

Mr. Thomas Mcnerney, PG
PA Department of Environmental Protection
Environmental Cleanup
North Central Regional Office
208 West Third Street Suite 101
Williamsport, PA 17701

Arcadis U.S., Inc.
6041 Wallace Road Extension
Suite 300
Wexford
Pennsylvania 15090
Tel 724 742 9180
Fax 724 742 9189
www.arcadis.com

Subject:
Recorded Environmental Covenant
Former Ingersoll Rand Power Tools Site
101 North Main St
Athens, Bradford County, Pennsylvania
eFACTS ID #748056

Date:
August 10, 2017

Dear Mr. Mcnerney:

Contact:
Crystal Foster

On behalf of Ingersoll-Rand Company (Ingersoll Rand), ARCADIS U.S., Inc. (Arcadis) is pleased to present a copy of the final environmental covenant for the above referenced Site. The covenant was recorded by the Bradford County Recorder of Deeds on July 26, 2017 (Instrument Number 201711841) and is being provided for your files.

Phone:
724.934.9529

The covenant was prepared in accordance with the Uniform Environmental Covenants Act (Act 68 of 2007), Title 27, Pa.C.S. Chapter 65 (UECA). Copies of the covenant are being provided to the entities listed in the UECA.

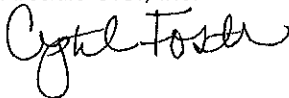
Email:
Crystal.foster@arcadis.com

Arcadis appreciates your assistance in the closure of this site. If you have any questions or concerns, please don't hesitate to contact Arcadis.

Our ref:
AY000401

Sincerely,

Arcadis U.S., Inc.

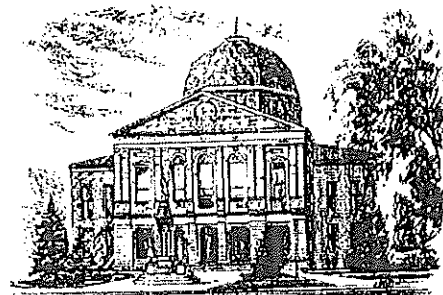


Crystal Foster
Senior Geologist

BRADFORD COUNTY RECORDER OF DEEDS
REGISTER OF WILLS
CLERK OF ORPHANS' COURT

SHIRLEY ROCKEFELLER - RECORDER
301 MAIN STREET
TOWANDA, PA 18848

CINDY BLOKZYL - CHIEF DEPUTY



Bradford County Court House
Towanda Pa.

Instrument Number - 201711841

Recorded On 7/26/2017 At 10:12:04 AM

* Total Pages - 15

* Instrument Type - MISCELLANEOUS

Invoice Number - 448416

* Grantor - COMMONWEALTH OF PENNA DEPT OF ENVIRONMENTAL PROTECTION

* Grantee - INGERSOLL RAND CO

* Customer - ARCADIS U S INC

* FEES

STATE WRIT TAX	\$0.50
PIN CERTIFICATIONS	\$5.00
RECORDING FEES -	\$34.00
RECORDER OF DEEDS	
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$44.50

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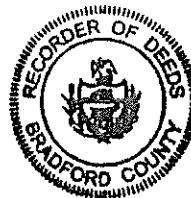
DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:

ARCADIS U S INC
6041 WALLACE RD EXT
SUITE 300
WEXFORD, PA 15090
ATTN: CRYSTAL FOSTER

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Bradford County, Pennsylvania.



Shirley Rockefeller

RECORDER OF DEEDS
Register of Wills
Clerk of Orphans Court

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

03CE46



When recorded, return to:
Michael Goldstein
800 Beaty Street, Building E
Davidson, NC 28036]

The County Parcel Identification Nos. of the Property are: 07-020.14-052-000-000,07-020.14-138-000-000, and 07-020.14-138-001-000

GRANTOR: Ingersoll-Rand Company

PROPERTY ADDRESS: 101 North Main Street, Athens, PA 18810

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 provided in Section 5 of UECA 27 Pa. C.S. § 6505, this Environmental Covenant runs with the land. As indicated later in this document, this Environmental Covenant has been approved by the U.S. Environmental Protection Agency (USEPA or Agency) and the Pennsylvania Department of Environmental Protection (PADEP or Department).

