landfill:

- the security fence;
- the asphalt/concrete landfill cap; and
- the sheet pile wall.

As set out above in Section 2.0, these Engineering Controls satisfy the Corrective Action Objectives provided in the 1992 CMS and the design basis and specifications in the 1993 *Corrective Action Implementation Final Design Report* that USEPA approved as part of the Corrective Action process.

Landfill Cap. The final landfill cap includes three types of cover:

- Asphalt traffic pavement (heavy asphalt pavement – fifteen (15) inches thick);
- Concrete traffic pavement (structural concrete pavement – eighteen (18) inches thick); and
- Concrete slope pavement (non-traffic – eight (8) inches thick).

Asphalt traffic pavement and concrete traffic pavement - referred to in design documentation as "heavy asphalt pavement" and "structural concrete pavement" – are designed to withstand heavy vehicle loads. There is also concrete slope pavement – referred to in design documentation as "non-traffic concrete slope pavement." Design materials and thicknesses were determined in part based on whether the areas would be used to accommodate traffic. The heavy asphalt pavement and structural concrete pavement design slope ranged from 0.7 to 2 percent. The areas designated for non-traffic concrete slope pavement were designed with a maximum 4:1 slope. The design slopes were consistent with those typically used for asphalt and concrete applications to promote runoff and prevent ponding.

Sheet Pile Wall. The sheet pile wall was located above the edge of water in Chartiers Creek under normal flow conditions based on a topographic and visual survey of the extent of landfill materials. The wall was designed to be driven vertically downward to refusal (which is expected to occur at the top of bedrock) or to an approximate elevation of 780 feet (National Geodetic Vertical Datum).

Former Manufacturing Area

As described above in Section 2.0 and shown on **Figure 2**, this PRCP covers the following Engineering Controls for the Former Manufacturing Area (FMA) : asphalt and concrete covers including parking areas, former building slabs, and current building slabs. These Engineering Controls eliminate the potential direct contact pathway with

soils and limit potential infiltration through the impacted soils. The remedy is documented in the *Act 2 Combined Remedial Investigation Report and Final Report for Soils in the Former Manufacturing Area* (Stantec, 2021).

4.0 INSPECTION AND MAINTENANCE OF ENGINEERING CONTROLS FOR THE FORMER RCRA LANDFILL

Routine inspections and maintenance must be done periodically at the Former RCRA Landfill to evaluate and verify ongoing integrity of the Engineering Controls. Specific items addressed in this plan include:

- sheet pile wall;
- asphalt traffic pavement;
- concrete traffic pavement;
- concrete slope pavement;
- stormwater drainage system; and
- security fence.

Inspections must be performed at least annually and also as required based on observations made during normal site operations. The inspections must be performed by an individual who is familiar with the components of the Engineering Controls and their proper operation. If concerns with geotechnical stability are identified at any time including during inspections, appropriate measures must be undertaken to determine if immediate repairs are necessary. Any such repairs shall be made promptly.

Specific inspection and routine maintenance activities are discussed in the following sections. The Engineering Control Inspection Form in **Attachment A** or a similar form containing the same information must be used to document the inspections.

4.1 SHEET PILE WALL INSPECTION AND ROUTINE MAINTENANCE

Inspection of the sheet pile wall must assess the following:

- Structural integrity of the sheet pile wall concrete cap (e.g., displacement of the concrete cap along the sheet pile wall);
- Condition of the sheet piles (e.g., buckling or bulging of the piles, misalignment);
- Visual evidence of sheet pile movement; and,
- Evidence of sediment transport through wall joints and pipe penetrations.

Routine maintenance will not be required.

4.2 ASPHALT TRAFFIC PAVEMENT INSPECTION AND ROUTINE MAINTENANCE

Inspection of the asphalt traffic pavement will assess the following:

- Evidence of cracks, holes, subsidence, potholes, uplift, or any other condition which may indicate reduction of the pavement's structural integrity, or which could allow water to percolate through the pavement; and
- Condition of the asphalt pavement at junctions with structures and with concrete pavement.

