



UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION III

STATEMENT OF BASIS

FORMER AMERICAN NATIONAL CAN COMPANY

LEMOYNE, PENNSYLVANIA 17043

EPA ID NO. PAD003024551

Prepared by
Office of Pennsylvania Remediation
Land and Chemicals Division

October 2018

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Section 1: Introduction

The United States Environmental Protection Agency (EPA) has prepared this Statement of Basis (SB) to solicit public comment on its proposed decision for the Former American National Can Company facility located at 221 South 10th Street, Lemoyne, Pennsylvania 17043 (Facility). EPA's review of available information indicates that there are no unaddressed releases of hazardous waste or hazardous constituents from the Facility. Based on that assessment, EPA's proposed decision is that no further investigation or cleanup is required. EPA has determined that its proposed decision is protective of human health and the environment and that no further corrective action is necessary as the land use and groundwater use controls at the facility have been established through the recorded October 13, 1999 Deed Restrictions of the PADEP Act 2 program. This SB highlights key information relied upon by EPA in making its proposed decision.

The Facility is subject to EPA's 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 (HSWA) of 1984, 42 U.S.C. §§ 6901 et seq. (Corrective Action Program). The Corrective Action Program is designed to ensure that certain facilities subject to RCRA have investigated and cleaned up any releases of hazardous waste and hazardous constituents that have occurred at their property. The Commonwealth of Pennsylvania (Commonwealth) is not authorized for the Corrective Action Program under Section 3006 of RCRA. Therefore, EPA retains primary authority in the Commonwealth for the Corrective Action Program.

The Administrative Record (AR) for the Facility contains all documents, including data and quality assurance information, on which EPA's proposed decision is based. See Section 5, Public Participation, for information on how you may review the AR.

Section 2: Facility Background

The facility consisted of an approximately 38-acre property bordered on the east and northeast by South 10th Street. The north and northwest is bound by a railroad line. The west and south side is bound by South 18th Street and S.R. 581 (Harrisburg Expressway). The Facility location map is attached to this SB as Figure 1 (Attachment 1).

The former facility consisted of seven buildings which occupied an overall footprint of approximately 260,000 square feet. The buildings were expanded to cover a total area of approximately 886,000 square feet with structures and associated paved areas covering approximately 85 percent of the total area of the property. The current extent of buildings and paved areas is shown on the Facility Site Layout Map as Figure 2 (Attachment 2).

Statement of Basis

Section 2: Facility Background (continued)

The property is currently a warehouse facility. American Can Company was the original owner and operator of the facility, later known as American National Can Company until it ceased operations in 1993. The facility is currently owned by Keystone Lemoyne Partners, LP.

On January 1, 1979, the American Can Company filed a Notification of Hazardous Waste Activity and submitted a Part A Hazardous Waste Permit Application to USEPA. The facility was assigned USEPA ID number PAD003024551. On September 12, 1980, a revised Notification of Hazardous Waste Activity form was submitted to EPA by American Can Company. The facility was listed for generation, treatment/storage/disposal and transportation of hazardous waste. The hazardous wastes generated at the facility included ignitable waste (D001), toxic waste (D004), spent solvents (F003 and F005), and corrosive waste (D002). On July 17, 1981, an interim status was issued to the facility for storage and treatment of hazardous waste.

On September 30, 1988, PADEP approved a closure plan for closure of underground storage tanks that had been used for storage of hazardous waste. The facility would no longer treat, store, or dispose of hazardous waste.

On November 7, 1988, the facility responded to PADEP's letter of May 6, 1988 which requested submittal of a Part B Permit application. In that letter to PADEP, the facility stated that they did not intend to submit a Part B permit application.

On December 13, 1996, the facility requested that their USEPA ID number deactivated as the property was sold on December 4, 1995.

The facility decorated and coated metal sheets for metal containers. Operations at the facility began in 1953. The manufacturing process consisted of: (1) cutting and forming cylinders with sheet metal; (2) sealing the ends with lead-and tin-based solder until 1980 (replaced by electric arc welding after 1980); and (3) spraying the insides of the cans with butoxyethanol as a disinfectant. Then, the cans were labeled. Wastes generated from the production of cans and labeling process included wastewater containing lead, and solvents, methyl isobutyl ketone (MIBK), xylene, toluene, acetone, lacquer, methylene chloride, tetrachloroethylene (PCE). The facility received Act 2 release in 2001 that required land and groundwater uses restrictions. The property is restricted to non-residential uses and groundwater use at the facility is prohibited (Deed restrictions recorded on October 19, 1999). A copy of the Recorded Deed Restrictions is attached as Attachment 3.

Statement of Basis

American National Can Company

Section 3: Summary of Environmental History

For all environmental investigations conducted at the Facility, groundwater concentrations were screened against federal Maximum Contaminant Levels (MCLs) promulgated pursuant to Section 42 U.S.C. §§ 300f et seq. of the Safe Drinking Water Act and codified at 40 CFR Part 141, or if there was no MCL, EPA Region III Screening Levels (RSL) for tap water for chemicals. Soil concentrations were screened against EPA RSLs for residential soil and industrial soil. EPA also has RSLs to protect groundwater and soil concentrations were also screened against these RSLs.

Investigations and remedial actions conducted at the facility consists of four UST closures, drums removal, remediation of contaminated soil, and remedial investigations under Act 2. The facility's attainment of Statewide Health Standards (SHSs) for soil and Site -Specific Standards (SSSs) for groundwater was approved by PADEP in 1999 and 2001, respectively. The facility is restricted to non-residential uses and groundwater use at the facility is prohibited (Deed Restrictions recorded on October 19, 1999).

A. Soil:

Soil investigations were performed at the facility. Soil contamination was detected in the Drum Removal areas 1, 2, and 3, Former Gasoline Tank Area, Former Diesel Tank Area, and the Buried Tar and Other Residual Waste Buried Area. Methyl ethyl ketone, acetone, methylene chloride, toluene, ethylbenzene, xylene, cumene, naphthalene, and lead were detected in soils at the facility. Contaminated soils were excavated. Analyses of confirmatory post-excavation soil samples indicated that the remaining soil constituents met the Act 2 Non-Residential MSCs and Soil-to-Groundwater Non-Residential Used Aquifers MSCs and EPA's residential soil direct contact screening levels.

B. Groundwater:

Groundwater investigations were performed at the facility. Five groundwater monitoring wells were installed at the facility. Three groundwater monitoring wells (MW-1, MW-2, MW-3) were installed at the facility on April 12, 1996. MW-4 was installed at the facility on May 30, 1997. MW-5 was installed at the facility on March 18, 1998. Most of the impacted groundwater identified at the site showed to be limited in lateral extent to the area surrounding MW-2, lower levels of impact were identified in MW-1, MW-4, and MW-5. No elevated VOCs nor petroleum hydrocarbons were identified in downgradient monitoring well MW-3. The concentrations of VOCs in MW-1, MW-2, MW-4, and MW-5 were found to exceed the MCLs. Based on the impact and the plume constituents, the source of the groundwater contamination is presumed to be Drum Removal Area 2.

Statement of Basis

Section 3: Summary of Environmental History (continued)

PCE was detected in groundwater at the facility at concentrations as high as 110 ug/l, above the MCL of 5 ug/l. TCE was detected in groundwater at the facility at concentrations as high as 8.8 ug/l, above the MCL of 5 ug/l. The main groundwater flow system beneath the site is generally northeast/east toward South 10th Street. A secondary groundwater flow system is generally south/southeast from the contaminant source area toward downgradient monitoring well MW-5 located near property boundary/Route 581. Groundwater results indicated PCE has been degrading and PCE concentrations have been decreasing. The last groundwater results showed that PCE was detected in onsite downgradient monitoring wells at concentration as high as 12 ug/l, slightly above the MCL, and TCE was detected in these wells at concentrations as high as 2 ug/l, below the MCL. As PCE continues to attenuate naturally, PCE is predicted to migrate off-site at very low concentrations along Route 581. All areas located downgradient of the facility along the east/northeast main groundwater migration pathway and the south/southeast secondary groundwater migration pathway are served by public water within the Lemoyne Borough, New Cumberland Borough and Lower Allen Township areas.

Downgradient areas in the southern direction are within Lower Allen Township. Portion of this township has been given the Non-Use Aquifer Designation (NUAD) promulgated by the Lower Allen township ordinance. Lower Allen Township boundary traverses along Route 581 along the southern downgradient direction of the facility.

Onsite exposures to VOCs contaminated groundwater has been addressed through the PADEP Act 2 program. The onsite groundwater exposures are currently controlled by the Recorded October 13, 1999 Deed Restrictions.

Offsite exposures to VOCs contaminated groundwater are controlled by the Lower Ellen Township ordinance.

Therefore, EPA has determined that there are currently no onsite and offsite unacceptable risks to human health and the environment via groundwater pathway.

C. Indoor Air:

Due to the presence of VOCs including TCE and PCE in groundwater, vapor intrusion pathway was evaluated.

C.1 Onsite vapor intrusion pathway

TCE was detected in groundwater at the facility at concentrations as high as

Section 3: Summary of Environmental History (continued)

8.8 ug/l, below the EPA non-residential indoor air groundwater screening level of 38 ug/l and slightly below the EPA residential indoor air groundwater screening level of 9 ug/l. PCE was detected in groundwater beneath the facility at concentrations as high as 110 ug/l, below the EPA non-residential indoor air groundwater screening level of 400 ug/l and above the residential screening level of 95 ug/l. The property is currently restricted to non-residential uses by the recorded October 13, 1999 Deed Restrictions. The property meets the non-residential indoor air screening levels.

Therefore, EPA has determined that there are currently no onsite unacceptable risks to human health and the environment via vapor intrusion pathway.

C.2 Offsite vapor intrusion pathway

PCE is predicted to migrate off-site at very low concentrations along Route 581. TCE and PCE concentrations in onsite downgradient monitoring well MW-5 were evaluated for off-site vapor intrusion pathway. TCE was detected in MW-5 at concentrations below the MCL of 5 ug/l, below the EPA residential indoor air groundwater screening level of 9 ug/l. The average PCE concentrations in MW-5 over the period from 3/8/1999 to 4/9/2001 was 53 ug/l, below the EPA residential indoor air groundwater screening level of 95 ug/l. Concentrations of TCE and PCE in the groundwater at downgradient boundary are below the EPA residential indoor air groundwater screening levels. The property meets the EPA residential indoor air groundwater screening levels at downgradient boundary. Therefore, EPA has determined that there are currently no offsite unacceptable risks to human health and the environment via vapor intrusion pathway.

Section 4: Environmental Indicators

EPA sets national goals to measure progress toward meeting the nation's major environmental goals. For Corrective Action, EPA evaluates two key environmental indicators for each facility: (1) current human exposures under control and (2) migration of contaminated groundwater under control. The Facility met both of these indicators on November 6, 2017.

Section 5: Proposed Remedy

EPA has evaluated the facility and has determined that PADEP action including deed restrictions established in the Recorded October 13, 1999 Deed Restrictions are sufficient to protect human health and the environment under the RCRA corrective action program. Therefore, EPA proposes No Further Action Remedy for the Facility.

Statement of Basis

Section 6: Public Participation

Before EPA makes a final decision on its proposal for the Facility, the public may participate in the decision selection process by reviewing this SB and documents contained in the Administrative Record (AR) for the Facility. The AR contains all information considered by EPA in reaching this proposed decision. It is available for public review during normal business hours at:

U.S. EPA Region III
1650 Arch Street
Philadelphia, PA 19103
Contact: Ms. Tran Tran
Phone: (215) 814-2079
Fax: (215) 814-3113
Email: tran.tran@epa.gov

Interested parties are encouraged to review the AR and comment on EPA's proposed decision. The public comment period will last thirty (30) calendar days from the date that notice is published in a local newspaper. You may submit comments by mail, fax, or e-mail to Ms. Tran Tran. EPA will hold a public meeting to discuss this proposed decision upon request. Requests for a public meeting should be made to Ms. Tran Tran.

EPA will respond to all relevant comments received during the comment period. If EPA determines that new information warrants a modification to the proposed decision, EPA will modify the proposed decision or select other alternatives based on such new information and/or public comments. EPA will announce its final decision and explain the rationale for any changes in a document entitled the Final Decision and Response to Comments (FDRTC). All persons who comment on this proposed decision will receive a copy of the FDRTC. Others may obtain a copy by contacting Ms. Tran Tran at the address listed above.

Attachment #1: Figure 1 – Site Location

Attachment #2: Figure 2 – Site Layout Map

Attachment #3: Recorded Deed

Date: 10.11.18



John A. Armstead, Director
Land and Chemicals Division
US EPA, Region III

Statement of Basis

Index to Administrative Record

1. Act 2 Final Report, Conewago Contractors, Inc., Warehouse Facility, January 1999
2. Final Environmental Indicator Inspection Report, January 2010
3. PADEP's Approval of Final Act 2 Report,
4. Recorded Deed, 10/19/1999

Statement of Basis

American National Can Company

Attachment 1

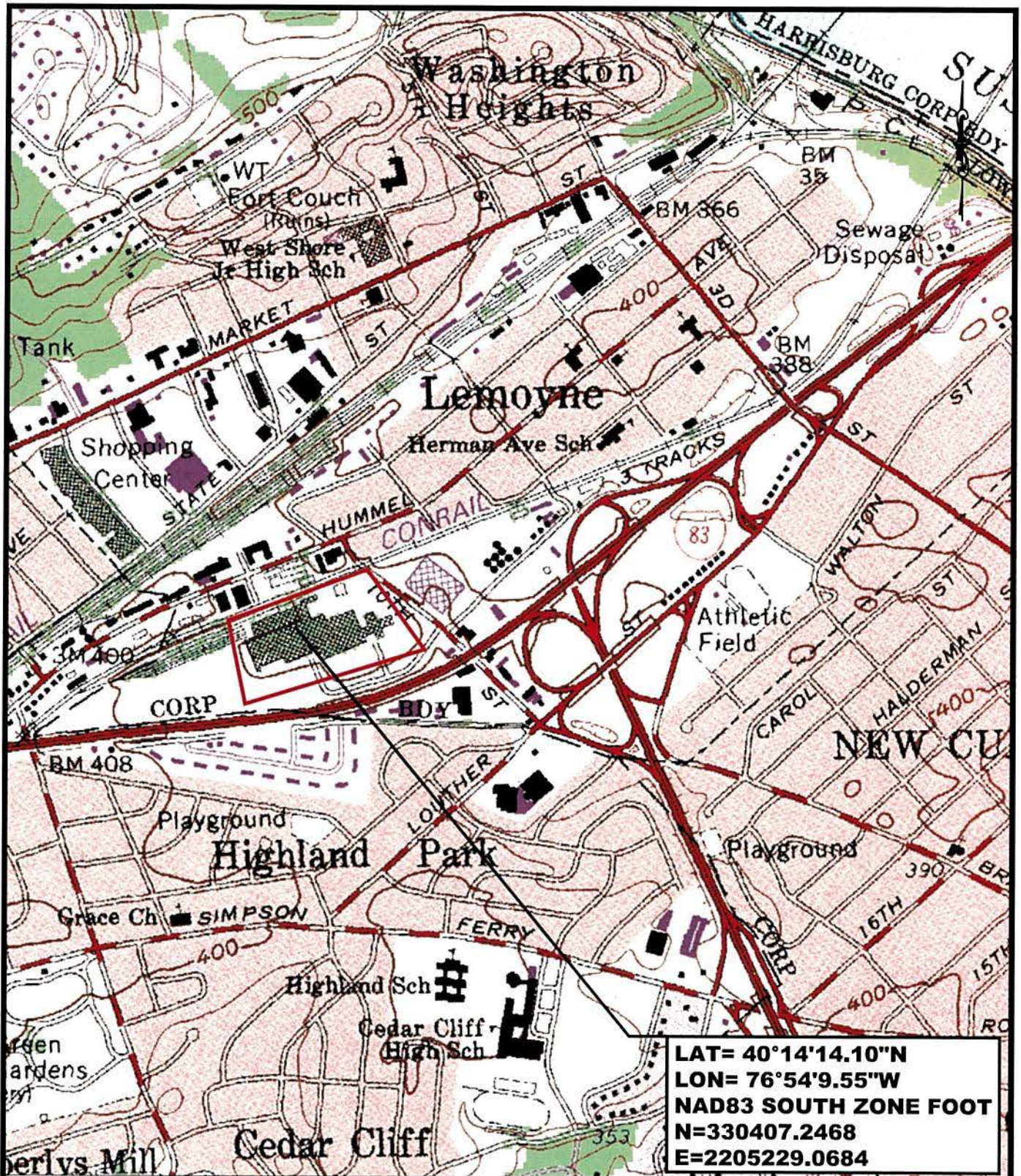


FIGURE 1

SOURCE:
LEMOYNE, PA 1963
PHOTOREVISED 1987

SITE LOCATION AND TOPOGRAPHIC CONTOUR MAP
FORMER AMERICAN NATIONAL CAN COMPANY FACILITY
221 SOUTH 10TH STREET, LEMOYNE, PENNSYLVANIA

SCALE: 1"=1000'
S.O. NO.:
DSN/DWN: JPK/RRR

DATE: MAY 2009
FILE: AMERICAN_01
CHK: JPK

Baker
Michael Baker Jr., Inc.

MICHAEL BAKER JR., INC.
MOON TOWNSHIP, PENNSYLVANIA

Attachment 2



FIGURE 2
SITE LAYOUT MAP
FORMER AMERICAN NATIONAL CAN COMPANY FACILITY
LEMOYNE, PENNSYLVANIA

MICHAEL BAKER JR., INC.
MOON TOWNSHIP, PENNSYLVANIA



SCALE: 1"=800'
S.O. NO.: AMERICAN_02
DSN/DWN: JPK/RRR
CHK: JPK

SOURCE: Google

Attachment 3

28.9

38209 CLT

ROBERT P. ZIEGLER
RECORDER OF DEEDS
CUMBERLAND COUNTY - PA

Parcel #12-22-0824-249

DEED

'99 OCT 19 AM 10 26

THIS INDENTURE, made the 13th day of October, in the year Nineteen
Hundred Ninety-Nine (1999).

BETWEEN CONEWAGO CONTRACTORS, INC., a Pennsylvania corporation having an office
at 660 Edgegrove Road, Hanover, PA 17331, hereinafter the "Grantor",

AND

KEYSTONE LEMOYNE PARTNERS, L.P., a Pennsylvania limited partnership, hereinafter the
"Grantee".

WITNESSETH, That Grantor, for and in consideration of the sum of TWENTY-
NINE MILLION THREE HUNDRED THOUSAND DOLLARS (\$29,300,000.00), lawful money
of the United States of America, well and truly paid by the Grantee to the Grantor, at and before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does
grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the Grantee, its successors and
assigns:

ALL THAT CERTAIN tract of land, situate in the Borough of Lemoyne,
Cumberland County, more particularly described as follows:

BEGINNING at a concrete monument on the southwestern dedicated right
of way line of 10th Street in the Borough of Lemoyne, PA, said monument being
forty feet from the center line of said 10th Street and on the southern right of way
line of Consolidated Rail Corporation; thence along the southwestern dedicated
right of way line of said 10th Street, forty feet parallel to the center line, South fifty-
two (52) degrees fifty-one (51) minutes thirty-nine (39) seconds East, a distance of
two hundred eighty-seven and four hundredths (287.04) feet to a concrete
monument located on the dedicated right of way line of said 10th Street at the
northern corner of Lot No. 2; thence along the rear line of Lot No. 2 South twenty-
one (21) degrees twenty-eight (28) minutes four (04) seconds East, a distance of six
hundred thirty and sixty-six hundredths (630.66) feet to a concrete monument on the
northern legal right of way line of PA Route 581, also known as LR 767 or
familiarily as the "Harrisburg Expressway"; thence along the northern legal right of
way line of PA Route 581 the following two courses: (1) an arc curving toward the
right having a chord of one thousand thirty-nine and fifty hundredths (1039.50) feet,
a chord bearing of South seventy-four (74) degrees twenty-six (26) minutes twenty-
eight (28) seconds West, a radius of three thousand two hundred fourteen and
seventeen hundredths (3214.17) feet and a length of one thousand forty-four and
eight hundredths (1044.08) feet to a point; (2) South eighty-three (83) degrees forty-
four (44) minutes forty-nine (49) seconds West, a distance of one thousand eight
hundred sixty-four and twenty-two hundredths (1864.22) feet to a point at the
eastern right of way line of South 18th Street; thence along the eastern right of way
line of South 18th Street North seventeen (17) degrees forty-seven (47) minutes
twenty-three (23) seconds West a distance of forty-five and sixty hundredths (45.60)

014157.1

feet to a concrete monument on the southern right of way line of the Consolidated Rail Corporation; thence along the southern right of way line of the Consolidated Rail Corporation, the following two courses: (1) an arc curving toward the right having a chord of one thousand two hundred eighty-eight and sixty-four hundredths (1288.64) feet, a chord bearing of North fifty-eight (58) degrees forty-eight (48) minutes twenty-five (25) seconds East, a radius of three thousand seven hundred eighty-nine and eighty-three hundredths (3789.83) feet and an arc length of one thousand two hundred ninety-four and ninety-three hundredths (1294.93) feet to a concrete monument; (2) North sixty-eight (68) degrees thirty (30) minutes thirty-three (33) seconds East, a distance of one thousand four hundred ten and twenty-nine hundredths feet (1410.29) to a concrete monument, the point of BEGINNING.

CONTAINING 1,666,838 square feet, 38.26 acres.

BEING Lot No. 1 of the Land Development Plan entitled "LEMOYNE INDUSTRIAL PARK" approved by the Borough of Lemoyne and recorded by AL-Don Properties in the Cumberland County, PA courthouse in Plan Book ~~72~~, Page 36.

73, erroneously referred as 72 in prior deed

BEING a portion of the same premises which AL-DON Properties, a Pennsylvania general partnership, by deed dated July 17, 1997, and recorded July 18, 1997 in the Cumberland County Recorder of Deeds Office in Book 161, Page 237, granted and conveyed unto Conewago Contractors, Inc., a Pennsylvania general partnership, the Grantor herein.

SURVEY DESCRIPTION

The aforesaid tract being described in accordance with a Survey prepared by C. S. Davidson, Inc. dated October 6, 1998, as revised October 15, 1999, as follows:

BEGINNING at an iron pin at the intersection of the western right of way line of 10th Street (a 60 foot wide public street) and the southern right of way line of Consolidated Rail Corporation; extending thence along the western right of way line of 10th Street S 52°51'39" E for a distance of 287.04 feet to an iron pin at lands now or formerly of Conewago Contractors, Inc.; extending thence along said last mentioned lands S 21°28'04" E for a distance of 614.99 feet to an iron pin on the northern right of way line of S.R. 0581; extending thence along the northern right of way line of S.R. 0581 the following two (2) courses and distances, namely: (1) by a curve to the right having a radius of 3,214.17 feet for a distance of 1,044.08 feet, the chord of which is S 74°26'28" W for a distance of 1,039.50 feet to a point; (2) S 83°44'49" W for a distance of 1,864.22 feet to an iron pin on the eastern right of way line of 18th Street, extending thence along the eastern right of way line of 18th Street N 17°47'23" W for a distance of 45.60 feet to a concrete monument at lands now or formerly of Consolidated Rail Corporation; extending thence along said last mentioned lands the following two (2) courses and distances, namely: (1) by a curve to the right having a radius of 3,789.83 feet for a distance of 1,294.83 feet, the

chord of which is N 58°48'25" E for a distance of 1,288.64 feet to a point; (2) N 68°30'33" E for a distance of 1,410.29 feet to an iron pin on the western right of way line of 10th Street and the place of BEGINNING.

CONTAINING 38.266 acres.

GRANTOR'S warranties under this Deed are limited solely to the description of the premises as set forth above in the deed from Grantor's predecessor in title, and gives no warranties with regard to the survey description.

UNDER AND SUBJECT, NEVERTHELESS, to all building restrictions, zoning regulations, easements, rights-of-way, reservations and restrictions, either of record or visible on the property herein conveyed, and subject to all rights of and ownership in public roads, streets and highways, whether or not opened.

SUBJECT, FURTHER, to the covenants and restrictions set forth in the following paragraphs numbered 1 and 2, which are intended to be and shall be construed as, covenants and restrictions running with and binding on the tract of land hereby conveyed for the benefit of the Grantor and its successors with regard to their continuing potential environmental liabilities resulting from past ownership of the tract of land hereby conveyed.

1. The tract of land hereby conveyed shall be used only as nonresidential property. Such use shall exclude, without limitation, any residence, school, day-care facility, nursing home, recreational area or other residential style facility.

2. There shall be no extraction or use of ground water from beneath the surface of the tract of land hereby conveyed.

In accordance with Section 512(b) of the Pennsylvania Hazardous Sites Cleanup Act, 35 P.S. Section 6020.512(b), Grantor acknowledges that hazardous substances were disposed of on the property hereby conveyed via a release. The locations of any such release and the description of the substances involved are fully and completely set forth in the January 1999 "Remedial Investigation/Final Report Under Site-Specific Standard for Groundwater and Final Report under Statewide Health Standard of Soils" prepared by Skelly & Loy, Inc. on behalf of Grantor. This Final Report was approved by the Pennsylvania Department of Environmental Protection on February 4, 1999. This Final Report is available for public review at DEP's South Central Regional office in Harrisburg, Pennsylvania under facility ID Number 3-21-803-12314.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the Grantor, of, in, to or out of the said tract of land, and every part and parcel thereof.

TO HAVE AND TO HOLD the said tract of land, with all and singular the premises herein described together with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of Grantee, its successors and assigns forever.

AND the Grantor, for its successors and assigns hereby covenants and agrees to warrant specially and forever defend all and each of the hereditaments and premises herein above-described and granted, or mentioned and intended so to be, with the appurtenances, against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed the day and year first above written.

WITNESS

[Handwritten signature]

GRANTOR:
CONEWAGO CONTRACTORS, INC.

By: *[Handwritten signature]*
Allen M. Smith, Vice President

REGISTERED BY THE
BOROUGH OF LENOVOLE PA
Howard [initials]
10-19-99

Quakerland County Recorder of Deeds
Instrument Filing

Receipt# 208354

Instr# 1999-038209 10/19/1999 10:32:43

Remarks: CONDOMINIUM LAND
KENSTONE LENOVOLE PARTNERS

DEED	14.50
DEED - NRII	.50
DEED - RTT STATE	293000.00
WEST SHORE	146530.00
LENOVOLE BOROUGH	146500.00
DEED - AM	11.50
CD IMPROVEMENT FND	1.00
REG. INSTRUMT FUND	1.00
Check# 4974741	\$293,028.00
Check# 656	5.50
Check# 657	\$293,000.00
Total Received.....	\$585,028.50

BOOK 210 PAGE 14

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Dauphin) SS:

On this 13th day of October, 1999, before me, the undersigned officer, personally appeared Allen M. Smith, who acknowledged himself to be Vice President of Conewago Contractors, Inc., a Pennsylvania corporation, and that he, as such Vice President, being authorized to do so, execute the foregoing for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Jo Ann Soker
Notary Public
My Commission Expires:
(SEAL)

Notarial Seal
Jo Ann Soker, Notary Public
Harrisburg, Dauphin County
My Commission Expires June 30, 2003
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee herein is as follows:

Keystone Lemoyne Partners, L.P.
c/o American Real Estate Investment LP
620 W. Germantown Pike, Suite 200
Plymouth Meeting, PA 19462
Keystone Property Trust
200 Four Falls Corporate Center
West Conshohocken, PA 19428

Linda K. Trushy, Agent
Attorney for Grantee