1. **Property affected.** The property affected (Property) by this Environmental Covenant is located in the Borough of Athens, Bradford County, Pennsylvania.

The latitude and longitude of the center of the Property is: Latitude: 41.963371, Longitude: 76.522116.

The mailing address for the Property is 101 North Main Street, Athens, PA 18810.

The Property has been known by the following name(s): “Ingersoll Rand Industrial Technologies facility”, “Ingersoll Rand Athens Plant”, “Ingersoll Rand former Power Tools Facility”.

The USEPA Hazardous Waste Generator Facility ID# is PAD003039518.

PADEP Tank Facility ID# is:08-07133

The PADEP Primary Facility ID# is: 748056

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-1**.

2. **Property Owner / GRANTOR / GRANTEE.** Ingersoll-Rand Company is the owner of the Property and the GRANTOR and GRANTEE of this Environment Covenant.

3. The mailing address of the Owner is 800 Beaty Street, Building E, Davidson, NC 28036.

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

The former Ingersoll-Rand Company facility building (Parcel 138) has a 399,590 square-foot footprint that was used for industrial manufacturing activity. The facility expanded several times from the original building established in 1895. The Athens plant manufactured pneumatic tools used in industry and the automotive aftermarket. The historical processes used in manufacturing consisted of forging, machining, painting, powder coating, assembly, de-burring, aqueous cleaning, heat treat finishing, grinding and black oxide finishing. The manufacturing operations were in place up until the facility closed in 2010. The Willow Street Lot (Parcel 052) was only ever used by Ingersoll-Rand Company for employee parking. Parcel 138-1, is undeveloped located adjacent to the manufacturing building.

Following closure of the manufacturing plant located on the Property in 2010, Ingersoll-Rand Company conducted subsurface investigations at the Property. In 2011, Ingersoll-Rand Company detected constituents in soil and groundwater on and at the Property in concentrations that exceeded applicable Pennsylvania Department of Environmental Protection (PADEP) Statewide Health Standards (SHS), including the following constituents: volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated bi-phenyls (PCBs), pesticides and metals.

In November 2011, Ingersoll-Rand Company filed a Notice of Intent to Remediate with PADEP and entered into the Act 2 Program (Land Recycling and Environmental Remediation Standards Act, Act of May 19, 1995, P.L. 4, 35 P.S. sec. 6026.101 et seq. (Act 2 or Act 2 Program)). The operations that historically took place at the Property also rendered it subject to the USEPA Corrective Action Program under the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (RCRA) of 1976, and the Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. §§6901 et seq. (the "Corrective Action Program"). Consequently, the Property was also enrolled in USEPA's "One Cleanup Program," designed to streamline the investigation and remediation under both the PADEP Act 2 and the USEPA Corrective Action Program requirements.

While groundwater and soil investigation activities were conducted at the Property, which included the installation of groundwater monitoring wells, Ingersoll-Rand Company voluntarily installed a Soil Vapor Extraction (SVE) System, designed primarily to recover trichloroethylene (TCE) from soil gas in the hazardous waste storage area formerly located at the Property. The SVE System operated for three years until January 2015 and recovered approximately 63 pounds of VOC mass.

In June 2013, Ingersoll-Rand Company submitted to PADEP a Remedial Investigation Report (RIR) that summarized the Remedial Investigation activities conducted at the Property.

The primary constituents of concern (COCs) identified in the RIR were TCE in soil and groundwater and lead in soil. PADEP approved the RIR in September 2013. In October 2015 Ingersoll-Rand Company submitted a Notice of Intent to Remediate to PADEP. A Cleanup Plan for the Property was approved by PADEP in December 2015, and USEPA issued letters indicating concurrence with PADEP's approval of both the RIR and the Cleanup Plan. Monitored natural attenuation was the selected remedy for groundwater and quarterly groundwater sampling began in March 2016.

Soil excavation was completed in June 2016 at the Willow Street parking lot (Parcel 052) to remove soils with lead concentrations greater than Non-Residential SHS. Upon completing the excavation, eight post-excavation confirmation soil samples were collected and were analyzed for lead. Confirmation soil sample results indicate that lead concentrations are less than Non-Residential Direct Contact SHS, however, four samples exhibited concentrations greater than the soil-to-groundwater SHS (**Exhibit B-2**). Since groundwater beneath the Property will be restricted, the potential soil-to-groundwater exposure pathway has been eliminated.