Routine maintenance items will include:

- Asphalt resurfacing or overlays approximately every 10 years depending on the weather conditions and traffic loading;
- Sealing of any cracks with bituminous material, as needed; and

- If conditions warrant (e.g., frequent exposure to hydrocarbon liquids), application of a bituminous slurry seal on the asphalt pavement surface for preventative, maintenance every 2 to 3 years.

4.3 CONCRETE TRAFFIC AND SLOPE PAVEMENT INSPECTION AND ROUTINE MAINTENANCE

Inspection of the concrete traffic and slope pavement will assess the following:

- Evidence of cracks, holes, subsidence, potholes, uplift, or any other condition which may indicate reduction of the pavement's structural integrity, or which could allow water to percolate through the pavement; and,
- Condition of all joints, including integrity of joint materials, and evidence of differential settlement.

Routine maintenance will include periodic resealing of expansion and contraction joints and sealing of cracks in the concrete, as needed.

4.4 STORMWATER DRAINAGE SYSTEM INSPECTION AND ROUTINE MAINTENANCE

Inspection of the stormwater drainage system will assess the following:

- Evidence of erosion and deposition of sediment in vegetative-lined ditches and stormwater discharge locations;
- Condition of rip-rap ditch linings, including evidence of rock displacement and washed-out areas;
- Condition of concrete ditch linings, including evidence of cracks, subsidence, uplift, or any other condition which may indicate reduction of the concrete's structural integrity;
- Evidence of debris clogging drop inlet grates, curb inlets and trench drains; and
- Evidence of cracks and seepage in discharge pipes, collection pipes, manholes, and drop inlets. Inspection will be limited to readily accessible structures not requiring confined space entry.

Routine maintenance will include clearing debris from drainage grates, drop inlet and curb inlet structures, and from trench drains. The frequency will depend on weather conditions and the result of visual assessment during routine inspection. Debris will be cleared from trench drains when the depth of debris reaches one-half the height of the concrete baffles. Erosion greater than six (6) inches deep in vegetative-lined ditches will require repair. Rock-lined ditches that may be damaged will be repaired or replaced as necessary. Debris will also be cleared from the space between the monitoring well risers and the protective manholes.

4.5 SECURITY FENCE INSPECTION AND ROUTINE MAINTENANCE

Inspection of the security fencing will assess the following:

- Evidence of damaged, unstable, or misaligned fencing;
- Integrity of the fence fabric;
- Condition of gates, posts, and barbed wire;
- Locks not intact or in poor condition;
- Evidence of vandalism; and
- Evidence of soil erosion or significant pavement deterioration around fence posts which would decrease the structural integrity of the fence

Routine maintenance will include repair of any fence that allows for easy entry of persons or animals and repair of eroded areas.

4.6 INSPECTION FORMS / REPORTS

The inspector will prepare a report for each inspection event. The Engineering Control Inspection Form in **Attachment A** or a similar form containing the same information must be used to document the inspections. The form includes an itemization of inspected features, specific conditions observed, and recommended repairs, if any. In addition, a photographic log should be used to provide further appropriate documentation of the conditions, as suggested on the example inspection form. These forms may be modified (for example, to an electronic or revised editorial format) as long as their content and intent remains intact.

The inspector must provide the owner or owner designee with the completed inspection form and photographic log as soon as practicable after the inspection. Should any major defects be identified (e.g., sheet pile wall failure, slope failure, exposure to landfill contents), this reporting must occur within twenty-four (24) hours of the inspection that identified the major defect.

On an annual basis, inspection and maintenance documentation must be compiled to document the results of each inspection (inspection forms and photographic logs), and any routine or nonroutine maintenance, repairs, and corrective actions performed.

4.7 NONROUTINE MAINTENANCE OR REPAIRS

If nonroutine maintenance or repairs are needed for the sheet pile wall or pavement caps, an independent professional engineer registered in the Commonwealth of Pennsylvania must be retained to provide written recommendations to the owner as soon as practicable after the need for such nonroutine maintenance or repairs is identified. The recommended nonroutine maintenance work will be initiated within thirty (30) days after the owner receives the written recommendations. Upon completion, the repair will be inspected by the independent professional engineer, who will notify the owner regarding the effectiveness of the nonroutine maintenance work.

