



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

Instrument Number: 2025-7600

BK-DE VL-19993 PG-363

Recorded On: April 01, 2025

As-Deed Agreement

Parties: AGREE SHELF E S PA L L C

To WABCO HOLDINGS INC

# of Pages: 32

Comment: ENVIRONMENTAL COVENANT

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

Deed Agreement

181.75

0

0

Total:

181.75

**Realty Transfer Stamp**

**Division of Real Estate Stamp:**

Affidavit Attached-No

NOT A DEED OF TRANSFER

EXEMPT

Value

Not a Deed of Transfer

0.00

0.00

Certified On/By-> 04-01-2025 / Angela Gans

NOT A DEED OF TRANSFER

I hereby certify that the within and foregoing was recorded in the Division 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: 2025-7600

Receipt Number: 4455074

Recorded Date/Time: April 01, 2025 09:39:47A

Book-Vol/Pg: BK-DE VL-19993 PG-363

User / Station: P Rankin - CASH 01

ARCADIS U S INC

2100 GEORGETOWN DR STE 402

ATTN: CRYSTAL FOSTER

SEWICKLEY PA 15143



Jessica Garofolo, Director  
Sara Innamorato, County Executive

When recorded, return to:  
Arcadis U.S., Inc.  
2100 Georgetown Drive  
Suite 402  
Sewickley, Pa 15143  
Attention: Crystal Foster

The County Parcel Identification No. of the Property is: 177-L-88

**GRANTOR:** Agree Shelf ES PA, LLC

**PROPERTY ADDRESS:** 1599 S Braddock Avenue, Pittsburgh, Pennsylvania 15218

### 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 U.S. Environmental Protection Agency (EPA) and the Pennsylvania Department of Environmental Protection (Department), collectively the “Agencies”..

1. **Property affected.** The property affected by this Environmental Covenant is located in the City of Pittsburgh, Edgewood and Swissvale Boroughs, Allegheny County, and is referred to herein as the “Property.”

The latitude and longitude of the center of the Property is:  
**40.4272253155, -79.8894689246**

A legal Property has been known by the following name(s): **Former Union Switch and Signal Division (USSD) Facility; Edgewood Towne Center; Lot D-1**  
**PADEP eFACTS PF No. 828755**  
**PADEP LRP No. 5-2-137-19652**  
**EPA ID: PAD000001115**

A legal description of the entire USSD Site (Site), as well as a description of the subject Property, are attached to this Environmental Covenant as **Exhibit A**. Figures related to the Site and subject Property are presented in **Exhibit B**.

2. **Property Owner/GRANTOR.** The following is the owner of the Property and the GRANTOR of this Environmental Covenant.

Agree Shelf ES PA, LLC  
32301 Woodward Avenue

Royal Oak, Michigan 48073  
Attention: Danielle Spehar

3. **Holder/ GRANTEE.** The following is the GRANTEE(s) and a “holder,” as that term is defined in 27 Pa. C.S. § 6502, of this Environmental Covenant:

WABCO Holdings, Inc.  
15811 Centennial Dr.  
Northville, Michigan 48168  
Attention: Legal Department

4. **Description of Contamination and Remedy.** The following describes the contamination, corrective actions taken, standard attained, administrative record, and Act 2 report submittals for the Property.

The Property affected by this Environmental Covenant is part of a larger 37.67-acre land parcel that constitutes the former USSD Site (Site). It was formed through the purchase of several private properties and was in operation as the former USSD until the late 1970s.

USSD produced various electrical and mechanical components used in railroad signaling and control systems. There were 13 buildings at the Site when operations ceased, including a metal plating facility, a water treatment facility for rinse waters and a portion of the plating bath material, a heat treatment facility, and a building with four spray paint booths. There was also a hazardous waste storage pad that had been the subject of a long-term storage permit application under the federal Resource Conservation and Recovery Act (RCRA). The storage pad and the four buildings described above constitute solid waste management units (SWMUs).

On October 15, 1985, USSD submitted a final Closure Plan under RCRA to the Department with respect to the Site’s five SWMUs. Building demolition and site cleanup occurred in 1987 following approval of the Closure Plan. On December 30, 1987, a Pennsylvania Department of Environmental Resources Site Ranking Document indicated that the Site had been cleaned up and was closed.

After sale of the Site in January 1988 to the Parkway Union Development Corporation, 37 underground storage tanks (USTs) were removed in connection with redevelopment and construction of the Edgewood Towne Centre in 1988. Removal of these tanks occurred before the Pennsylvania UST Program became effective in August 1989; therefore, no UST closure documents were filed, and the former locations of the USTs are not known.

Because the Site remained on a list of properties subject to review by the United States Environmental Protection Agency (EPA) under the RCRA corrective action program, EPA commissioned the preparation of an Environmental Indicator Report in 2009 and a

Phase II Environmental Site Assessment (ESA) in 2016. The Phase II ESA investigated site media potentially affected by the five SWMUs. No separate-phase liquid was identified at the Site, and EPA concluded that further investigation and Site closure could proceed under the One Cleanup Program pursuant to the Memorandum of Agreement between EPA and the Commonwealth of Pennsylvania executed on April 21, 2004.

During remedial investigation and cleanup plan activities, select volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals were detected at concentrations greater than their respective residential Statewide Health Standard Medium-Specific Concentrations and/or Site-Specific Standard (SSS) Vapor Intrusion Screening Values (VI SVs) in soil, groundwater, and soil-gas samples. A risk assessment was completed in accordance with the SSS to evaluate potential exposure risks associated with constituents of concern (COCs) in site media for current and future potential (residential and commercial) receptors. The Risk Assessment Report and Cleanup Plan submitted to the Department in September 2023 determined that institutional controls are appropriate to protect receptors for all current and probable future site use and eliminate complete exposure pathways at the Property.

The Final Report was submitted in April 2024 and was approved by the Department on July 23, 2024. The Final Report concluded that all exposure pathways will remain incomplete through the execution of Environmental Covenants. EPA issued a RCRA Corrective Action Final Decision and Response to Comments on September 27, 2024.

Administrative records related to the Site are located at the Department's Southwest Regional Office at 400 Waterfront Drive in Pittsburgh, PA 15222 and at the EPA Region III office located at Four Penn Center, 1600 John F. Kennedy Boulevard, Philadelphia, PA 19103.

5. **Activity and Use Limitations (AULs)**. 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, unless terminated or modified in accordance with Paragraph 10 below:

- a) **Material Handling restrictions:** All earth disturbance, including excavated materials, shall be managed. in accordance with the EPA and PADEP approved Materials Management Plan (MMP), as **Exhibit C**.
- b) **Vapor Intrusion:** Residential use buildings/structures will incorporate a passive vapor barrier unless it can be demonstrated to the EPA and PADEP that soil gas concentrations will not pose a threat to human health and/or the environment and the EPA and PADEP provide prior written approval. Future penetrations of the floor or vapor barrier of any such buildings or structures will be repaired with materials of similar permeability in accordance with an EPA and PADEP approved Post Remediation Care Plan (PRCP).

- c) **Groundwater Use Restriction:** The installation and use of water supply wells of any kind on the Property is prohibited (including, without limitation: water wells used for drinking, bathing or other human consumption or purposes and water wells used for livestock, farming, or irrigation).

The installation of compliance wells, groundwater monitoring wells, recovery or extraction wells or similar devices for purposes of any remediation or any other corrective action work is permitted on the Property provided such wells comply with local, state and/or federal law and regulations and are approved by the Department.

6. **Notice of Limitations in Future Conveyances.** Each “instrument,” as that term is defined in 25 Pa. Code Sec. 253.1, 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.** After written request from the Department or EPA, the then current owner of the Property shall submit, to the Department, EPA and any Holder listed in Paragraph 3, written documentation stating whether or not the activity and use limitations in Paragraph 5 of this Environmental Covenant are being abided by. In addition, within 21 days after any of the following events, a) written request by the Department or EPA, b) transfer of title of the Property or of any part of the Property affected by this Environmental Covenant, c) noncompliance with Paragraph 5 (Activity and Use Limitations), d) an application for a permit or other approval for any building or site work that could affect contamination on any part of the Property, the then current owner will send a report to the Department, EPA and any Holder. The report shall state whether or not there is compliance with Paragraph 5. If there is noncompliance, the report will state the actions that will be taken to assure compliance.