The USEPA Statement of Basis was issued in August 2016. The USEPA Final Decision and Response to Comments was issued by the Office of Remediation, Land and Chemicals Division, in September 2016.

The Site-Specific Standards were attained for the Property using pathway elimination for a non-residential property. The Act 2 Final Report was submitted to PADEP on June 21, 2017, and demonstrates that groundwater has attained the SHS (for select COCs) or Site-Specific Standard (pathway elimination; for concentrations of COCs that did not meet SHS), soil and groundwater direct contact is not a complete exposure pathway at the Property, currently or in the future, based on depth and the activity and use limitations outlined in this Environmental Covenant. Migration of COCs in soil to groundwater in the Willow Street parking lot is also not a complete exposure pathway at the Property, due to the activity and use limitations outlined in this Environmental Covenant. Migration of COCs in groundwater to surface water above acceptable levels is not expected based on fate and transport modeling results, and vapor intrusion is not a complete pathway in soil or groundwater. The Final Report was approved by the PADEP on July 10, 2017.

Records pertaining to the contamination and remedy are located or available through USEPA, Region III, 1650 Arch Street, Philadelphia, PA 19103.

5. **Activity and 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) **Land Use Restrictions:** The Property shall not be used, now or at any time in the future, either temporarily or permanently, in whole or in part, for any of the following specifically named facilities or uses, or any similar facility or use: (i) residential, child care, day care, nursery school, preschool, or any other education facility, playground, hotel, motel, inn, bed and breakfast or rooming house, place of worship, nursing home, retirement home or living area, rehabilitation center, hospital or community

center, or for any other use not considered to be “non-residential property” as such term is defined in Act 2 or otherwise, (ii) any use involving single or multi-family residential occupancy, apartments or condominiums, temporary overnight occupancy (including hotels, motels, camps, campgrounds or any other lodgings), schools, childcare centers, senior centers, live-in nursing homes, public recreation, passive recreation, sporting fields, hospitals or other medical use, (iii) any agricultural or agricultural related purposes (including produce or animal farming), (iv) no basements or other underground improvements, with the exception of building footings and preexisting subgrade structures until such time that these subgrade structures are removed or backfilled in conjunction with future site development activity, shall be constructed on the Property, or (v) any use that will adversely affect or interfere with the integrity of any groundwater well installed for the purposes of groundwater investigation, monitoring, or remediation.

(b) Groundwater Use Restriction: Groundwater underlying the entirety of the Property will be restricted from ever being used, for any purpose whatsoever, including without limitation, industrial, commercial, residential, drinking, irrigation or agricultural purposes.

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. After written request by the PADEP or USEPA and every three years following the date of the recording, the then current owner of the Property shall submit to USEPA, the Department and any Grantee/Holder listed in Paragraph 3, written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being abided by. In addition, within 21 days after a) written request by PADEP or USEPA, 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 PADEP, the USEPA and any Grantee/Holder. The report will 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 USEPA and the Department. In addition to any rights already possessed by USEPA and the Department, this Environmental Covenant grants to USEPA and the Department a right of reasonable access to the Property in connection with implementation or enforcement of this Environmental Covenant.

9. Recording and Notification of Recording. Within 30 days after the date of approval of this Environmental Covenant by USEPA and the Department, the Grantee shall file this Environmental Covenant with the Recorder of Deeds and send a file-stamped copy of this Environmental Covenant to USEPA and the Department within 60 days of approval of this

Environmental Covenant by USEPA and the Department. Within that time period, the Grantee also shall send a file-stamped copy to each of the following: the Borough of Athens; Bradford County; USEPA, any Grantee/Holder identified in this Environmental Covenant; each person holding a recorded interest in the Property; each person in possession of the Property; and other persons as required by USEPA or the Department.

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.

(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) USEPA and the Department waive 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) USEPA and the Department determine that termination or modification of this Environmental Covenant will not adversely affect human health or the environment; and (3) USEPA and the Department provide 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 Grantee/Holder at the time of such amendment or termination; (ii) the then current owner of the Property and (iii) USEPA and the Department.

11. **Notification and Enforcement.**

(a) **Notification.** The then current owner shall provide USEPA and the Department 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 USEPA and/or the Department.