4.8 MAJOR DEFECTS AND CORRECTIVE ACTIONS

If any major defects are identified during an inspection (e.g., sheet pile wall failure, slope failure, exposure to landfill contents) for the sheet pile wall or pavement caps, an independent professional engineer registered in the Commonwealth of Pennsylvania must be retained by the owner or owner designee within twenty-four (24) hours to evaluate the identified situation. The professional engineer must prepare a summary of the evaluation and submit recommended corrective actions to the owner. Owner must provide copies to PADEP immediately upon receipt of the materials from the professional engineer.

Owner must initiate corrective actions for the major defects within two (2) weeks after receiving the professional engineer's information. The professional engineer will oversee and inspect the corrective actions, and as soon as practicable after completion, will prepare a summary report documenting the corrective actions taken and the suitability and effectiveness of the repairs. Owner must provide copies to PADEP immediately upon receipt of the materials from the professional engineer.

PADEP notices must be sent to:

Pennsylvania Department of Environmental Protection
Waste Management Program
400 Waterfront Drive
Pittsburgh, PA 15222

4.9 RECORDS RETENTION

Inspection, maintenance, and corrective action documentation must be maintained by the owner for as long as the Engineered Controls and the related Environmental Covenant remain in effect and made available, upon request, to PADEP.

5.0 INSPECTION AND MAINTENANCE OF APPROVED ENGINEERING CONTROLS FOR THE FORMER MANUFACTURING AREA

Routine inspections and maintenance must be done periodically in the FMA to evaluate and verify the ongoing integrity of the Engineering Controls. Inspections must be performed at least annually and also as required based on observations made during normal Site operations. The inspections must be performed by an individual who is familiar with the components of the Engineering Controls and their proper operation.

Specific inspection and routine maintenance activities are discussed in the following sections. The Engineering Control Inspection Form in **Attachment A** or a similar form containing the same information must be used to document the inspections.

5.1 ASPHALT AND CONCRETE PAVEMENT INSPECTION AND ROUTINE MAINTENANCE

Inspection of the asphalt and concrete pavement will assess the following:

- Evidence of significant cracks, holes, subsidence, potholes, uplift, or any other condition which may allow direct exposure of the underlying impacted materials.

Routine maintenance includes:

- Asphalt and concrete patching and sealing, as needed; and
- Asphalt and concrete re-surfacing, as needed

6.0 ENGINEERING CONTROL DISTURBANCE / MATERIALS MANAGEMENT

Future activities at the Property, for instance as part of redevelopment, may involve penetration or disturbance of Engineering Controls (e.g., caps) that may result in exposure to underlying materials. Performance of such activities will require adherence to formalized procedures to address worker health and safety, materials management, and restoration of Engineering Controls. The following sections further detail the requirements.

6.1 AGENCY NOTIFICATION AND WORK PLANS

Notification of PADEP must occur based on the scope of the planned disturbance for the Engineering Controls. Disturbances will be categorized as Minor or Major based on the criteria set forth below.

Minor Disturbances

Minor Disturbances must meet **all** of the following criteria:

- There is no planned removal of impacted materials from the Property. All impacted material will be placed back in the disturbed area for re-capping;
- The cap will be restored "in kind" with equivalent cap material and cap thickness within sixty (60) days; and

- The disturbed area does not exceed twenty-five percent (25%) of the total capped area in the portion of the Property where the disturbance is located (Former RCRA Landfill or FMA).

Examples of potential Minor Disturbances include utility repairs/upgrades, catch basin repair/replacements, and localized settlement repair.

No advance PADEP notification is required for Minor Disturbances. The Property owner will notify PADEP within thirty (30) days after the area subject to the Minor Disturbance has been restored. The notification shall include a reasonably descriptive summary of the completed activities. If unplanned disposal of impacted materials occurs, the notification shall include documentation that the material was characterized and properly disposed.

