

Environmental Covenant

When recorded, return to:  
GOC Property Holdings, LLC, 175 Main Street, Oil City, PA 16301

**GRANTOR: GOC Property Holdings, LLC**

**PROPERTY ADDRESS: 55 Main Street, Rouseville, PA 16344**

## 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).

1. **Property affected.**

The property affected (Property) by this Environmental Covenant is located in the Borough of Rouseville, Venango County.

The postal street address of the Property is: 55 Main Street, Rouseville, PA.  
The County Parcel Identification No. of the Property is: 25-03-01C and 25-03-01D.  
The latitude and longitude of the center of the Property affected by this Environmental Covenant is: 41 degrees - 28 minutes - 0.69 seconds (north) and 79 degrees - 41 minutes - 31.45 seconds (west).

The property has been known by the following name: Rouseville Refinery Plant 1.  
The Primary Facility (PF) No. of the Rouseville Refinery Plant 1 is: 612975.  
The Tank Facility ID No. of the Rouseville Refinery Plant 1 is: 61-91604.

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.**

GOC Property Holdings, LLC, (“GOC”) is the Owner of the Property and “GRANTOR” of this Environmental Covenant. The mailing address of the Owner is: 175 Main Street, Oil City, PA 16301.

**Holder/GRANTEE.**

The following is the “Holder,” as that term is defined in 27 Pa. C.S. § 6501, and “GRANTEE” of this Environmental Covenant: Pennzoil-Quaker State Company (“PQS”), 910 Louisiana OSP 687, Houston, TX 77002.

3. **Description of Contamination & Remedy.**

Releases of regulated substances during the operation of the Rouseville Refinery Plant 1 have resulted in environmental contamination. The location and the horizontal and vertical extent of environmental contamination at the Rouseville Refinery Plant 1, including at the Property, and at other properties adjacent or near the Rouseville Refinery Plant 1, have been assessed and are described in the following environmental investigation reports (collectively, the “Reports”) titled as follows:

Name of Report	Date	Author
Plant 1, Area I, Final Assessment Report	October 4, 1988	G&M Spill and Tank Management, Inc. for PQS
Plant 1, Areas II and III, Final Assessment Report	April 27, 1989, modified July 26, 1989	G&M Spill and Tank Management, Inc. for PQS
Site Characterization Report for AST 612 and 613 at Plant 1	May 3, 2002	TolTest, Inc. for Calumet
Closure Report for 62 ASTs at Plant 1	October 24, 2003	Orbital Engineering, Inc. for Calumet
Site Characterization Report/ Remedial Investigation Report	July 12, 2005	TolTest, Inc. for PQS
Site Characterization Report/ Remedial Investigation Report and Risk Assessment Report	March 20, 2006	TolTest, Inc. for PQS

The Reports are incorporated herein by reference and are maintained as public documents by the Department at the Northwest Regional Office in Meadville, Pennsylvania in accordance with the Department’s standard document retention practices. The areas of the Rouseville Refinery Plant 1, including the Property and other properties adjacent to the Rouseville Refinery Plant 1, where regulated substances have been released or are present in soil or groundwater are hereafter referenced to as the “Site.”

The Reports contain: the analytical results of samples taken of the soil and groundwater at the Site, including the sampling and analysis for Volatile Organic Compounds (“VOCs”), Semi-Volatile Organic Compounds (“SVOCs”), and metals in on-site monitoring wells; the determination of the direction of groundwater flow; and the sampling and analysis for VOCs, SVOCs, and metals in the soil. The Reports describe all contamination known by the Owner, Holder, and Department to exist at the Site (“Identified Contamination”) as of the date of this Environmental Covenant.

On April 28, 1990, the Department and Pennzoil Products Company (PPC), a predecessor of PQS, executed a consent order and agreement, which, among other requirements, required PPC to construct a groundwater remediation system at the Site, and to address

contamination at another property known as Rouseville Refinery Plant 2 (“April 1990 Agreement”). The Findings of Fact contained in the April 1990 Agreement are incorporated by reference herein. Pursuant to Paragraph 17 of the April 1990 Agreement, the April 1990 Agreement terminated on April 28, 1995, but the Findings of Fact remain in effect.