12. Department's and Agency's address. Communications with USEPA regarding this Environmental Covenant shall be sent to:

Agency Environmental Cleanup Manager or designee and EPA Project Officer
EPA Region III
1650 Arch Street
Philadelphia, PA 19103

Communications with the Department regarding this Environmental Covenant shall be sent to:

Environmental Cleanup and Brownfields Program Manager
Pennsylvania Department of Environmental Protection
Northcentral Regional Office
208 West Third Street
Suite 101
Williamsport, PA 17701

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.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

APPROVED, by the Pennsylvania Department of Environmental Protection

Date: 7/20/17

By: [Signature]
Name: Randy L Farnes
Title: Environmental Program Manager

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Lycoming) SS:

On this 20 day of July, 2017, before me, the undersigned officer, personally appeared Randy L Farnes who acknowledged himself/herself to be the Env. Prog. Mgr [Title] of the Pennsylvania Department of Environmental Protection, NERO [insert name of 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.

[Signature]
Notary Public

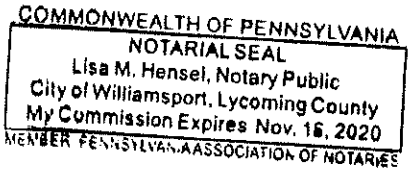


Exhibit A

PROPERTY DESCRIPTION

(Attached)

Exhibit A
PROPERTY DESCRIPTION

All That certain lot, piece, or parcel of land, situate, and being in the Township of Warren, County of Bradford, and the Commonwealth of Pennsylvania, bounded and described as follows:
T.M.P.# 07-020.14-138 Lot-1

Beginning at an iron pin found in the easterly line of S.R. 199, also known as North Main Street at the north westerly corner of the Diahoga Hose Company, No. 6; thence along the line of S.R. 199 N09°56'59"W, a distance of 230.83' to an iron pin found at the intersection of the easterly line of S.R. 199 and the southerly line of Walnut Street; thence along Walnut Street N79°40'37"E, a distance of 389.84' to an iron pin found for a corner; thence along the line of lands of Valley Energy, Inc. S12°01'41"E, a distance of 75.14' to an iron pin found for a corner; thence along the same S44°50'10"W, a distance of 85.63' to an iron pin set for a corner; thence along the same S44°20'41"E, a distance of 152.17' to an iron pin set for a corner; thence still along the same S45°37'40"E, a distance of 91.94' to an iron pin found for a corner; thence still along the same N40°04'11"E, a distance of 17.32' to an iron pin set for a corner; thence still along the same S45°10'00"E, a distance of 112.44' to an iron pin set for a corner at the line of Pennsylvania Lines, LLC at a point of curvature of a non-tangent curve, concave to the northwest, having a radius of 307.50' a central angle of 31°47'25", and a chord of 168.44' bearing S27°40'43"W; thence South along said curve, a distance of 170.62' to an iron pin set for a corner; thence along the same S44°43'00"W, a distance of 115.00' to an iron pin set for a corner at the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 1424.20' a central angle of 03°11'41", and a chord of 79.40' bearing S46°20'00"W; thence Southwest along said curve, a distance of 79.41' to an iron pin set for a corner; thence along the lands of Jeff Sanderson N40°10'00"W, a distance of 75.23' to an iron pin set for a corner; thence along the same S51°43'32"W, a distance of 124.48' to an railroad spike set for a corner; thence still along the same S58°05'00"W, a distance of 125.72' to an railroad spike set for a corner at the line of S.R. 199; thence along the line of S.R. 199 N09°40'00"W, a distance of 188.83' to an iron pin set for a corner; thence along the line of William C. and Lori E. Sutton, and the Diahoga Hose Company N44°51'43"E, a distance of 183.69' to an iron pin set for a corner; thence along the line of the Diahoga Hose Company N80°23'43"E, a distance of 25.00' to an iron pin found for a corner; thence along the same N09°36'17"W, a distance of 172.90' to an iron pin set for a corner; thence still along the same S80°08'57"W, a distance of 174.44' to an iron pin found for a corner at the point and place of beginning. Said described tract containing 5.3921 acres, according to a plat of survey, made by Bruce Benish Surveying, numbered 201159 and dated November 25 2016.