Major Disturbances

Major Disturbances are categorized by **any** of the following criteria:

- Removal of impacted materials from the Property is required; *or*
- The cap will be restored with a different cap type (for example, asphalt will be replaced by a building foundation) that provides an equivalent level of protection; *or*
- The disturbed area will exceed 25% of the total capped area where the disturbance is located (Former RCRA Landfill or FMA).

Examples of potential Major Disturbances include major new underground utilities and installation of structural foundations/slabs for new buildings.

The Property owner will provide advance written notification to PADEP of any planned Major Disturbances. The notification shall include a reasonably descriptive summary of the planned activities, and planning documents which demonstrate that the planned activities, when performed as planned, will not pose a threat to human health and the environment.

Planning documents will include, at a minimum, plans to address worker health and safety and plans to restore the Engineering Controls expected to be disturbed. Restoration of Engineering Controls may involve "in kind" replacement or the use of revised designs, provided that the revised designs must meet the original performance criteria or deviations from the criteria must be otherwise approved by PADEP.

If the planned activities will involve removal or relocation of any impacted or potentially impacted soil or other materials, a Materials Management Plan also must be submitted. The Materials Management Plan must be prepared by an environmental professional having adequate experience and must outline appropriate protocols for analytical testing, handling, and disposition (e.g., beneficial reuse or disposal) of soil or other relevant materials that may be contaminated.

During the work, all activities must be conducted in accordance with the procedures and protocols described in the plans as approved in advance by PADEP. Prompt written notification to PADEP of any deviations from the approved plans during execution of the work will be required.

6.2 REPORTING

For Minor Disturbances, the only required reporting is the notification to PADEP within thirty (30) days after the area subject to the disturbance has been restored, as discussed above.

For Major Disturbances, advance notice to and approval by PADEP is required prior to commencement of the disturbance. In addition, periodic updates must be provided to PADEP, at a frequency agreed upon during the planning phase. A completion report also must be provided to PADEP as soon as practicable after the area subject to the disturbance has been restored, as discussed above. At a minimum, the completion report must describe the activities, review the health and safety protocol followed, summarize materials management and disposition, describe restoration of the Engineering Control, and describe any deviations from approved planned protocols.

Locations for Major Disturbances of the Engineering Control or materials removal must be documented so that these areas of disturbance can be readily identified in the future (e.g., using GPS coordinates, engineering as-built drawings, or other means, as appropriate).

If necessary, due to changes in Property conditions, an updated PRCP and/or an amended Environmental Covenant will be submitted to PADEP for approval.