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

9. **Recording and Notification of Recording.** Within 30 days after the date of the Department’s approval of this Environmental Covenant, the GRANTEE shall file this Environmental Covenant with the Recorder of Deeds for each County in which the Property is located, and send a file-stamped copy of this Environmental Covenant to the Department within 90 days of the Department’s approval of this Environmental Covenant. Within that time period, the GRANTEE also shall send a file-stamped copy to each of the following: Edgewood Borough; Swissvale Borough; Allegheny County; EPA, and any Holder listed in Paragraph 3.

10. **Termination or Modification.**

(a) This Environmental Covenant runs with the land unless terminated or modified in accordance with 27 Pa. C.S. §§ 6509 or 6510, or in accordance with this Paragraph 10.

(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 of Pennsylvania 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 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. **Notice and Enforcement.**

(a) **Notification.** The then current owner shall provide the EPA 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 becoming aware of such termination or amendment.

(5) any agreement for the sale or transfer of the Property by the Grantor, no later than seven (7) calendar days prior to the closing of such sale or transfer by the Grantor.

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

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

Pennsylvania Department of Environmental Protection  
Environmental Cleanup & Brownfields Program  
Program Manager  
400 Waterfront Drive  
Pittsburgh, PA 15222

US Environmental Protection Agency Region III  
Land, Chemicals & Redevelopment Division 3LD12  
Four Penn Center  
1600 John F. Kennedy Boulevard  
Philadelphia, PA 19103-2852  
[R3\\_RCRAPOSTREM@epa.gov](mailto:R3_RCRAPOSTREM@epa.gov)

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.

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

Agree Shelf ES PA LLC, Grantor

Date: 1/3/25

By: Edward A Eickhoff  
Name: Edward Eickhoff  
Title: Authorized Representative

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) SS:

On this 3<sup>rd</sup> day of January, 2025, before me, the undersigned officer, personally appeared Danielle Spehar, who acknowledged himself/herself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

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

SUSAN M. MOORE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Oct 7, 2028  
ACTING IN COUNTY OF Oakland

Susan M Moore  
Notary Public



Date: March 4, 2025 WABCO Holdings Inc., Grantee

By: Rhonda McCoy

Name: Rhonda McCoy

Title: Secretary

STATE OF MICHIGAN

~~COMMONWEALTH OF PENNSYLVANIA~~

) [other state, if executed outside PA]

COUNTY OF

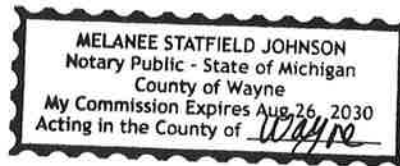
Wayne

) SS:

On this 4 day of March, 2025 before me, the undersigned officer, personally appeared Rhonda McCoy, who acknowledged himself/herself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

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

Melanie Statfield Johnson  
Notary Public



APPROVED, by Commonwealth of Pennsylvania, Department of Environmental Protection

Date: 3-21-2025

By: [Signature]  
Name: Diane D. McDaniel  
Title: Program Manager

COMMONWEALTH OF PENNSYLVANIA )  
 )  
COUNTY OF Allegheny ) SS:

On this 21 day of March, 2025 before me, the undersigned officer, personally appeared Diane D. McDaniel who acknowledged himself/herself to be the Program Manager Environmental Cleanup and Brownfields Program Manager of the Commonwealth of Pennsylvania, Department of Environmental Protection, Southwest Regional Office, whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

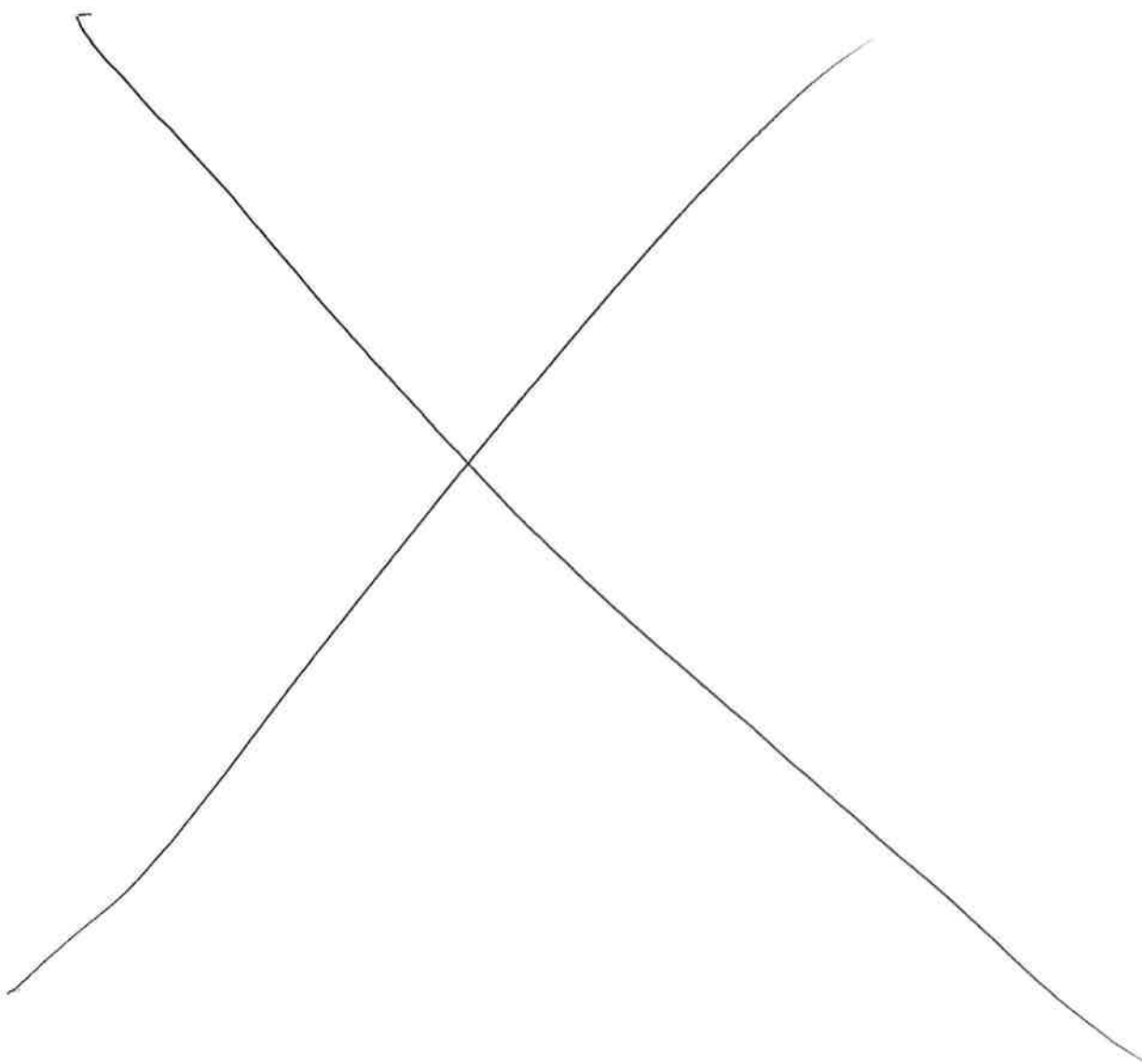
In witness whereof, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
Blair Patrick, Notary Public  
Allegheny County  
My commission expires September 15, 2027  
Commission number 1438531

[Signature]  
Notary Public

# Exhibit A

## Property Description



## **Exhibit A-1**

### **Property Description**

#### **Entire Site**

All those certain lots or parcels of ground situate partly in the Borough of Swissvale and partly in the Borough of Edgewood, County of Allegheny and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point at the Northeastern most point of the Parcels, thence along the Westerly right Of way of Conrail, the following five (5) courses and distances; S 03° 09' 33" W a distance of 108.74' to a point; thence South 41° 00' 37" West a distance of 25.60 feet to a point; thence South 12° 26' 31" West a distance of 406.21 feet to a point; thence South 15° 28' 28" West a distance of 701.62 feet to a point; thence South 16° 05' 00" West a distance of 600.18 feet to a point; thence North 73° 18' 07" West a distance of 82.86 feet to a point; thence North 15° 29' 49" East a distance of 101.02 feet to a point; thence North 65° 02' 18" West a distance of 211.78 feet to a point; thence North 65° 02' 27" West a distance of 119.81 feet to a point; thence South 33° 50' 22" West a distance of 85.97 feet to a point; thence South 33° 43' 19" West a distance of 22.75 feet to a point; thence North 34° 28' 50" West a distance of 5.65 feet to a point; thence North 34° 31' 50" West a distance of 409.55 feet to a point; thence North 43° 10' 33" West a distance of 62.68 feet to a point; thence North 37° 27' 15" West a distance of 308.16 feet to a point; thence North 38° 20' 28" West a distance of 201.26 feet to a point; thence North 50° 01' 09" East a distance of 17.30 feet to a point; thence North 30° 50' 32" West a distance of 52.70 feet to a point; thence North 22° 15' 00" East a distance of 130.33 feet to a point; thence in a tangent curve in a Northeasterly direction by an arc curving to the right having a radius of 808.12 feet and an arc distance of 360.57 feet to a point; thence in an Easterly direction by an arc curving to the right having a radius of 1,549.72 feet, and arc distance of 768.21 feet to a point; thence North 75° 00' 45" East, a distance of 285.48 feet to a point; thence North 76° 13' 00" East, a distance of 314.26 feet to a point at the place of beginning.