T.M.P.# 07-020.14-138 Lot-2

Beginning at an iron pin set in the westerly line of S.R. 199, also known as North Main Street at the intersection of the westerly line of S.R. 199 and the southerly line of Willow Street; thence along the line of S.R. 199 S09°40'00"E, a distance of 569.11' to an iron pin set for a corner at the line of Pennsylvania Lines, LLC; thence along the line of Pennsylvania Lines, LLC S44°29'22"W, a distance of 1048.35' to an iron pin set for a corner; thence along the same N45°30'38"W, a distance of 211.99' to an iron pin found for a corner; thence still along the same S44°04'01"W, a distance of 104.12' to an iron pin found for a corner; thence along the line of Robert A. and Marie A. Wheeler N45°55'59"W, a distance of 175.30' to an iron pin found for a corner in the easterly line of Wheelock Street; thence along the line of Wheelock Street N44°04'01"E, a distance of 664.59' to a point at the intersection of the easterly line of Wheelock Street with the northerly line of Pennsylvania Avenue; thence along the line of Pennsylvania Avenue N44°28'59"W, a distance of 655.66' to a point at the intersection of the northerly line of

Exhibit A
PROPERTY DESCRIPTION

Pennsylvania Avenue with the easterly line of Willow Street; thence along Willow Street N80°20'00"E, a distance of 1000.09' to the point and place of beginning. Said described tract containing 17.8843 acres, according to a plat of survey, made by Bruce Benish Surveying, numbered 201159 and dated November 25 2016.

Excepting and reserving any right, title or interest acquired by Pennsylvania and Southern Gas Company, their heirs and or assigns in a lot located N09°40'00"W, a distance of 95.63' from the southeasterly corner of the above described Lot-2 at the intersection of the westerly line of S.R. 199 and the northerly line of Pennsylvania Lines, LLC, being the point of beginning; thence through the lands of Ingersoll Rand Company S44°30'35"W, a distance of 38.00' to a point; thence along the same N39°29'05"W, a distance of 19.57' to a point; thence still along the same N44°30'35"E, a distance of 50.00' to a point in the westerly line of S.R. 199; thence along the westerly line of S.R. 199 S09°40'00"E, a distance of 24.00' to the point and place of beginning.

T.M.P.# 07-020.14-138 Lot-3

Beginning at a point at the intersection of the westerly line of Wheelock Street with the southerly line of Pennsylvania Avenue; thence along the westerly line of Wheelock Street S 44°04'01" W, a distance of 523.47' to an iron pin found for a corner; thence along the line of lands of Bryan R. Yanny N 45°55'59" W, a distance of 174.60' to a tree; thence along multiple lots N 44°04'01" E, a distance of 527.89' to an iron pin found for a corner at the southerly line of Pennsylvania Avenue ; thence along the southerly line of Pennsylvania Avenue S 44°28'59" E, a distance of 174.66' to the point and place of beginning. Said described tract containing 2.1071 acres, according to a plat of survey, made by Bruce Benish Surveying, numbered 201159 and dated November 25 2016.

T.M.P.# 07-020.14-052

Beginning at a iron pin found in the northerly line of Willow Street at the southwest corner of the Ingersoll Rand Federal Credit Union, and being the southeasterly corner of the herein described property; thence along the line of Willow Street S 80°20'00" W, a distance of 364.00' to an iron pin found for a corner; thence along the line of lands of Arthur and Kathleen M. Rose, and John and Donna Howe N 09°40'00" W, a distance of 280.00' to an iron pin found for a corner at the southerly line of Spruce street; thence along the southerly line of Spruce street N 80°20'00" E, a distance of 364.00' to a point; thence along the line of lands of the Ingersoll Rand Federal Credit Union S 09°40'00" E, a distance of 280.00' to the point and place of beginning. Said described tract containing 2.3398 acres, according to a plat of survey, made by Bruce Benish Surveying, numbered 201159 and dated November 25 2016.