In accordance with the April 1990 Agreement, PPC began operating a total fluid recovery system at the Rouseville Refinery Plant 1. The recovery system consisted of approximately 87 recovery wells, and was installed to mitigate the migration of Separate Phase Liquids into Oil Creek and Cherry Run. The recovery system was designed to discharge recovered Separate Phase Liquids and groundwater to the Rouseville Refinery Plant 1 wastewater treatment system.

In 2003, Calumet Lubricants Co., Limited Partnership engaged in limited operation of the Rouseville Refinery Plant 1 wastewater treatment system to primarily process storm water. As a result, PQS constructed a new groundwater/production treatment system in January 2004.

On June 8, 2006, a Consent Order and Agreement (“Agreement”) was entered by and among the Department, PQS, Calumet Lubricants Co., Limited Partnership, Calumet Pennsylvania, LLC, and the Borough of Rouseville.

An initial RAP for this Site was submitted on December 26, 2006, and was approved by the Department on March 29, 2007. In the course of implementing the RAP, changes in site conditions and circumstances, as well as new remedial methodologies and technologies, necessitated revisions to the original RAP. On June 12, 2008, an Amended RAP was submitted. These modifications included the use of a vacuum enhanced skimming (VES) system north of Cherry Run; the use of active skimming (via a mobile skimming unit) instead of discrete enhanced fluid recovery (EFR) events at select monitoring wells; and a revision of the final remedy for the resin area to accommodate the beneficial use of GOC’s redevelopment plans for this area. Based on the Department’s comments, RAP Amendment 1, Addendum 1, was submitted to the Department on August 15, 2008, and was subsequently approved by the Department on October 1, 2008.

On August 31, 2010, the Department approved a new RAP (dated April 2010) that detailed the shutdown of the total fluids recovery system, implementation of a targeted excavation program, installation of a permanent cap in the resin area and installation of a phytoremediation barrier. On July 30, 2011, the Department approved a Supplemental RAP and Proposed Final Remedies document, dated March 2011. The Supplemental RAP detailed the implementation of final remedies in RU 4.1, the area North of RU 1.1 and the Cherry Run railroad bridge area. PQS has implemented the remedial actions set forth in these documents as related to the Property.

On October 1, 2012, the Department received PQS’ submittal of a revised Risk Assessment Report (RAR) and Final Report (FR) for the former PQS Plant 1 Refinery (Site #61-91604) located at 2 Main Street (State Route 8) Rouseville Pennsylvania. The Department approved the RAR and FR in a letter dated December 26, 2012.

The FR demonstrated attainment of the Site Specific Standard (SSS) for all media. The demonstration of attainment addressed the potential exposure pathways for current and future indoor and outdoor workers, construction / excavation workers, and recreational visitors. The FR also demonstrated that separate phase liquid (SPL) was recovered to the maximum extent practicable and that the installation and use of existing Engineering Controls (physical barriers) will serve to prevent any remaining SPL from causing sheens on surface water at or near the property. As the demonstration of attainment relied on Engineering and Institutional Controls established to maintain the SSS, the FR also presented a Post-Remediation Care Plan (PRCP). The PRCP was presented in Section 10 of the FR. Engineering Controls present at the Property consist of the resin cap and the historically constructed concrete retaining walls. The Engineering Controls are further discussed below:

- In October 2008, an impermeable membrane with protective material (temporary cap) was installed in the resin area to prevent the occurrence of resin at the ground surface. The resin is a semi-solid, black, highly viscous, non-hazardous oil/resin product which originated from the former Propane Deresining Unit. A permanent cap was installed over the temporary cap in July 2011. The permanent cap was constructed by placing 3 inches of coarse sand on top of the existing cap, followed by a 30mil Dura Skrim K30b reinforced polyethylene liner, 3 inches of sand for drainage, followed by a geotextile fabric. The liner was anchored in to 18-inch wide by 2-foot deep drainage trenches containing perforated pipe that were installed along the north, south and east boundaries of the cap. The fabric was installed to protect the sand drainage layer from sediment and to also serve as a marker layer. Following the installation of the fabric, one foot of high clay content soil, followed by 6 inches of topsoil was used to complete the cap. The area was then permanently stabilized with commercially available grasses.
- Concrete retaining walls were historically constructed on the Property. The retaining walls are present at the property boundary bordering Oil Creek and Cherry Run. The presence of the retaining walls act as impermeable barriers to floating SPL while allowing groundwater to flow freely through the sand and gravel located beneath the walls.

As part of the FR, PQS submitted a request to waive the requirement for an Environmental Covenant on right-of-ways owned by the Pennsylvania Department of Transportation and Norfolk Southern Corporation. The Department granted the waiver for the right-of-ways provided the source Property Environmental Covenant includes a provision requiring periodic monitoring and reporting to confirm all relevant activity and use limitations described in the PRCP for the right-of-ways are being maintained.

4. **Activity & Use Limitations.**

**4.1 Activity and Use Limitations Applicable to Owner**

The Property is subject to the following activity and use limitations, which GOC and each subsequent Owner of the Property shall abide by:

- a. Use of the Property is limited to nonresidential property;
- b. No person shall withdraw or make use of any groundwater underneath the Property for any purpose;
- c. The construction of basements or other underground storage on the Property is prohibited, except for water-tight structures that are used to house industrial equipment provided any such structure includes a water barrier; and
- d. The following limitations apply to the disturbance of soil and groundwater:
  - i. All current and subsequent Owners, and any other persons using the Property in the future (a "Reuser") shall avoid disturbing subsurface soils (defined as soils two feet or greater below "original grade" (i.e., ground level as of the date GOC acquired the Property and prior to any excavation and/or addition of fill material)) and groundwater at the Property, except as may be necessary to install improvements at the Property.
  - ii. All current and subsequent Owners, or the Reuser, shall ensure that any disturbed soils remain on-site in accordance with Act II requirements or provide for the management, characterization, and/or disposal or offsite reuse of disturbed soils and groundwater, or uncovered wastes, if necessary, by an Owner or a Reuser in accordance with the Department's applicable Regulations. Excavation below "original grade" (i.e., ground level as of the date GOC acquired the Property) shall also be conducted in accordance with applicable OSHA exposure requirements, including air monitoring, for site workers and construction employees. Air monitoring procedures shall include consideration for potential petroleum volatile organic compounds (VOC's), methane, hydrogen sulfide and other combustible gases.
  - iii. The Owner's site activities shall also address any proposed modifications of any remedial actions being conducted by PQS to accommodate the excavations or improvements,

identify the party responsible for implementation of the modification, and only carry out such activities with PQS' agreement to the modification;

- iv. The excavations or improvements shall not disrupt the Department-approved remedial actions of PQS at the Property, and PQS shall not be responsible for the cost of the modification of any remedial action to accommodate an Owner's or the Reuser's excavations or improvements, without the prior written consent of PQS.
- e. The integrity of the resin cap will be not be disturbed by the Owners.

#### **4.2 Activity and Use Limitations Applicable to Holder**

The Property is subject to the following activity and use limitations, which the Holder PQS, or their assigns, shall abide by:

- a. The integrity of the concrete retaining walls along Oil Creek and Cherry Run will be maintained intact or an alternate replacement barrier will be installed by PQS, until such time as measureable SPL is no longer present or it is demonstrated to the satisfaction of the Department that the remaining SPL does not pose an adverse risk to Oil Creek or Cherry Run without the retaining wall in place. As long as the retaining wall is required to protect Oil Creek and Cherry Run from possible SPL impact, PQS will perform annual inspection of the condition of the exposed outer retaining wall and report findings to the Department. As a part of these annual inspections, the adjacent portion of Oil Creek and Cherry Run will be inspected for potential petroleum sheens, until such time that the Department may agree to reduce or cease such inspections.

The inspections will be performed during the third quarter of each year when surface water levels are typically at the lowest, with the findings of the inspections reported to the Department by October 15 of each year. Any sheen observed adjacent to the retaining wall will be reported to the Department within 24 hours and other agencies as required by applicable rules and regulations in force at the time of discovery. Following the report of sheen to the Department, PQS will implement the following actions at the Site:

- i. Depending on the location and extent of the sheen, the sheen will be immediately contained/mitigated through the use of containment/sorbent booms, sorbent pads, etc.
- ii. Following the initial actions, the source of the sheen will be evaluated.

- iii. Written Notification and a Work Plan will be subsequently prepared and submitted to the Department within 30 days of the sheen discovery describing the extent of the sheen, the potential source of the sheen, and the proposed remedial action to address the sheen and mitigate the risk of additional SPL impact to Oil Creek or Cherry Run. Proposed remedial actions, as deemed practicable, may include but are not limited to: repairs to the retaining wall, targeted excavations, etc.
  - iv. Following the Department's approval of the Work Plan, the proposed remedial action will be implemented in accordance with the schedule proposed in the Work Plan. Once the remedial actions have been fully implemented and the risk to Oil Creek or Cherry Run has been mitigated, the PRCP monitoring will resume.
- b. The integrity of the resin cap will be maintained intact by PQS and will not be disturbed by the Owners. As long as the cap is required to protect receptors from exposure, PQS will conduct annual inspections of the resin cap to evaluate its condition, until such time that the Department may agree to reduce or cease such inspections.

The inspection will be completed during the third quarter of each year. The findings of each inspection will be communicated to the Department by October 15 of each year. Any conditions indicating that the integrity of the resin cap has been compromised will be reported to the Department within 24 hours and other agencies as required by applicable rules and regulations in force at the time of the inspection. Following the communication of a compromised cap, PQS will implement the following actions at the Site:

- i. The source or reason for the compromise will be evaluated.
- ii. Written notification and a Work Plan will be subsequently prepared and submitted to the Department within 30 days of the discovery describing the compromised area, the likely cause of the compromised area, and the proposed remedial action to address the damage and mitigate the potential risk for exposure. Proposed remedial actions, as deemed practicable, may include but are not limited to: repairing the cap, replacing the cap, etc.
- iii. Following Department approval of the Work Plan, the proposed remedial action will be implemented in accordance with the schedule proposed in the Work Plan. Once the remedial actions have been fully implemented and the risk associated with exposure to the resin has been mitigated, the PRCP monitoring

will resume.

5. **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.

As part of any property transfer, the Grantor shall submit, to the Department and the Holder within 30 days, written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being abided by.

6. **Compliance Reporting.**

By the ensuing October 15 following full execution of this covenant, PQS shall submit, to the Department and Owner, written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being abided by. PQS will perform an annual inspection of the Property and the adjacent PennDot and Norfolk Southern right-of-ways during the third quarter of each year.

The annual inspection shall be performed to confirm whether or not the activity and use limitations associated with the Property are being abided by and shall include an inspection of the condition of the resin cap and concrete retaining walls as detailed in Section 5.2 of this Environmental Covenant, and inspection of the PennDot and Norfolk Southern right-of-way's to confirm whether or not potable wells have been installed. PQS shall report findings to the PADEP on or before October 15.

PQS will report any petroleum sheens in the adjacent Oil Creek pursuant to the regulations in force at the time of the discovery.

Furthermore, the Grantor will notify the Department and the Holder of any proposed changes in use of the property, filing of applications for building permits for the property, or proposals for any site work affecting the contamination on the property subject to this Environmental Covenant.

7. **Access by the Department.**

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

8. **Recordation & Proof & Notification.**

Within 30 days after the date of the Department's approval, the Owner(s) 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 60 days of recordation. Within that time period, the Owner(s) also shall send a file-stamped copy to each of the following: each Municipality and County in which the Property is located; any 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 the Department.

9. **Termination or Modification.**

- a. This environmental covenant may only be terminated or modified in accordance with Section 9 of UECA, 27 Pa. C.S. § 6509, except that the PRCP, incorporated herein by reference, and presented in the Department approved Final Report, may be modified with the written approval of the Department.
- 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 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. Any amendment to or termination of this Environmental Covenant by consent in accordance with this Paragraph requires 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.

10. **Department's Address.**

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

Eric Gustafson  
Environmental Cleanup and Brownfields Program Manager  
230 Chestnut Street  
Meadville, PA 16335

11. **Severability.**

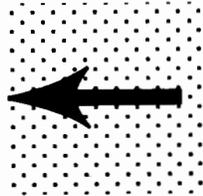
The paragraphs of this Environmental Covenant shall be severable and should any part hereof be declared invalid or unenforceable, the remainder shall continue in full force and effect between the parties.

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

Pennzoil-Quaker State Company, "Holder/Grantee"  
Date: 7/20/13  
By: *Doug Weimer*  
Name: Doug Weimer  
Title: Project Manager

GOC Property Holdings LLC, "Owner/Grantor"  
Date: 7/11/13  
By: *Tracy Rudolph*  
Name: Tracy Rudolph  
Title: President

APPROVED, by Commonwealth of Pennsylvania,  
Department of Environmental Protection  
Date: 8-9-2013  
By: *Eric Gustafson*  
Name: Eric Gustafson  
Title: Regional Manager  
Environmental Protection and Brownfields

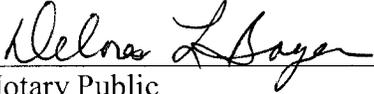


COMMONWEALTH OF PENNSYLVANIA :

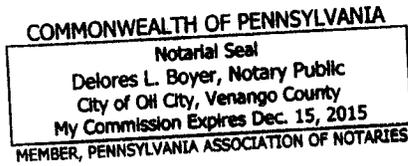
COUNTY OF VENANGO : SS,

On this 11<sup>th</sup> day of July, 2013, before me, the undersigned officer, personally appeared Tracy Rudolph, President, GOC Property Holdings, LLC who acknowledged himself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that he executed same for the purposes therein contained.

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

  
\_\_\_\_\_  
Notary Public

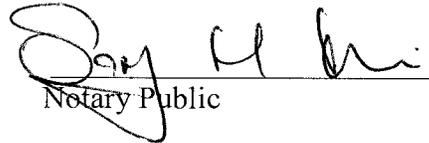
Seal:



COMMONWEALTH OF VIRGINIA :  
:  
COUNTY OF FAIRFAX : SS,

On this 20th day of JULY, 2013, before me, the undersigned officer, personally appeared Douglas Weimer, Senior Program Manager, Shell Oil Products US who acknowledged himself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that he executed same for the purposes therein contained.

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

  
\_\_\_\_\_  
Notary Public

Seal:



Sang Hyun Kim  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #750081  
My Commission Expires  
10/31/2015

COMMONWEALTH OF PENNSYLVANIA :  
 : SS,  
COUNTY OF CRAWFORD :

On this 9 day of August, 2013, before me, a Notary Public, the undersigned person, Eric A. Gustafson, Regional Manager, Environmental Cleanup and Brownfields personally appeared and acknowledged himself to be authorized on behalf of himself, to sign the foregoing Environmental Covenant, dated August 9, 2013

In WITNESS WHEREOF, I have hereunto set my hand and official seal.

Jane O Butryn  
Notary Public

My Commission Expires: Aug. 26, 2015

Seal:

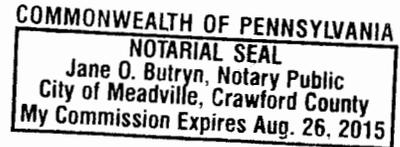


Exhibit A  
Property Description

**PARCEL NO. 1**

**ALL** that certain piece or parcel of land situate in the Borough of Rouseville, Venango County, Pennsylvania, identified on a survey prepared by Curtis O. Kerns, Registered Surveyor, Surveyor # SU-027902-E, a copy of which is filed in Venango County Map Cabinet 6-502B (Map I.D. No. 6884), bounded and described on said survey as follows:

**BEGINNING** at the southeast corner of Lot 3 at a found I.P.; thence South 73° 22' 07" West 369.83 feet to a point, being the low water line of Oil Creek, passing a set iron pin 25.68 feet from the corner; thence North 31° 36' 35" West 20.38 feet to a point in the said low water line; thence continuing North 18° 28' 35" West 440.97 feet to a point in the said low water line; thence continuing North 22° 08' 05" West 170.69 feet to a point in the said low water line; thence continuing by said low water line North 13° 13' 10" West 41.70 feet to a point; thence continuing North 26° 36' 30" West 60.71 feet to a point in the said low water line; thence continuing North 19° 35' 00" West 66.99 feet to a point in the said low water line; thence continuing North 32° 23' 05" West 69.78 feet to a point in the said low water line; thence continuing North 50° 26' 30" West 45.61 feet to a point in the said low water line; thence North 23° 00' 30" West 96.17 feet to a point in the said low water line; thence continuing North 62° 50' 50" West 21.72 feet to a point in the center line of the concrete channel through which Cherry Run flows; thence along the center line of the said concrete channel North 56° 15' 24" East 452.40 feet; thence South 35° 06' 20" East 141.51 feet to a point in the center line of the concrete channel which also lies on the westerly edge of a 60 foot railroad right-of-way now or formerly of Norfolk Southern Corporation, thence by a curve to the right with a chord bearing South 21° 46' 40" East, a chord distance of 671.14 feet, a radius distance of 1,455.63 feet, and an arc distance of 677.23 feet; thence South 08° 27' 00" East 348.32 feet to the place of beginning.

**BEING** Lot 3 and **CONTAINING** 11.04 acres as shown on said survey.

**FURTHER, BEING** Venango County Assessment 25-03-01 Parcel C.

**UNDER** and **SUBJECT** to building setback restrictions as depicted on the above referenced survey.

**PARCEL NO. 2**

**ALL** that certain piece or parcel of land situate in the Borough of Rouseville, Venango County, Pennsylvania, identified on a survey prepared by Curtis O. Kerns, Registered Surveyor, Surveyor # SU-027902-E, a copy of which is filed in Venango County Map Cabinet 6-502B (Map I.D. No. 6884), bounded and described on said survey as follows:

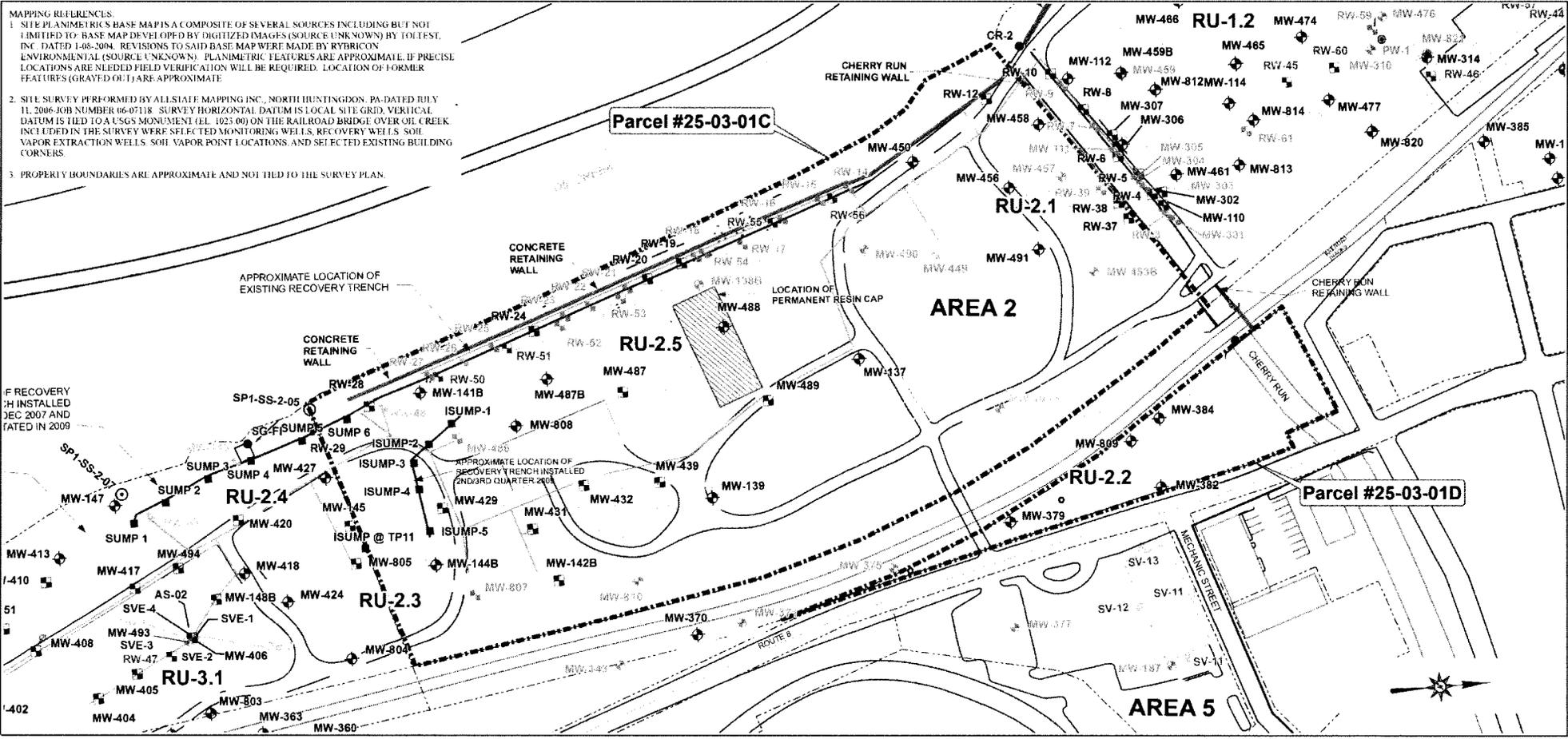
**BEGINNING** at the southern most point of that piece of parcel of land described as Lot 4, thence by the easterly line of a 60 foot railroad right-of-way now or formerly of Norfolk Southern Corporation by a curve to the left with a chord bearing North 25° 51' 00" West 487.59 feet, a radius distance of 1,515.63 feet, and an arc distance of

489.72 feet to a point; thence continuing along said 60 foot railroad right-of-way  $35^{\circ} 06' 20''$  West 125.57 feet to a point; thence along said right-of-way North  $55^{\circ} 08' 50''$  East 3.41 feet; thence North  $35^{\circ} 06' 20''$  West 76.46 feet to a point which is the intersection of the southerly line of Railroad Street and the easterly line of said 60 foot railroad right-of-way; thence along the southerly line of Railroad Street  $66^{\circ} 53' 50''$  East 153.58 feet to a point; thence South  $18^{\circ} 30' 00''$  East 72.00 feet to a point; thence North  $71^{\circ} 30' 00''$  East 20.00 feet to a point of the westerly side of State Route 8; thence South  $18^{\circ} 30' 00''$  East 48.00 feet to a point; thence continuing South  $11^{\circ} 23' 40''$  East 144.54 feet to a point; thence continuing South  $13^{\circ} 22' 00''$  East 428.76 feet to the place of beginning.

**BEING** Lot 4 and **CONTAINING** 1.078 acres as shown on said survey.

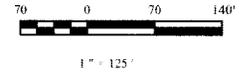
**FURTHER, BEING** Venango County Assessment 25-03-01 Parcel D.

Exhibit B  
Property Map



**Legend**

- MONITORING WELL
- DEEP UNCONSOLIDATED MONITORING WELL
- RECOVERY WELL
- RECOVERY SUMP
- TOTAL FLUIDS RECOVERY WELL
- RECOVERY WELLS INSTALLED BY URS (NOVEMBER 2008)
- SOIL VAPOR EXTRACTION WELL
- SOIL VAPOR POINT LOCATIONS
- MONITORING WELL DESTROYED OR ABANDONED
- RECOVERY WELL DESTROYED OR ABANDONED
- VAULT
- CRUDE PRODUCTION WELL
- SURFACE WATER GAUGE
- PROPERTY LINE
- APPROX. LIMIT OF PONDED WATER (URS MAR. 2008 SURVEY)
- APPROX. LOCATION OF REMEDIATION SYSTEM PIPING
- LOCATION OF REMEDIATION SYSTEM PIPING INSTALLED BY URS 2007/2008
- SHEET PILE WALL
- CONCRETE RETAINING WALL
- RECOVERY TRENCH
- CHERRY RUN RETAINING WALL
- SECONDARY CONTAINMENT WALL



<p>FORMER PQS REFINERY PLANT #1 ROUSEVILLE, PENNSYLVANIA FACILITY ID #61-91604</p>	
<p>GCOC Property Holdings, LLC - Site Map Parcels 25-03-01C and 25-03-01D</p>	
<p>PREPARED BY:</p>	<p>FIGURE</p>
<p><b>URS</b></p>	<p>12420 Milestone Center Drive Germantown, MD 20876</p>
<p>1</p>	