#### *Disclaimer:*

*This property description was compiled from a Deed for properties included in Parcels 177-L-100 and 177-L-101, recorded in Vol. 7712, Pages 479-486, by the County of Allegheny, Pennsylvania, dated January 8, 1988, recorded January 12, 1988; Allegheny County GIS Viewer; and Parcel Map shape files from the PASDA (Pennsylvania Spatial Data Access) Data Clearinghouse, Allegheny County – Parcels, dated February 7, 2024. No field survey was performed to compile this property description and should be used for informational purposes only. Arcadis bears no legal liability regarding the accuracy of this 3<sup>rd</sup> party data.*

**Exhibit A-2 – Subject Property Description**

ALL THAT CERTAIN lot or tract of land situate in the Borough of Edgewood, County of Allegheny and Commonwealth of Pennsylvania, being known as Lot D-1, as shown on a certain plan entitled GetGo #3147 Plan of Subdivision, as recorded in the Department of Real Estate Office of Allegheny County, Pennsylvania on January 4, 2018 in Plan Book Volume 295, Page 79.

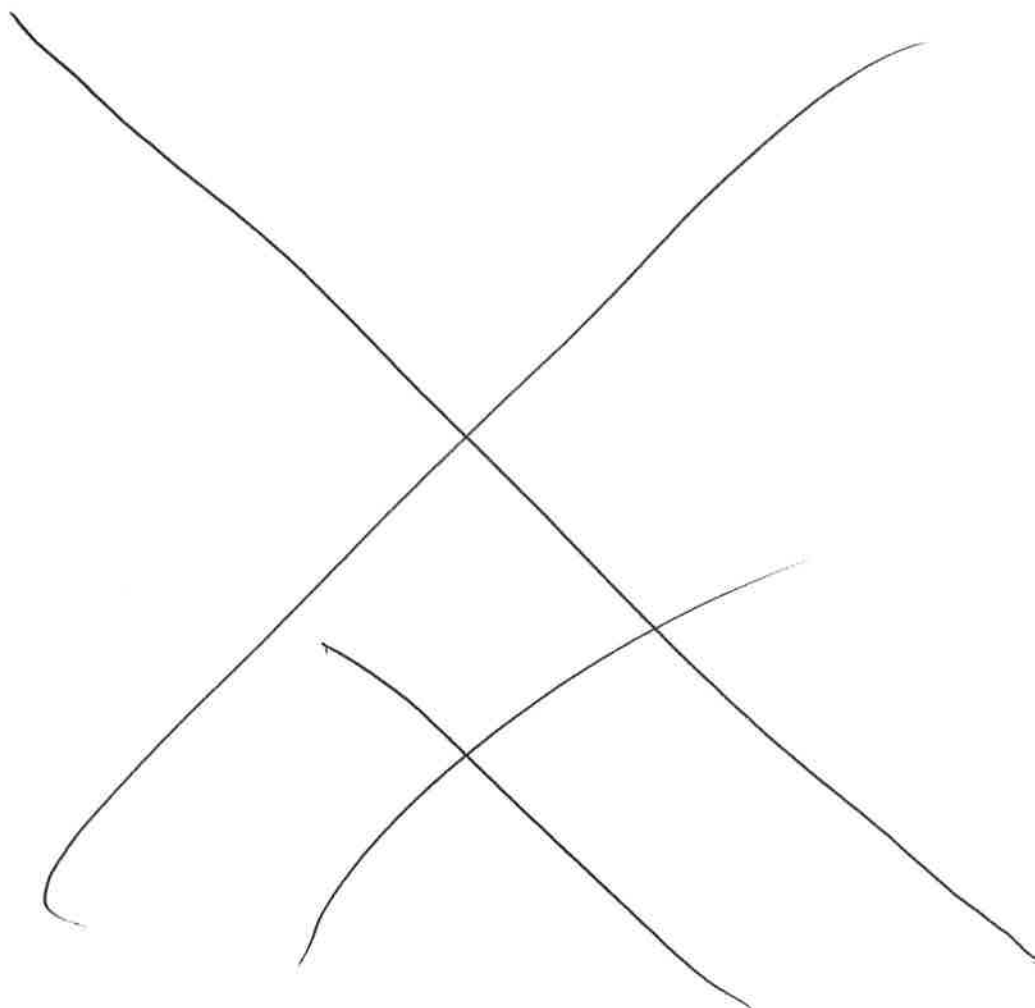
Being the same premises which Getgo Portfolio II, LP, a Delaware limited partnership, by Deed dated September 16, 2019 and recorded September 30, 2019, in Alleghany County in Deed Book Volume 17784, Page 336 conveyed unto Agree Shelf ES PA, LLC, a Delaware limited liability company, in fee.

