FINAL PLAN OF REMEDIAL ACTION

Former Pep-up Site – OPERABLE UNIT 1

310 North Race Street *May 24, 2012*
Georgetown, Delaware *DNREC Project No. DE-1491*

This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) intention to address environmental contamination at the Former Pep-Up Site – Operable Unit 1.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for Operable Unit 1 (OU-1) of the Site on April 20, 2012 and opened a 20-day public comment period. The Proposed Plan is attached. There were no comments from the public; therefore, the Proposed Plan is adopted as the Final Plan.

Approval:
This Final Plan meets the requirements of the Hazardous Substance Cleanup Act.

Timothy T. Ratsep, Program Administrator
Site Investigation and Restoration Section

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PROPOSED PLAN OF REMEDIAL ACTION

Former Pep-Up Site OU-1
Georgetown, Delaware
DNREC Project No. DE-1491

April 2012

Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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PROPOSED PLAN OF REMEDIAL ACTION

Former Pep-Up Site
Operable Unit 1 (Soil and Soil Gas)
Georgetown, Delaware
DNREC Project No. DE-1491

Approval:
This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.

Approved by:

Marjorie A. Crofts, Director
Division of Waste Management

4.20.12

Date

What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the clean-up (remedial) actions that are being proposed to address contamination found at the Site for public comment. A legal notice is published in the newspaper for a 20-day comment period. DNREC considers and addresses all public comments received and publish a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Former Pep Up Site, OU-1?

The Former Pep-Up site is located at 310 North Race Street in Georgetown, Delaware, and consists of three tax parcels (135-14.20-108, 135-14.20-110, and 135-14.20-111), totaling approximately 1 acre (Figure 1). The nearest intersection to the Site is New Street and Race Street. The Site consists of an office/warehouse building and open gravel parking area and is zoned commercial (Figure 2).

This proposed plan addresses Operable Unit-1 (OU-1), which consists of the soil and soil gas contamination beneath the Site. Groundwater contamination from petroleum products at the Site is being addressed separately as Operable Unit-2 (OU-2).

What happened at the Former Pep-Up Site?

The Site contained gasoline, kerosene, and heating oil Aboveground Storage Tanks (ASTs) within a concrete berm containment area for fuel storage and distribution, and included a former pump area and truck fueling area. The concrete structures shown in Figure 2 have been removed. A petroleum release occurred likely as a result of historic operations, which impacted the soil and groundwater beneath the Site.

What is the environmental problem at the Former Pep Up Site?

A Brownfield Investigation performed in 2010 at the Site found that the subsurface soil near the former AST contained petroleum contamination over DNREC soil standards for commercial use of the property. The contamination of volatile organic compounds (VOCs) including benzene, and semi-volatile organic compounds (SVOCs) including 2-methyl naphthalene and naphthalene were detected onsite. There is a potential risk to construction workers working in a trench. In addition, calculations indicated that there is a risk from intrusion of benzene vapor into the office building on the Site if cleanup actions are not taken.

What clean-up actions have been taken at the Former Pep-Up Site?

In August 2011 over 3,000 tons of petroleum-contaminated soils from the Site were excavated and properly disposed of. The excavation area (Figure 2) was filled in with clean fill. Chemicals were added to the excavation to help breakdown the petroleum contamination. Testing of the

indoor air and air under the onsite building slab, after this cleanup action, did not indicate a health risk. Excavation of contaminated soil also significantly reduced the risk to construction workers to acceptable levels.

What does the owner want to do at the Former Pep Up Site?

The Site will be used by Xergy, Inc. for office space and manufacturing activities.

What additional clean-up actions are needed at the Former Pep Up Site?

DNREC proposes the following remedial actions for the Site, which needs to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), will be recorded in the office of the Recorder of Deeds to include the following prohibitions:
    - Restriction to Commercial/Industrial use.
    - Interference with Remedy.
    - Prohibit land disturbing activities without prior written approval by DNREC.
    - Compliance with the Contaminated Materials Management Plan (CMMP).
2. Consultant will develop a DNREC approved CMMP to allow construction workers to safely handle any potential contaminated soil and groundwater at the Site.

What are the long term plans for the Site after the cleanup?

The Site use will be restricted to non-residential (commercial/industrial) purposes by recording the environmental covenant. The CMMP will be completed and available for the Site.

How can I find additional information or comment on the Proposed Plan?

The complete file on the Site including the Remedial Investigation Report and the various reports are available at the DNREC office, 391 Lukens Drive in New Castle, 19720. Most documents are also found on: http://www.nav.dnrec.delaware.gov/DEN3/

The 20-day public comment period begins on April 25, 2012 and ends at close of business (4:30 pm) on May 15, 2012. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Rick Galloway, Project Manager or Robert Newsome, Public Information Officer.