Exhibit B
PROPERTY MAP
(Attached)

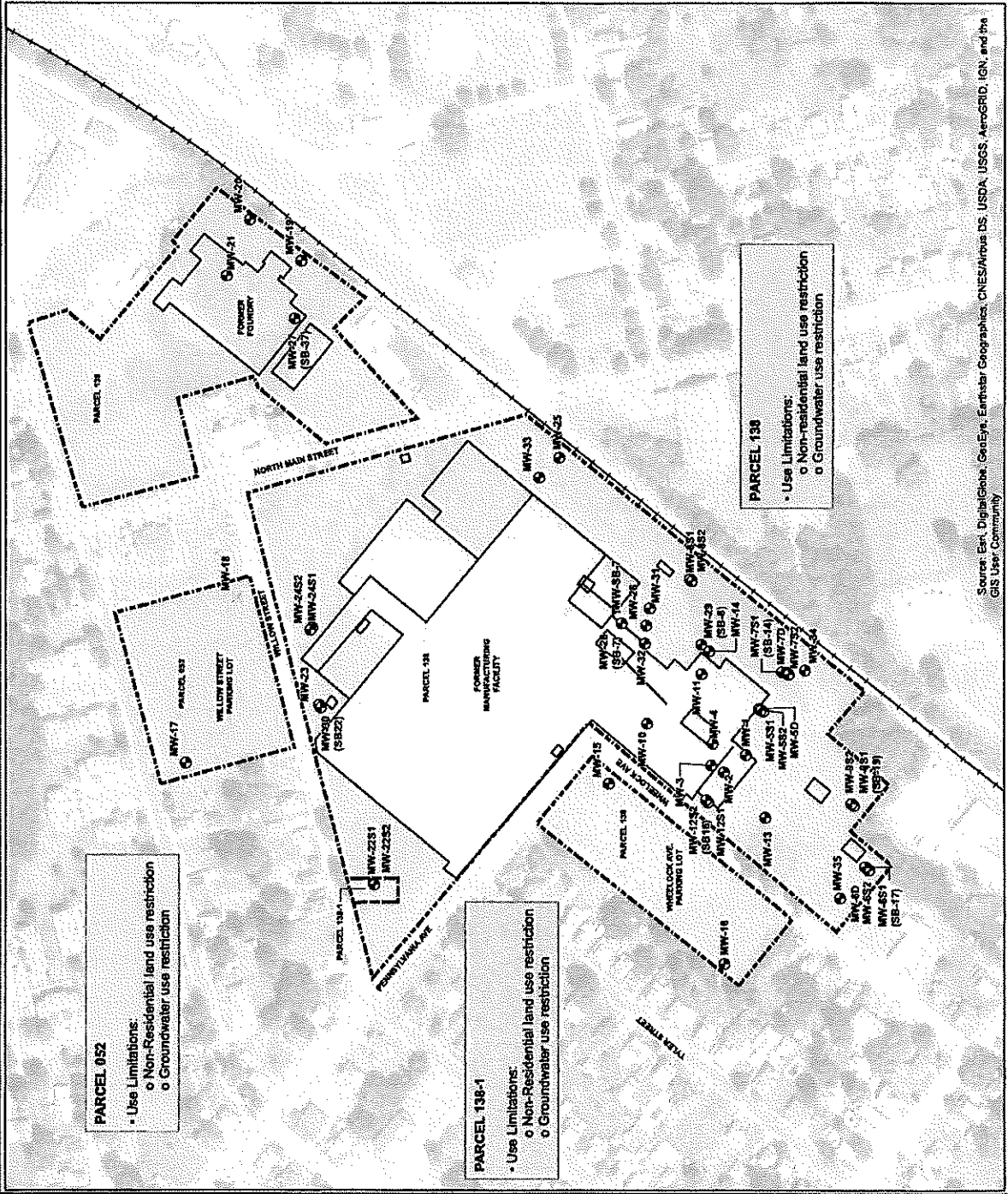
LEGEND:

- MONITORING WELL
- ⊗ ABANDONED MONITORING WELL
- ▭ BUILDING
- RAILROAD
- ▭ SITE BOUNDARY
- ▭ MELLOW STREET PARKING LOT SOIL EXCAVATION AREA
- USE LIMITATIONS:
 - PARCEL 052
 - PARCEL 138
 - PARCEL 138-1 (0.1 ACRES)

NOTES:

1. TIGER 2000 BASED STREETS DATASET, ENHANCED BY ESRI AND TELE ATLAS, STREETMAP USA DATA WAS PROVIDED BY ESRI DATA & MAPS.
2. BASEMAPPING LINEWORK DIGITIZED FROM TAX MAP NO. 2014 FROM BRADFORD COUNTY ASSESSORS OFFICE.
3. SURVEYED WELL LOCATION DATA OBTAINED FROM SOUTHERN TIER SURVEYING, L.P. NOVEMBER 2011.