BEING PARCEL NO. 177-L-88



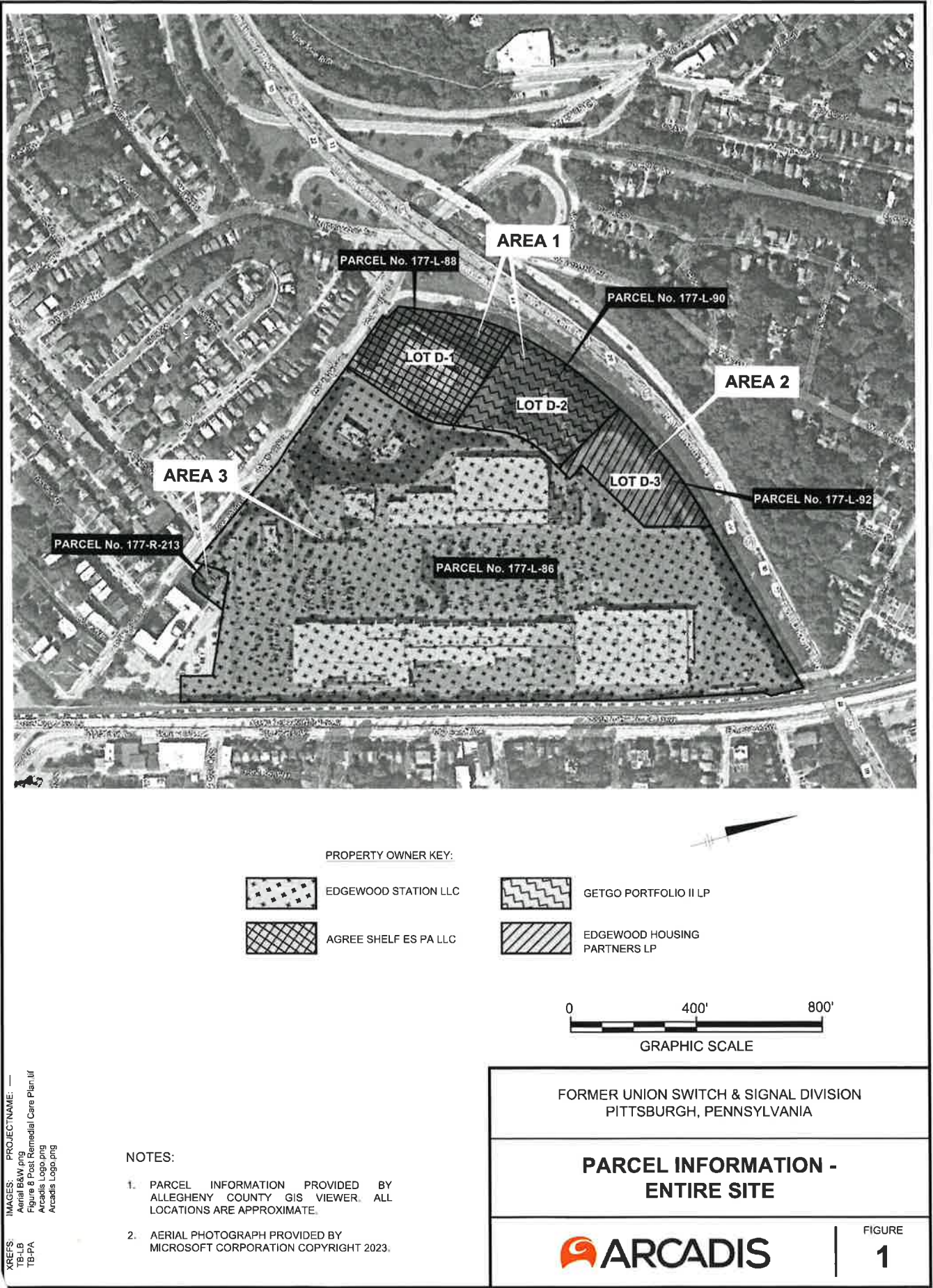
# Exhibit B

## Figures





\\rainier\home\DOVACC\Docs\Arcadis ACC US\AUS-99999999-ZF GROUP - EDGEWOOD BRADDOCK\_PITTSBURGH\_PAN\Project Files\10\_WIP\10T\_ARC\_ENV\2024\01-DWG\ZF\_SITE AND SURROUNDING AREA\_B&W.dwg LAYOUT: 1. SAVED: 7/29/2024 11:39 AM ACADVER: 24.2S (LMS TECH)  
--SETUP: -- PLOTTABLE: -- PLOTTED: 7/29/2024 11:46 AM BY: KRAMMER, ERIC







MW-2									
11/29/2021	3/2/2022	6/20/2022	8/10/2022	11/23/2022	2/15/2023	5/19/2023	9/7/2023		
Trichloroethene	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U
Benzobifluoranthene	<0.18 U	<0.15 U	0.21	<0.18 U	<0.18 U	<0.20 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>
Benzokifluoranthene	<0.18 U	<0.15 U	0.19	<0.18 U	<0.18 U	<0.20 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>
Dibenzofluoranthene	<0.18 U	<0.15 U	0.20	<0.18 U	<0.18 U	<0.20 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>
Dibenzofluoranthene	<0.18 U	<0.15 U	0.18	<0.18 U	<0.18 U	<0.20 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>
Indeno(1,2,3-cd)pyrene	<0.18 U	<0.15 U	0.18	<0.18 U	<0.18 U	<0.20 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>	<0.19 U <sup>1</sup>
Manganese	17,000	26,000	23,000	12,000	9,500	11,000	10,000	10,000	10,000
Thallium	4.3 J	<20 U	<20 U	<20 U	<20 U	<20 U	<20 U	<20 U	3.5 JB

MW-5									
11/29/2021	3/2/2022	6/20/2022	8/10/2022	11/23/2022	2/15/2023	5/19/2023	9/7/2023		
Trichloroethene	<5.0 U	8.7	6.0	7.0	4.2	8.2	5.3	3.5	3.5
Benzobifluoranthene	<0.18 U	<0.14 U	<0.16 U	<0.19 U	<0.20 U	<0.18 U	<0.19 U <sup>1</sup>	<0.18 U	<0.18 U
Benzokifluoranthene	<0.18 U	<0.14 U	<0.16 U	<0.19 U	<0.20 U	<0.18 U	<0.19 U <sup>1</sup>	<0.18 U	<0.18 U
Dibenzofluoranthene	<0.18 U	<0.14 U	<0.16 U	<0.19 U	<0.20 U	<0.18 U	<0.19 U <sup>1</sup>	<0.18 U	<0.18 U
Dibenzofluoranthene	<0.18 U	<0.14 U	<0.16 U	<0.19 U	<0.20 U	<0.18 U	<0.19 U <sup>1</sup>	<0.18 U	<0.18 U
Indeno(1,2,3-cd)pyrene	<0.18 U	<0.14 U	<0.16 U	<0.19 U	<0.20 U	<0.18 U	<0.19 U <sup>1</sup>	<0.18 U	<0.18 U
Manganese	300	150	98	100	99	190	160	220	220
Thallium	<20 U	<20 U	<20 U	<20 U	<20 U	<20 U	<20 U	<20 U	<20 U

MW-3									
11/29/2021	3/2/2022	6/20/2022	8/10/2022	11/23/2022	2/15/2023	5/19/2023	9/7/2023		
Trichloroethene	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U	<1.0 U
Benzobifluoranthene	<0.18 U	<0.15 U	<0.15 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Benzokifluoranthene	<0.18 U	<0.15 U	<0.15 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Dibenzofluoranthene	<0.18 U	<0.15 U	<0.15 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Dibenzofluoranthene	<0.18 U	<0.15 U	<0.15 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Indeno(1,2,3-cd)pyrene	<0.18 U	<0.15 U	<0.15 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Manganese	16,000	10,000	14,000	15,000	16,000	8,500	9,900	8,900	8,900
Thallium	6.2 J	<20 U	8.9 J	<20 U	6.2 J	<20 U	<20 U	<20 U	<20 U

MW-4									
11/29/2021	3/2/2022	6/20/2022	8/10/2022	11/23/2022	2/15/2023	5/19/2023	9/7/2023		
Trichloroethene	<5.0 U	<1.4 U	1.9	1.2	0.95 J	1.3	0.82 J	0.69 J	0.69 J
Benzobifluoranthene	<0.18 U	<0.14 U	<0.14 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Benzokifluoranthene	<0.18 U	<0.14 U	<0.14 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Dibenzofluoranthene	<0.18 U	<0.14 U	<0.14 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Dibenzofluoranthene	<0.18 U	<0.14 U	<0.14 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Indeno(1,2,3-cd)pyrene	<0.18 U	<0.14 U	<0.14 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U <sup>1</sup>	<0.18 U	<0.18 U
Manganese	550	400	510	700	720	600	570	540	540
Thallium	<20 U	<20 U	3.2 J	<20 U	<20 U	<20 U	<20 U	<20 U	5.0 JB

LEGEND

- MONITORING WELL
- PROPERTY SUBJECT TO ENVIRONMENTAL COVENANT
- APPROXIMATE PERIMETER OF LOT D-1 (IN AREA 1)
- APPROXIMATE PERIMETER OF LOT D-2 (IN AREA 1)
- APPROXIMATE PERIMETER OF LOT D-3 (AREA 2)
- SITE BOUNDARY

RESIDENTIAL MEDIUM-SPECIFIC CONCENTRATION (MSC)

Concentration (MSC)	5
Trichloroethene	0.18
Benzobifluoranthene	0.18
Benzokifluoranthene	0.052
Dibenzofluoranthene	0.18
Indeno(1,2,3-cd)pyrene	300
Manganese	2
Thallium	2

NOTES:

- CONSTITUENTS THAT WERE DETECTED AT LEAST ONCE AT CONCENTRATIONS GREATER THAN THEIR RESPECTIVE GROUNDWATER MSC IN ANY WELL OVER THE LAST EIGHT QUARTERS ARE PRESENTED
- GRAY SHADING INDICATES A DETECTED CONCENTRATION IN EXCEEDANCE OF THE GROUNDWATER MSC
- < U = NOT DETECTED ABOVE SPECIFIED LIMIT
- J = DETECTED ABOVE DETECTION LIMIT BUT BELOW REPORTING LIMIT
- JB = BELOW REPORTING LIMIT
- U = UNDETECTABLE CONCENTRATION
- MSC = MEDIUM SPECIFIC CONCENTRATION
- ALL CONCENTRATIONS ARE PRESENTED IN MICROGRAMS PER LITER