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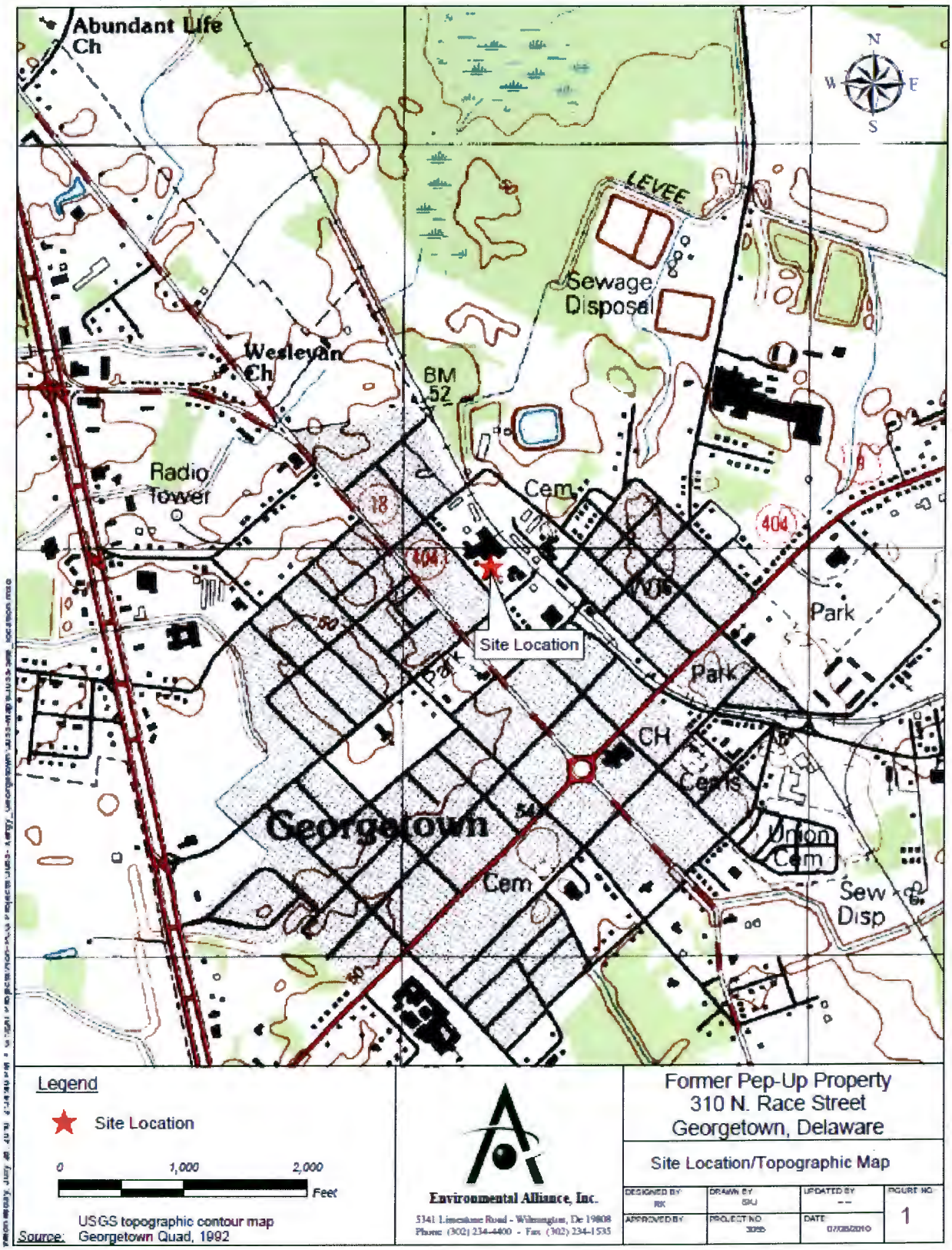
Abundant Life Ch
Wesleyan Ch
Radio Tower
BM 52
LEVEE
Sewage Disposal
Cem
Site Location
Park
CH
Cems
Union Cem
Sew Disp
Georgetown
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E
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Legend
Site Location
0
1,000
2,000
Feet
Source: USGS topographic contour map Georgetown Quad, 1992
Environmental Alliance, Inc.
5341 Limestone Road - Wilmington, De 19808
Phone (302) 234-4400 - Fax (302) 234-1535
Former Pep-Up Property
310 N. Race Street
Georgetown, Delaware
Site Location/Topographic Map
DESIGNED BY RK
DRAWN BY SKJ
UPDATED BY --
FIGURE NO 1
APPROVED BY
PROJECT NO 3055
DATE 07/08/2010