7.0 REFERENCES

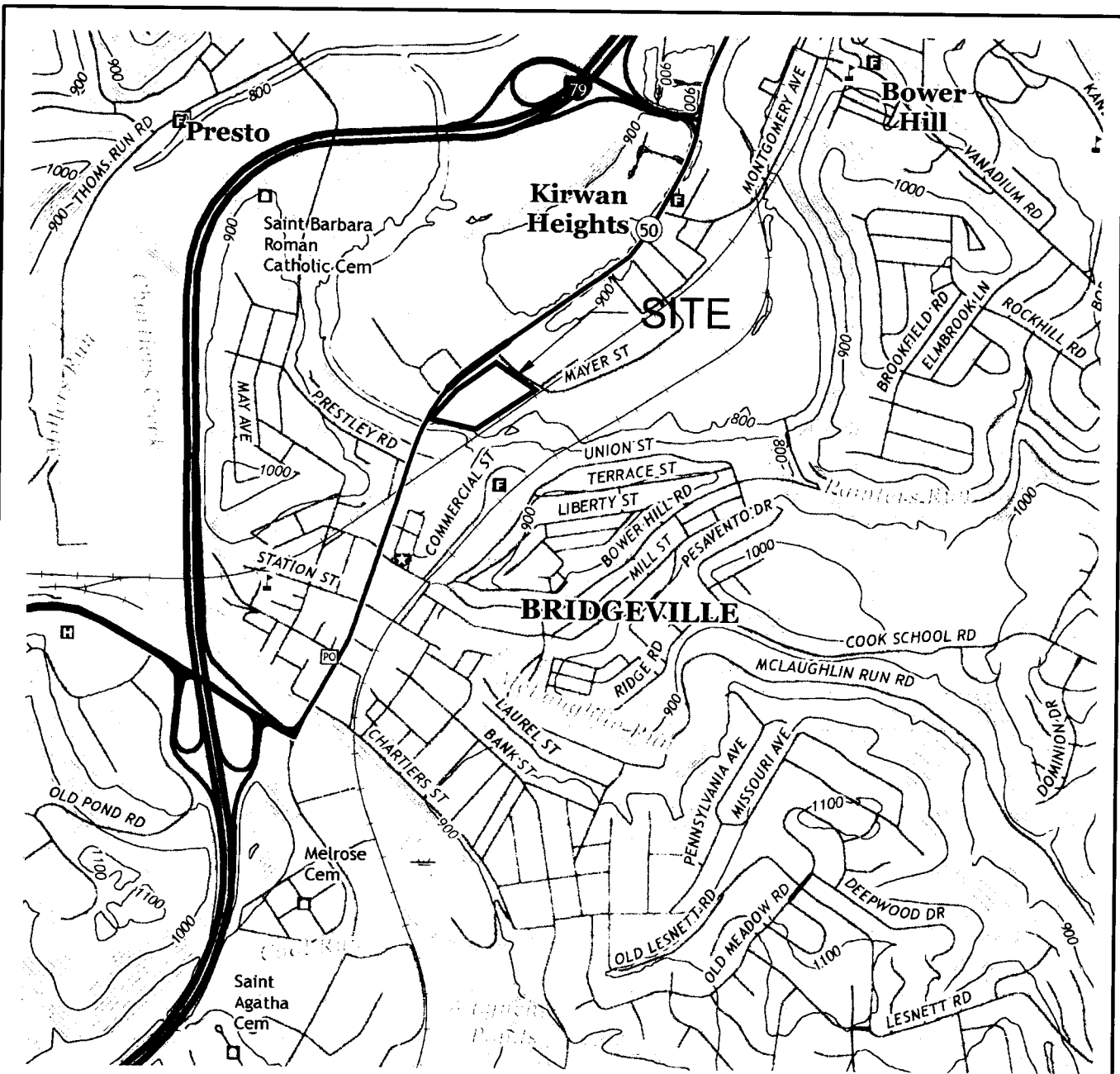
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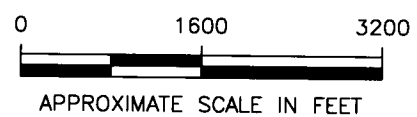
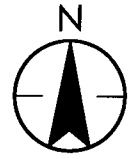
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Stantec, 2021. Addendum to the Combined Remedial Investigation Report/Final Report for Soils in the Former Manufacturing Area – Former GE Glass Plant, Bridgeville, PA.

FIGURES



Source: U.S.G.S. 7.5 minute quadrangle of Bridgeville, PA, dated 2016



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Client/Project
**GE LIGHTING FORMER
BRIDGEVILLE GLASS PLANT**