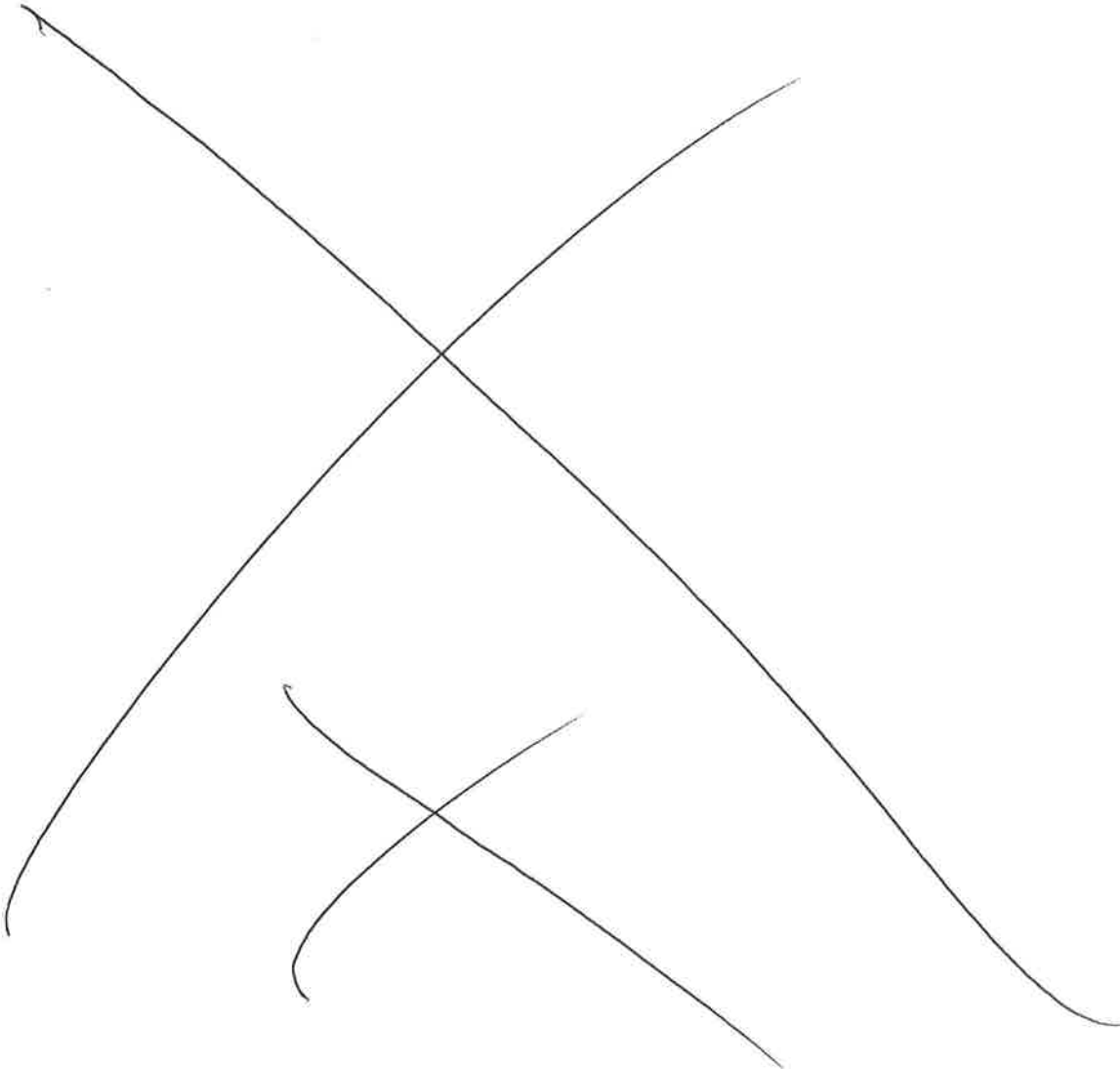
FORMER UNION SWITCH & SIGNAL DIVISION  
PITTSBURGH, PENNSYLVANIA

GROUNDWATER ANALYTICAL RESULTS  
NOVEMBER 2021 - SEPTEMBER 2023



# Exhibit C

## Materials Management Plan

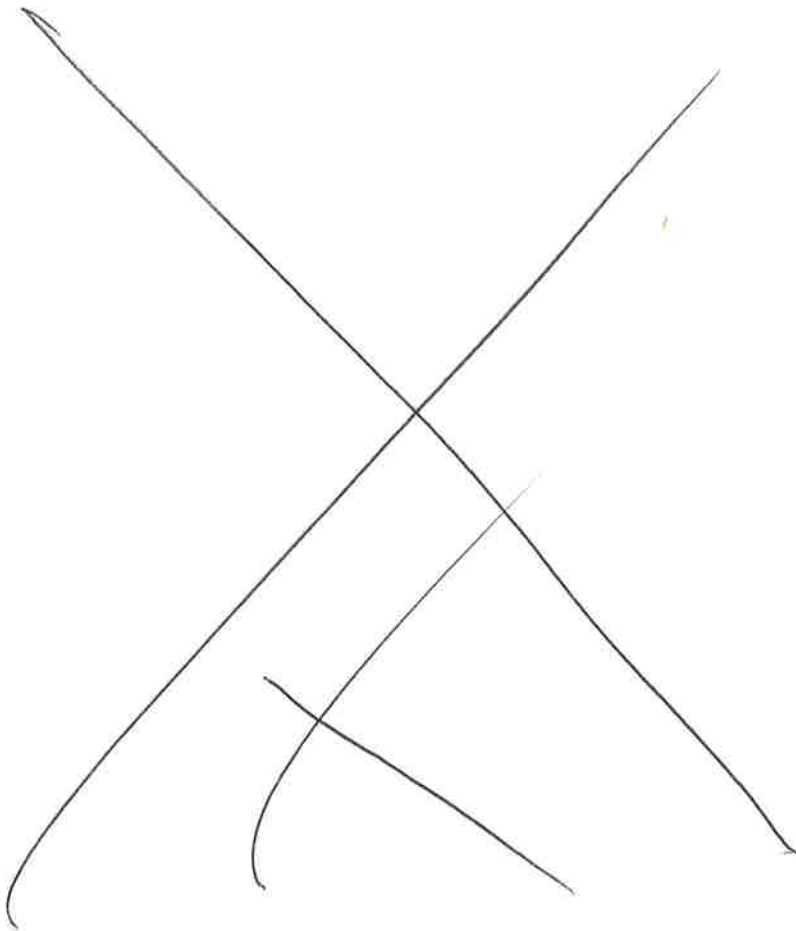


**ZF Group**

# **Materials Management Plan**

**Former Union Switch and Signal Division Facility  
Edgewood Towne Center  
Pittsburgh, Allegheny County, Pennsylvania**

March 2024



# Materials Management Plan

Former Union Switch and Signal Division Facility  
Edgewood Towne Center  
Pittsburgh, Allegheny County, Pennsylvania

March 2024

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- Figure 1. Site Location Map
- Figure 2. Site Plan
- Figure 3. Proposed Post-Remedial Care Plan
- Figure 4. Locations of Historical TCE Impacts

## 1 Introduction

This Materials Management Plan (MMP) has been prepared to provide procedures to be implemented as necessary by the contractor performing future activities that have the potential to disturb subsurface media, particularly soils that may contain constituents at concentrations greater than their respective Pennsylvania environmental standards at the property located at multiple addresses along Braddock Avenue and Towne Centre Drive, Pittsburgh, Pennsylvania (Site) shown on **Figure 1** and **Figure 2**.

The Site is underlain by industrial fill containing gravel, bricks, debris, organic matter, and slag ranging from 1 foot to 32 feet below the ground surface. Volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals are present in subsurface media. Proper management of subsurface materials encountered during construction activities on the Site is necessary. This MMP provides procedures to mitigate the potential risks to human health and the environment associated with intrusive earthwork activities (e.g., trenching, grading, and excavation) at the Site. This MMP was approved by the Pennsylvania Department of Environmental Protection (PADEP) as presented in the Revised Risk Assessment and Cleanup Plan (Arcadis 2023).

All work should be conducted in accordance with established protocols as part of an appropriate Health and Safety Plan (HASP) or policy and in compliance with then-current applicable Occupational Safety and Health Administration (OSHA) regulations; unless deemed unnecessary in accordance with regulations, based on pre-construction samples collected by the contractor in the proposed area of work.

## 2 Health and Safety

In December 2020, Arcadis submitted a Remedial Investigation Report (RIR) to the PADEP. The RIR documents historical investigation activities conducted by the United States Environmental Protection Agency (USEPA) and recent investigation activities performed by Arcadis, as well as an exposure pathway evaluation related to the Site assuming a non-residential scenario (Arcadis 2020).

Exceedances of PADEP Direct Contact Medium Specific Concentrations (MSCs) were observed for select metals and organic compounds in some soil samples collected during Site investigations. In 2022 a Risk Assessment was conducted to evaluate potential exposures for future residents and future construction workers. The entire site shown on Figure 3 requires implementation of this MMP. On Parcel 177-L-86 (**Figure 2**) the risks for a construction worker digging at the Site are above PADEP's noncancer hazard benchmark of 1 based on direct contact with soil and inhalation of vapors (calculated using the soil gas concentrations). Therefore, the following precautions should be implemented to protect such a construction worker. Additionally, it was determined that potential exposure to lead by a construction worker could result in predicted blood lead concentrations above the regulatory benchmark.

The contractor should evaluate vapor intrusion risks for workers performing trench work on the Site in advance of such work. Another instance for such advance evaluation is where construction activities such as earthwork where construction workers may contact soil through ingestion, dermal contact, and inhalation of vapors and dust. **Figure 3** provides the areas on the Site that warrant monitoring of vapor intrusion risks in a trench, as well as a localized area that also presents a direct contact risk to construction workers, based on the findings of the Risk Assessment and Cleanup Plan (Arcadis 2022).



## Materials Management Plan

TCE was the primary risk driver documented in the Risk Assessment. Results of samples from locations across the Site that exhibited TCE concentrations greater than non-residential MSCs or vapor intrusion screening values are presented on **Figure 4** for information. On Parcel 177-L-92, inhalation of manganese in dust in a trench exceeded thresholds. The administrative record for the Site is filed with the PADEP southwest regional office, located at 400 Waterfront Drive in Pittsburgh, Pennsylvania, 15222.

The HASP should be prepared in accordance with local requirements, and OSHA regulations should be consulted and updated as warranted before performing soil disturbance activities. Air monitoring of breathing zones should be conducted as required by OSHA and the applicable HASP.

Employees and subcontractors conducting earth disturbance activities should utilize personal protective equipment (PPE) to reduce direct and indirect contact with subsurface materials. PPE levels should be determined in accordance with OSHA requirements and may include gloves, coveralls or long sleeve shirts and pants, steel toe and shank boots, and other protective equipment (e.g., hard hat, safety glasses, respirators if deemed necessary, etc.) as applicable to the specific job and OSHA requirements.

In addition, consistent with good practice, onsite personnel (employees or contractors) involved in soil disturbance activities may need specific training such as HAZWOPER (e.g., 29 CFR 1910.120) or other applicable OSHA certifications, dependent upon the tasks to be performed and the expected duration of exposure. Excavation activities should be performed safely, in accordance with local codes and OSHA regulations governing safe excavations.

### 3 Earth Disturbance and Materials Management

The procedures described in this MMP represent typical good practices for minimizing exposures and controlling regulated substances remaining on-site, which should be considered when construction work has the potential to disturb contaminated soil. Final decisions regarding worker protection and safety, subsurface material management and requirements applicable to off-site disposal should be established by the contractor performing the work, dependent on the area of the disturbance and other relevant factors, in accordance with applicable worker protection and material management and regulatory disposal requirements.

Prior to any intrusive activities, soil erosion and sediment controls, as well as material management controls, should be installed as required to control the run-on and run-off of storm water in the work area. Erosion and sediment controls should be established in accordance with the PADEP Erosion and Sediment Control Program Manual and applicable state and local ordinances and regulations, and any permits that may be necessary in association with the earth disturbance activities.

Excavations should be maintained to mitigate physical hazards to personnel working in or entering the area after work is completed. Open excavations should be managed in accordance with OSHA protocol and state and local requirements.

Parking areas, staging areas, and traffic pathways on the Site should be managed and maintained as necessary to control dust emissions and to minimize potential migration via erosion and sedimentation. Dust mitigation practices should be implemented in accordance with state and local requirements.



If it is necessary to temporarily stockpile excavated subsurface soil, soil stockpiles should be placed on top of, and covered with, plastic sheeting. Stockpile covering should be in good condition, joined or sufficiently overlapped at the seams, and securely anchored. Soil stockpiles should be surrounded with erosion and sediment controls to prevent the migration of potentially impacted soils.

Depths to groundwater in permanent monitoring wells range from 9.44 to 22.55 feet below the ground surface across the Site (RIR; Arcadis 2020). If groundwater is encountered during Site work, dewatering may become necessary. In that case, the groundwater should be managed as determined appropriate, in accordance with state and local regulations for waste storage and disposal, and as discussed further in Section 4.

## 4 Waste Management and Site Restoration

If waste soil and groundwater are generated during earth work activities that cannot remain on-site, the material should be disposed of at a facility that is permitted and approved to receive the materials. If construction techniques employed by the contractor require dewatering, dewatered fluids should be characterized and properly managed. The proper handling and management of dewatered fluids may necessitate additional testing, transport, and disposal at a PADEP regulated waste treatment facility. Another option for groundwater disposal is discharge to the local sanitary system with subsequent treatment at the local publicly owned treatment works (POTW). The local POTW servicing the Site is the Allegheny County Sanitary Authority (ALCOSAN) which requires permission and additional sampling prior to discharging to its system. If dewatering activities will require substantial or prolonged efforts, on-site treatment and discharging is also an option. In order to do so, a PADEP permit is necessary.

Soil and groundwater data related to the Site, as well as the nature and extent of COCs in Site media, are provided in reports previously submitted to the PADEP Southwest regional office at 400 Waterfront Drive in Pittsburgh, Pennsylvania. When necessary or appropriate for waste disposal purposes, media samples should be collected and analyzed at the specified frequency and list of analytes specified by the accepting waste disposal facility and in accordance with state and local requirements.

Soil loaded into transport vehicles for off-site disposal should be transported consistent with applicable federal, state, and local laws as necessary, depending on the waste analytical results. The materials should be profiled and shipped with appropriate documentation as required by the disposal facility.

Upon completion of earth disturbing activities, it is recommended that the area be restored and repaired similar to pre-excavation conditions or as required by federal, state, and local regulations.

## 5 Best Management Practices

Construction Best Management Practices (BMPs) are management practices or operating procedures that control, reduce, or prevent discharge of pollutants from construction activities. Excavation and material handling activities will include the following BMPs:

- Excavated soil and groundwater should be managed on-site in a manner that prevents run on/run off or potential migration of constituents;
- Soil stockpile areas should be located away from storm drains, or other locations that have the potential to enter waterways;

## Materials Management Plan

- Paved surfaces should be kept clean and free of dust/excavated materials;
- The creation of excess dust should be avoided when breaking pavement, and dust should be prevented from entering waterways;
- Storm drains should be protected by using earth dikes, straw bales, sand bags, absorbent socks, or other controls to divert or trap and filter soil/sediment runoff;
- Schedule excavation work for dry weather periods when possible;
- Over-application of water-by-water trucks for dust control should be avoided; and
- Stockpiles and other construction materials should be covered with heavy duty plastic; temporary roofs or heavy-duty plastic and berms should be provided to provide protection from rainfall and prevent runoff.