Figure 1

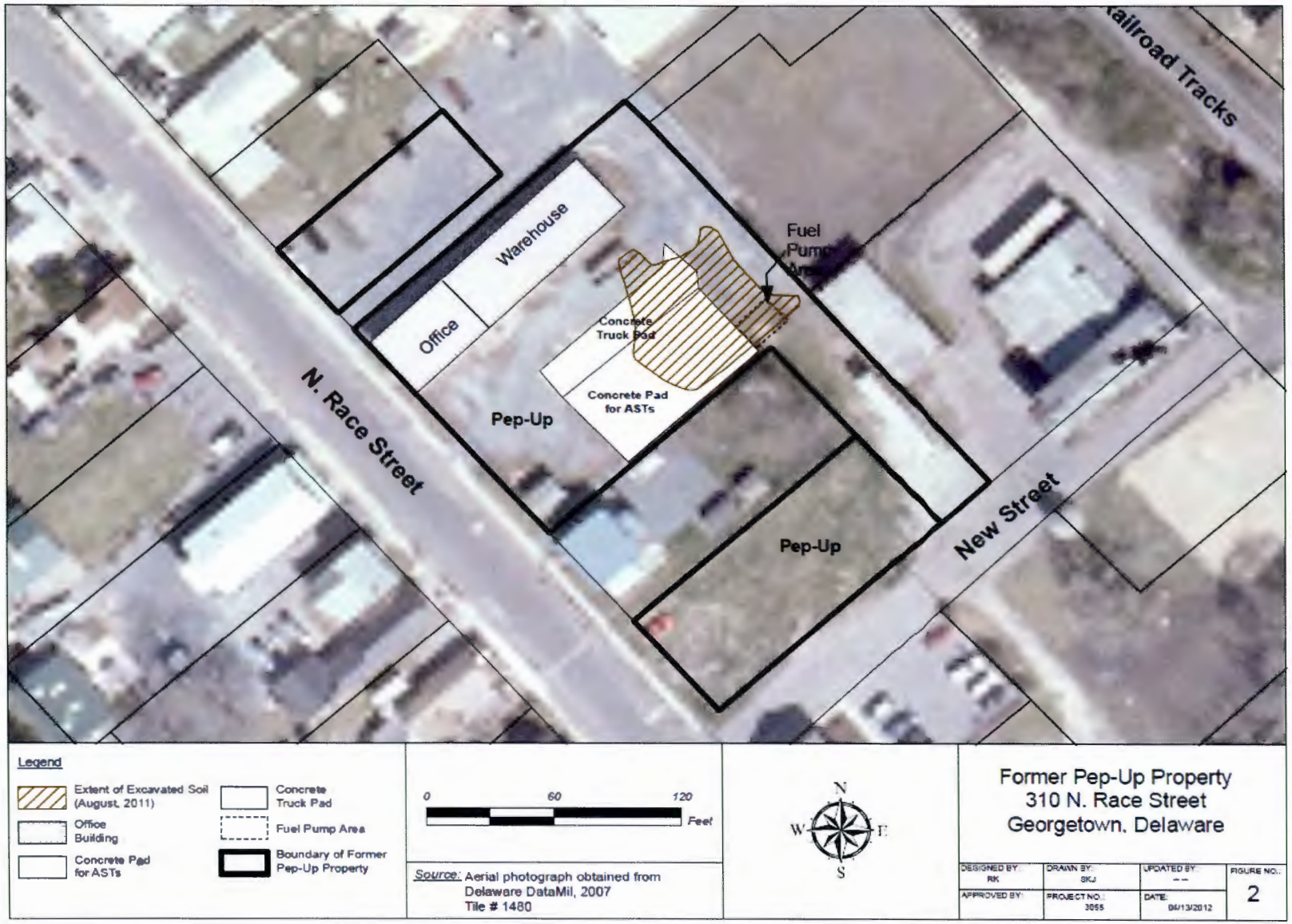
Warehouse
Office
Concrete Truck Pad
Concrete Pad for ASTs
Pep-Up
Pep-Up
Fuel Pump Area
N. Race Street
New Street
Railroad Tracks
Legend
Extent of Excavated Soil (August, 2011)
Office Building
Concrete Pad for ASTs
Concrete Truck Pad
Fuel Pump Area
Boundary of Former Pep-Up Property
0
60
120
Feet
Source: Aerial photograph obtained from Delaware DataMil, 2007 Tile # 1480
N
W
E
S
Former Pep-Up Property
310 N. Race Street
Georgetown, Delaware
DESIGNED BY: RK
DRAWN BY: SKJ
UPDATED BY: --
FIGURE NO.: 2
APPROVED BY:
PROJECT NO.: 3055
DATE: 04/13/2012

Figure 2

Glossary of Terms
Used in this Proposed Plan

Brownfield	Property that is vacant or underutilized because of the perception or presence of an environmental problem.
Certified Brownfield	A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
Contaminant of Concern (COC)	These are potentially harmful substances at concentrations above acceptable levels (eg metals and PAH).
Certificate of Completion of Remedy (COCR)	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Final Plan of Remedial Action	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
Hazardous Substance Cleanup Act (HSCA)	Delaware Code Title 7, Chapter 91. The law that enables DNREC to identify parties responsible for hazardous substances releases and requires cleanup with oversight of the Department.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
Risk	Likelihood or probability of injury, disease, or death.