0 200 400 Feet
GRAPHIC SCALE



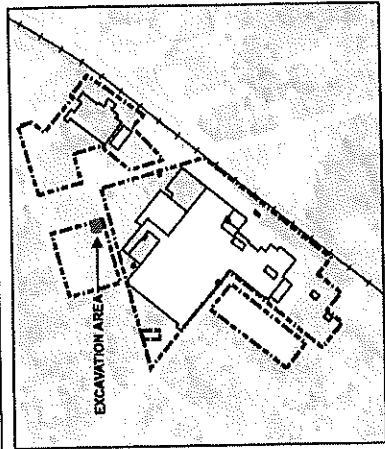
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

INGERSOLL RAND COMPANY
101 N. MAIN STREET, ATHENS PENNSYLVANIA

FUTURE ACTIVITY & USE LIMITATIONS

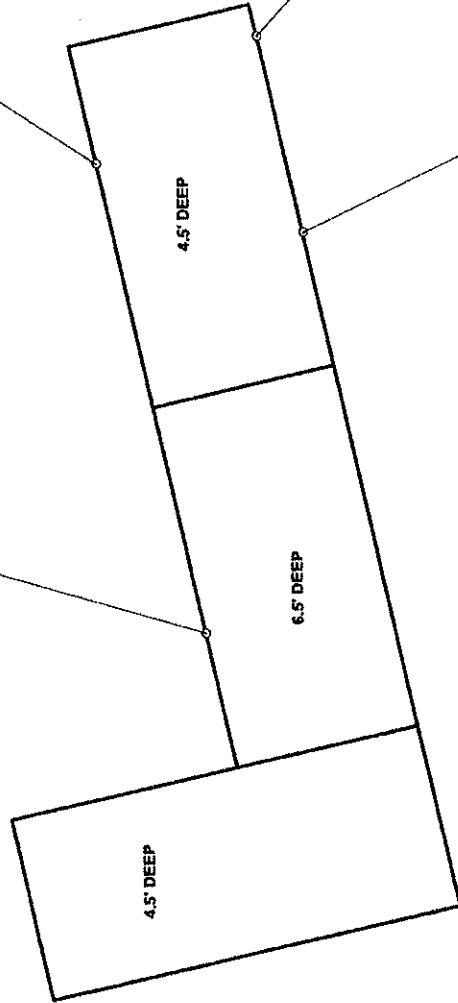
ARCADIS an Arcadis Group Company

EXHIBIT **B-1**



Sample Location	WILLOW EXC
Depth	0.5 - 1
Lead	479
Solids, Percent	82

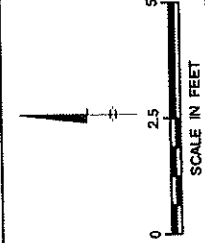
Sample Location	WILLOW EXD
Depth	0.5 - 1
Lead	670
Solids, Percent	80.5



Sample Location	WILLOW EXG
Depth	3.0 - 3.5
Lead	606
Solids, Percent	80.4

Sample Location	WILLOW EXF
Depth	3.5 - 4
Lead	694
Solids, Percent	80.8

- LEGEND
- A SOIL BORING
 - C EXCAVATION CONFIRMATION LOCATION
 - EXCAVATION AREA



- NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
 2. BOLD AND SHADED RESULTS ARE ABOVE NON-RESIDENTIAL SOIL-TO-GROUNDWATER MSC OF 450 MG/KG.
 3. NO SAMPLES WERE DETECTED AT CONCENTRATIONS ABOVE THE NON-RESIDENTIAL DIRECT CONTACT MSC OF 1,000 MG/KG.
 4. DEPTHS PROVIDED IN FEET BELOW GROUND SURFACE.

INGERSOLL RAND COMPANY
101 N. MAIN STREET, ATHENS, PENNSYLVANIA

WILLOW STREET PARKING
LOT EXCAVATION AREA
AND CONFIRMATION SAMPLES

PROJECT: PATTIE PATHE ZIGBROUR (EVMS) DR. WES LO. PIC. PAE. TL
CITY (PA) LANDS BUREAU (EVMS) DR. WES LO. PIC. PAE. TL
DATE SAVED: 02/27/17 4:14:19 PM

ARCADIS
CORP
B-2