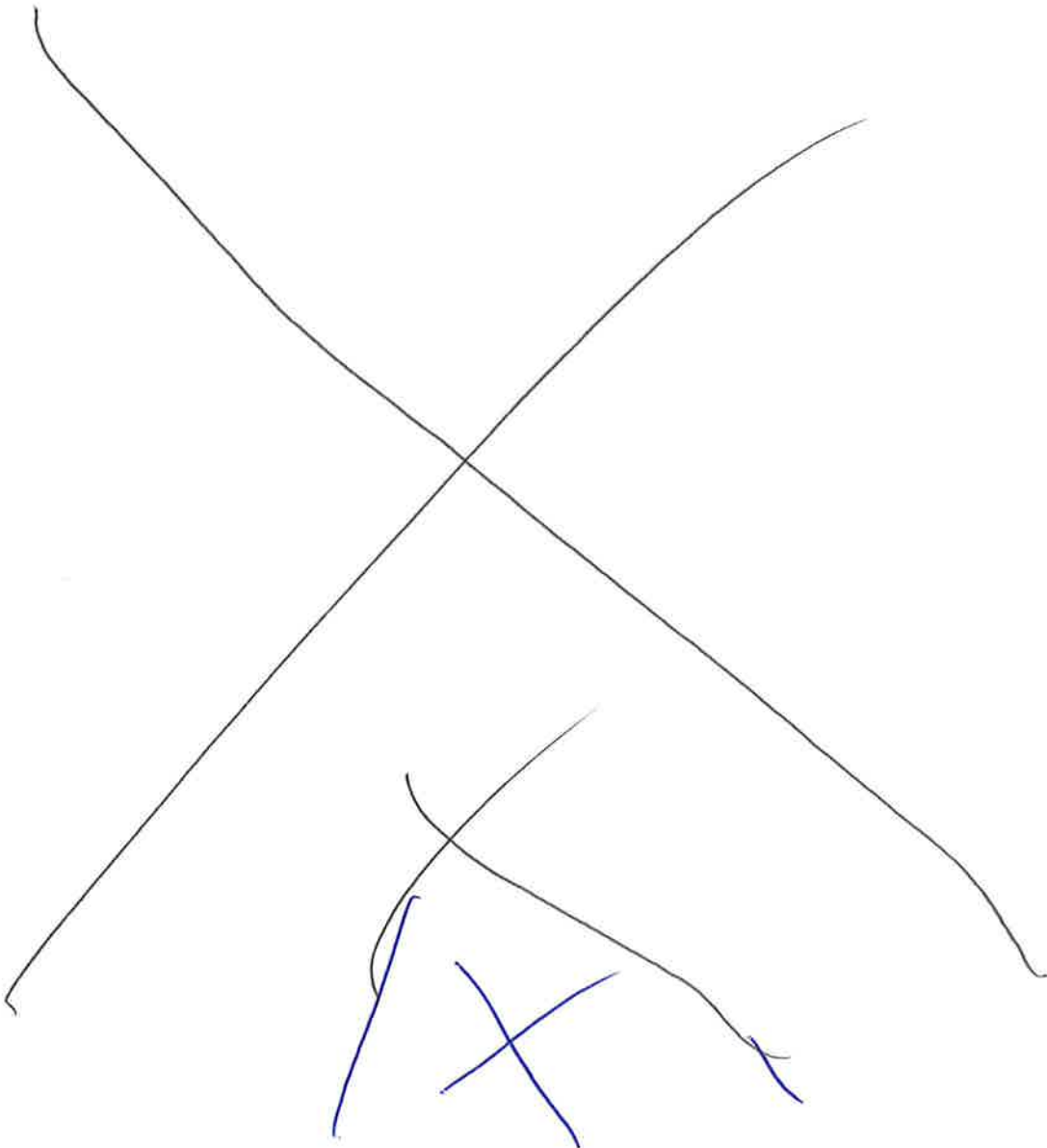
Basic good hygienic practices should be utilized, including hand washing before eating or smoking after earth disturbance activities at the Site. In addition, OSHA requirements such as training, PPE, and utilization of an appropriate HASP should be employed to adequately protect Site workers from potential hazards.

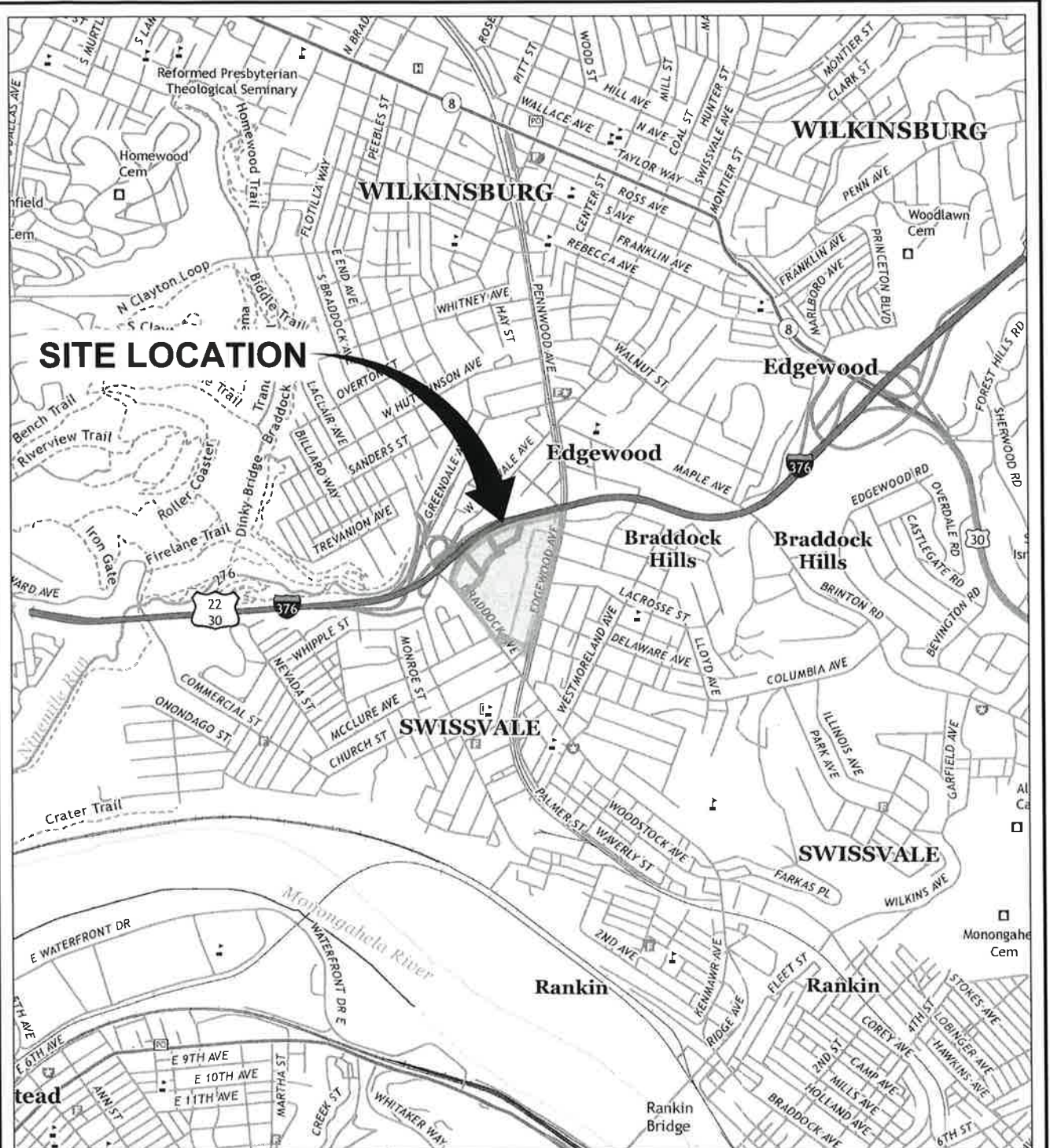
## 6 References

Arcadis. 2020. Remedial Investigation Report. 1789 Braddock Avenue, Pittsburgh, Allegheny County, Pennsylvania. December.

Arcadis. 2023. Revised Risk Assessment and Cleanup Plan. Former Union Switch and Signal Division Facility, Edgewood Towne Center, Pittsburgh, Pennsylvania, September 28.

# Figures





REFERENCE: BASE MAP USGS 7.5. MIN. TOPO. QUAD., PITTSBURGH EAST & BRADDOCK, PENNSYLVANIA, 2016.

0 2000' 4000'

Approximate Scale: 1 in. = 2000 ft.



PENNSYLVANIA

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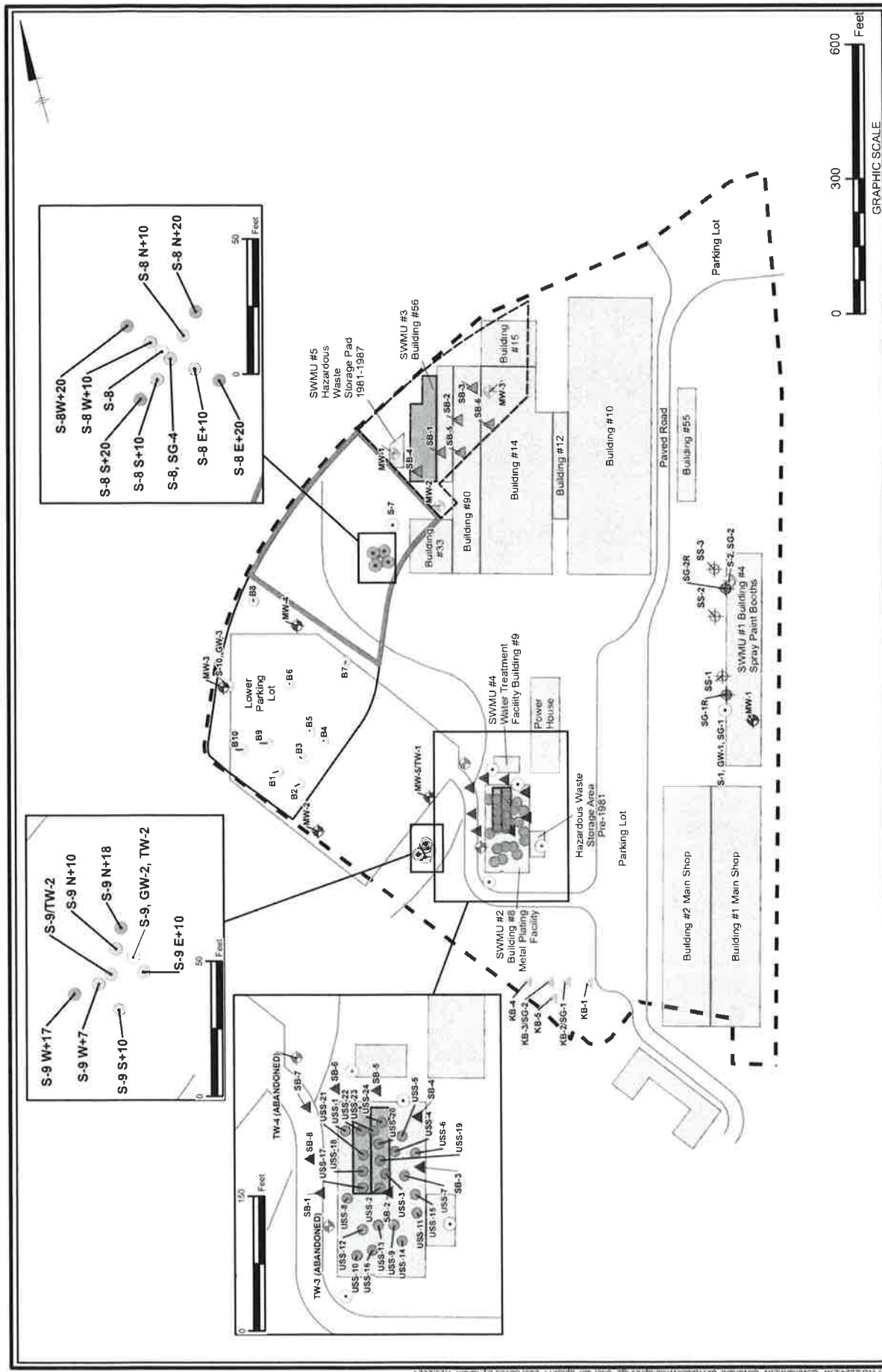
## SITE LOCATION MAP



FIGURE

1





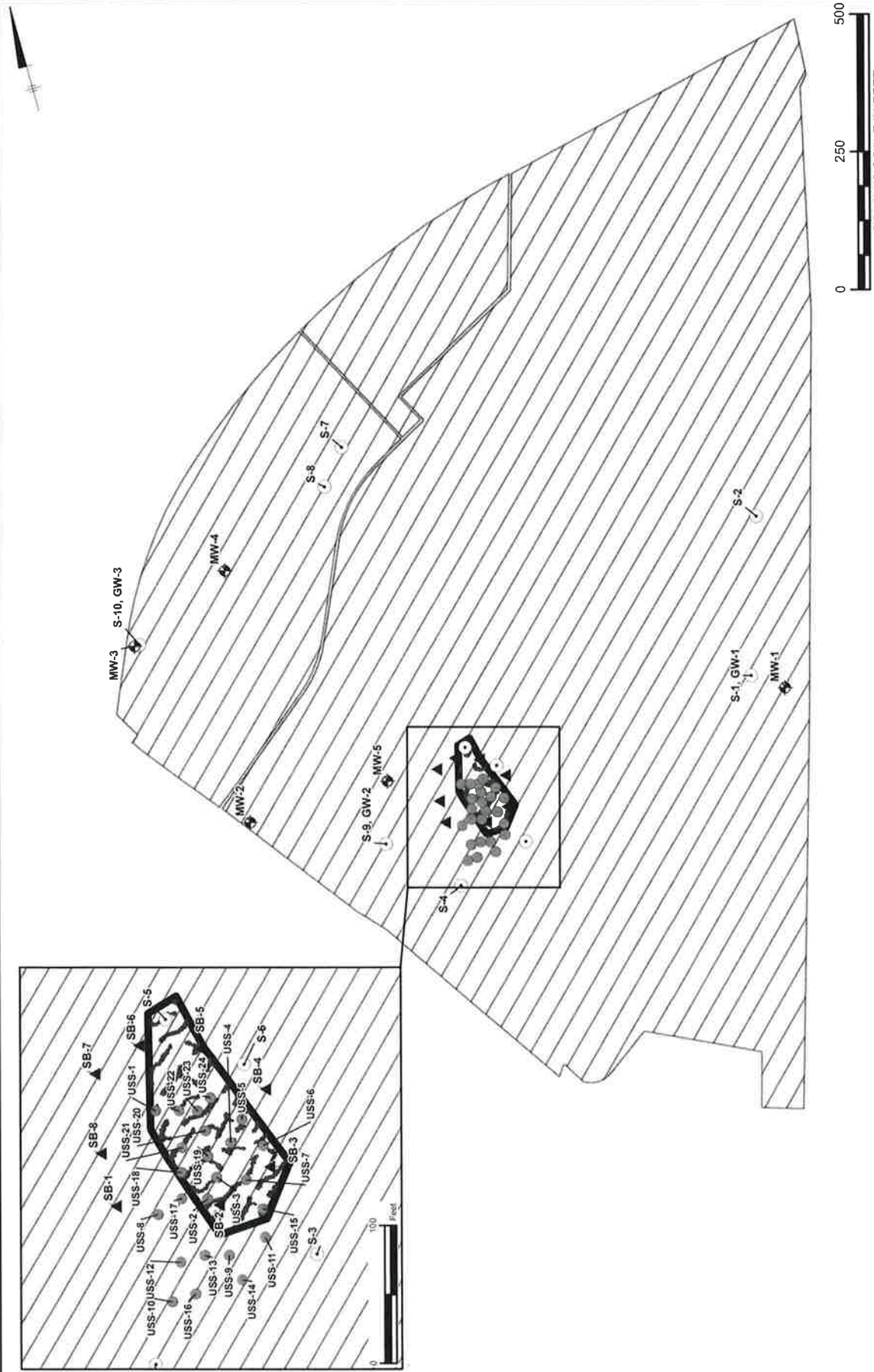
## LEGEND

SITE BOUNDARY

SITE BOUNDARY

NOTES:

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PROPOSED POST-REMEDIAL  
CARE PLAN

ARCADIS

FIGURE  
3

MONITORING WELL

PHASE II ESA SAMPLE (USEPA 2016)

HISTORICAL SOIL SAMPLE (IT CORPORATION, 1987)

3RD PARTY SOIL BORING - TERRACON (FEBRUARY 2021)

ACTIVITY AND USE LIMITATION

NO POTABLE GROUNDWATER USE; VAPOR BARRIER FOR RESIDENTIAL BUILDINGS; MATERIALS MANAGEMENT PLAN REQUIREMENT TO ADDRESS INHALATION OF VAPORS IN CONSTRUCTION WORKER TRENCH (SITE WIDE)

MATERIALS MANAGEMENT PLAN (MMP) REQUIRED FOR CONTRACTORS PERFORMING INTRUSIVE WORK (TO ADDRESS DIRECT CONTACT WITH SOILS)

SURFACE COVER REQUIRED IN THE EVENT OF RESIDENTIAL DEVELOPMENT

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