BRIDGEVILLE, PENNSYLVANIA

Project No.
213403110

Title
SITE LOCATION MAP

Figure No.
1

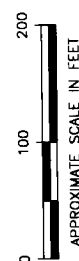


Figure No. 2

ATTACHMENT A

ENGINEERING CONTROL INSPECTION FORM

ENGINEERING CONTROLS INSPECTION FORM Former Bridgeville Glass Plant 540 Mayer Street, Bridgeville, PA Former RCRA Landfill Area and Former Manufacturing Area		
Date:		
Inspector(s):		
<i>Instructions:</i> <i>For each "yes" answer, provide a brief description at the end of the form, sketch of location, and photographic log as appropriate.</i>		
ITEM	YES	NO
Sheet Pile Wall		
Visual evidence of sediment transport through wall joints or pipe penetrations		
Visual evidence of buckling or bulging of the sheet piles		
Visual evidence of misalignment of the sheet piles		
Visual evidence of cracks or displacement (> 1/4 inch) of the concrete cap along the sheet pile wall		
On an annual basis the sheet pile wall should be inspected along its base from Chartiers Creek. This annual inspection should be coordinated to coincide with a time of low water in the creek.		
Asphalt Traffic Pavement		
Visual evidence of cracks (> 1/4 inch)		
Visual evidence of subsidence or potholes (> 1 inch vertical) that have resulted in cracks of any size		
Visual evidence of uplift (>1 inch vertical) that has resulted in cracks (>1/4 inch)		
Visual evidence of gaps (> 1/4 inch) at joints adjacent to structures or concrete pavement		
Routine maintenance due: Sealing of cracks with bituminous material		
Routine maintenance due: Sealing the surface with bituminous slurry (every 2 to 3 years)		
Routine maintenance due: Resurfacing or overlay (every 5 to 10 years)		
Concrete Traffic Pavement		
Visual evidence of cracks (> 1/4 inch)		
Visual evidence of subsidence or potholes (> 1 inch vertical) that have resulted in cracks of any size		
Visual evidence of uplift (>1 inch vertical) that has resulted in cracks (>1/4 inch)		
Visual evidence of gaps at expansion joints (> 1/4 inch)		
Routine maintenance due: Sealing of cracks		
Routine maintenance due: Resealing of expansion joints		
Concrete Slope Pavement		
Visual evidence of cracks (> 1/4 inch)		
Visual evidence of subsidence (> 1 inch vertical) that has resulted in cracks of any size		
Visual evidence of uplift (> 1 inch vertical) that has resulted in cracks (> 1/4 inch)		
Visual evidence of gaps at expansion joints (> 1/4 inch)		
Routine maintenance due: Sealing of cracks		
Routine maintenance due: Resealing of expansion joints		
Storm Water Drainage System		
Visual evidence of erosion (> 6 inches) in vegetative-lined ditches and/or at storm water discharge locations		
Visual evidence of rock displacement and/or washed out areas (> 6 inches) in riprap lined ditches		
Visual evidence of sediment deposition and/or debris in ditches that may impede storm water flow		
Visual evidence of debris clogging drop inlet grates, curb inlets, or trench drains		
Visual evidence of cracks, subsidence, uplift, or other condition that may indicate the reduction of the concrete lined ditch's structural integrity		
Routine maintenance due: Clear debris from drainage structures		
Routine maintenance due: Repair erosion in vegetative-lined ditches and/or rock-lined ditches		
Routine maintenance due: Remove sediment deposition in vegetative-lined ditches and/or rock-lined ditches		

ENGINEERING CONTROLS INSPECTION FORM

Former Bridgeville Glass Plant
540 Mayer Street, Bridgeville, PA
Former Landfill Area (~3.6 acre)

Security Fence

Visual evidence of damaged, unstable, and/or misaligned fencing		
Visual evidence of fencing fabric, posts, and/or barbed wire that are not intact or not in good condition		
Visual evidence of gates and/or locks that are not in good working condition		
Visual evidence of vandalism (damage and digging below fence fabric)		
Routine maintenance due: Repair fence that allows easy entry of persons or animals		
Repair eroded areas (> 4 inches) below fence fabric		

Note

If geotechnical stability concerns are identified during inspections or at any other time, appropriate measures should be undertaken to determine if immediate repairs are necessary. Any such repairs shall be made promptly.
For any newly discovered defect involving failure or possible failure of the sheet pile wall or any other potential issues regarding the geotechnical stability of the landfill area including the embankment along Chartiers Creek, the Site Owner will engage a professional engineer to evaluate the condition, provide findings and recommendations, oversee any required corrective measures, and certify the repairs.

Other

Other condition not specifically listed requires maintenance, repair, corrective action, or further inspection

Include notes for each "Yes" response below, or attach additional documentation: